

Strategic Housing Land Availability Assessment

Mid Devon Final Report December 2013



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1.0 Introduction

- 1.1 Strategic Housing Land Availability Assessments (SHLAAs) are studies that form part of the evidence base for the preparation of Local Plans. They help identify the development potential of sites for new housing over a period looking forward over the next 15 years (or the period of the Local Plan). The assessment, which is undertaken with the help of an independent panel, 'the SHLAA panel', helps the local authorities identify and assess the suitability, availability and achievability of sites with potential for housing across the district.

2.0 Local Plan update

- 2.1 Mid Devon District Council is in the early stages of preparing a new Local Plan for the district. The current adopted Local Plan, which comprises the Core Strategy, Allocations and Infrastructure DPD and the Local Plan Part 3: Development Management policies covers the period 2006-2026. The new Local Plan, which will replace all the above documents, is anticipated to be adopted in 2015. The period of the new Local Plan will be 2013-2033.
- 2.2 As a result, this SHLAA assessment has two purposes. Primarily, in building the evidence base for the new Local Plan, it provides an assessment of the suitability, availability and achievability of land within the district that could meet the district's housing needs in the future and over a longer period than considered by the existing plan. In doing so it considers not only existing allocated sites, but other sites with housing potential. Secondly, the SHLAA assessment allows the Council to assess current progress in delivering the housing requirement as set down by the current Local Plan. To reflect these dual purposes, this document reports on these elements separately. The full assessment of all SHLAA sites is set out in section 5. The assessment of existing Local Plan sites can be found in section 6.

3.0 Methodology

- 3.1 The local authorities within the Exeter Housing Market Area (Teignbridge, Mid Devon, East Devon and Exeter, with the addition of Dartmoor) have a joint methodology for undertaking SHLAA assessments. The latest version of the methodology, which was updated in 2013 to take account of changes in national policy, can be found on the following page on the Mid Devon District Council website www.middevon.gov.uk/shlaa.
- 3.2 The methodology sets out in detail the role of the SHLAA panel in assisting the local authority assess the potential of sites to be developed for housing. It also sets out the full range of assumptions that were used to form the basis of the appraisal of each site.

4.0 Call for sites and SHLAA panel assessment

- 4.1 Mid Devon undertook a 'call for sites', which ran for six weeks concluding on 28th June 2013. Following this time the Council undertook an appraisal of each site, which comprised a site visit, desktop review of known constraints and a request for comments from third parties (such as the Highways Agency, Devon County Historic Environment Record, etc.) Appraisals of

each site were included within one of three documents, broken down geographically into East, West and Central areas of the district. The appraisal documents were provided to panel members in advance of the meetings. Appraisals of additional sites which were not submitted by landowners, but which were identified by the Council as having potential were also provided for the panel. Copies of the appraisal documents can be found on the SHLAA page on the Mid Devon District Council website.

- 4.2 SHLAA panel meetings for Mid Devon were held on Monday 30th September and Monday 25th November. Each site was introduced via a brief presentation from Mid Devon officers with the panel subsequently providing their advice on the development potential of each site. The panel agreed that the 'market conditions model', which was established to reflect the economic downturn and considerable slow-down in the housing market, should continue to be used at present as the basis for calculating the commencement dates and build out rates of sites. The commencements and build out rates shown in the tables in appendices 2 and 3 have all been calculated using this model.
- 4.3 When the last call for sites and subsequent SHLAA assessment was undertaken during 2007/2008, the Core Strategy set down the framework for assessing suitability, as it stipulated within which settlements development was acceptable in principle. However, this SHLAA forms part of the preparation of a new Local Plan, which as yet has not set out a preferred settlement hierarchy nor defined a list of settlements where development is to be acceptable. Therefore, the principal criteria for assessing the suitability of SHLAA sites were the National Planning Policy Framework (NPPF), and the criteria within the methodology. The assessment process therefore has not removed sites which do not accord with existing policy. Instead a site was considered suitable if it accorded with the core principles of the NPPF, which in relation to SHLAA state that planning should:
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value
- 4.4 Allocated sites that were wholly or partially unconsented were also appraised. A small number of sites were given reference numbers, but were subsequently removed and never appraised (typically because they fell below the minimum site threshold, or were for employment use only). For example, Tiverton Site 13 is followed by Tiverton Site 15, 14 having been removed. Some sites that were submitted were combined for the purpose of assessment as one large site, typically where they were adjacent.

5.0 SHLAA assessment findings – all SHLAA sites

- 5.1 This section sets out the findings of the SHLAA assessment of all sites put forward. It considers a large number of sites with potential for housing and sets out where the delivery of the sites considered achievable would fall over the period of the Local Plan being prepared (i.e. over the period 2013-33). Please note the housing figures in this section are only indicative of the *potential* supply of achievable housing land available. It makes no judgement on which of these sites are likely to be allocated. The total number of dwellings also represents a far higher housing figure than is likely to need to be allocated (the SHLAA identifies approx. 21,000 dwellings could be achieved, but the existing Local Plan for example has a requirement for 6,800 between 2006-2026).
- 5.2 Table 1 shows a summary of the supply of housing that could come forward over the period of the new Local Plan, and breaks the figures down to show the numbers of sites under construction, sites with planning permission and SHLAA sites which have been deemed suitable, available and achievable. Table 2 shows the potential delivery rate per designated settlement. A housing trajectory (Chart 1) shows when delivery of sites is expected to take place over the plan period. A windfall allowance has been included within the trajectory - please refer to Appendix 1 for the calculation methodology that has been used.

All SHLAA Sites	Years 1-5 2014/15 – 2018/19	Years 6-10 2019/20 – 2023/24	Years 11-15 2024/25 – 2028/29	Years 16-19 2029/30-2032/33	Total over new Local Plan period	Years 20+ 2033/34+	Overall Total
Source of supply							
Sites where dwellings are under construction	412	0	0	0	412	0	412
Sites where dwellings have planning permission	757	327	0	0	1,084	0	1,084
Suitable, available and achievable SHLAA sites	2,814	4,843	2,931	2,467	13,055	6,785	19,840
Totals	3,983	5,170	2,931	2,467	14,551	6,785	21,336

Table 1: Dwellings from sites with potential for housing (all SHLAA sites)

Mid Devon Trajectory of Potential Housing Supply - Until end of Local Plan Review period 2033

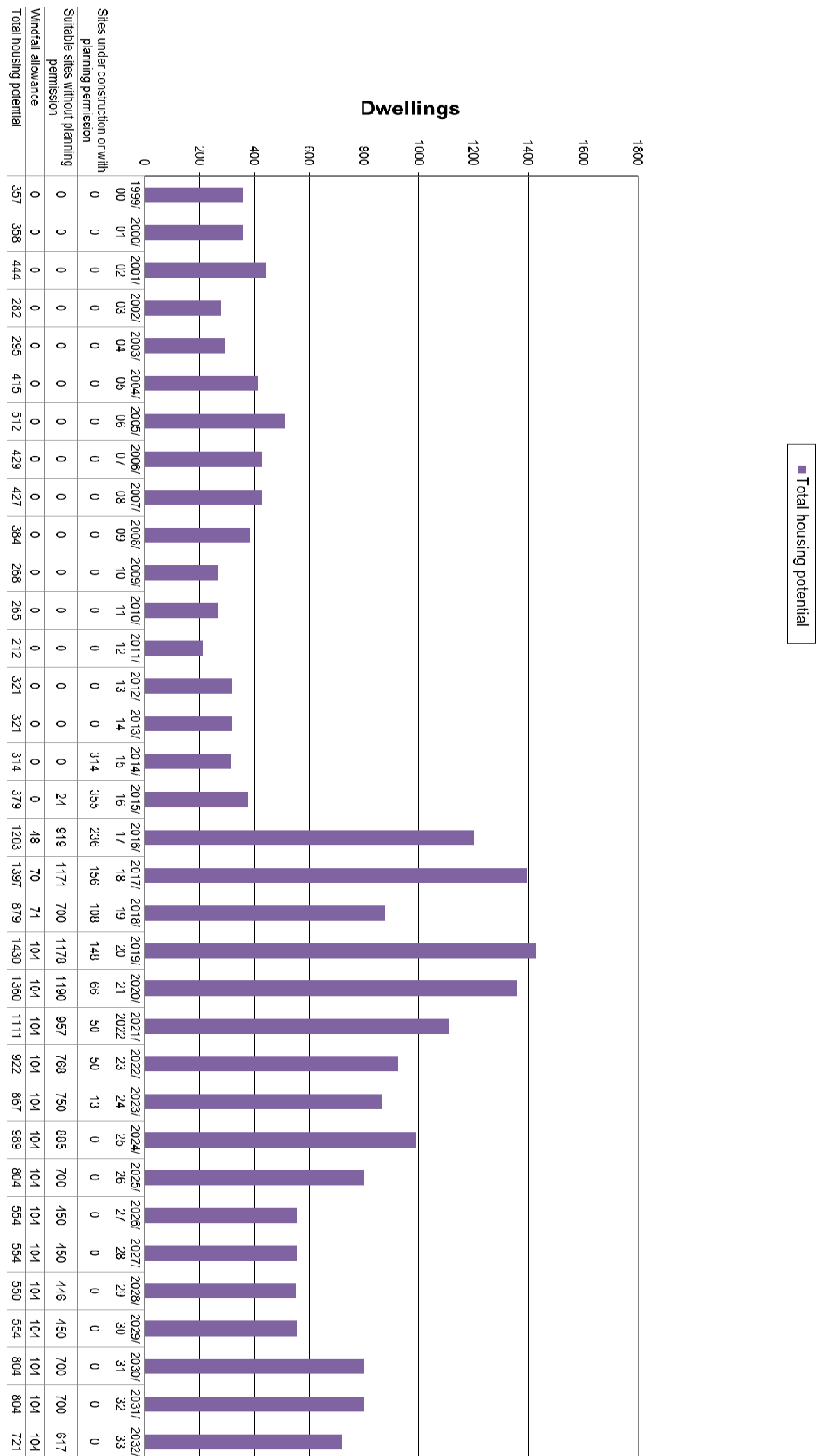


Chart 1: Mid Devon Trajectory of Potential Housing Supply, all SHLAA sites until 2033

Settlement	Until 2033	2033+	Total
Tiverton	5,264	741	6,005
Cullompton	3,293	3,869	7,162
Crediton	1,479	0	1,479
Bampton	244	0	244
Elsewhere	4,271	2,175	6,446
Total	14,551	6,785	21,336

Table 2: Deliverable dwellings per settlement until 2033 and beyond (all SHLAA sites)

6.0 SHLAA assessment findings – current Local Plan sites

- 6.1 This section does not include all the SHLAA sites, but instead includes only allocated sites within the current Local Plan, in addition to currently consented sites or sites under construction. The tables and trajectory in this section set out the number of sites to be delivered across the period of the existing Local Plan (2006-2026), and the timetable within which they are expected to come forward.

Source of supply	Years 1-5 2014/15 – 2018/19	Years 6-10 2019/20 – 2023/24	Years 11-13 2024/25 – 2025/26	Total
Sites where dwellings are under construction	412	0	0	412
Sites where dwellings have planning permission	614	114	0	728
Allocated sites without planning permission	755	2,264	628	3,647
Totals	1,781	2,378	628	4,787

Table 3: Dwellings from sites with housing potential (current Local Plan sites)

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

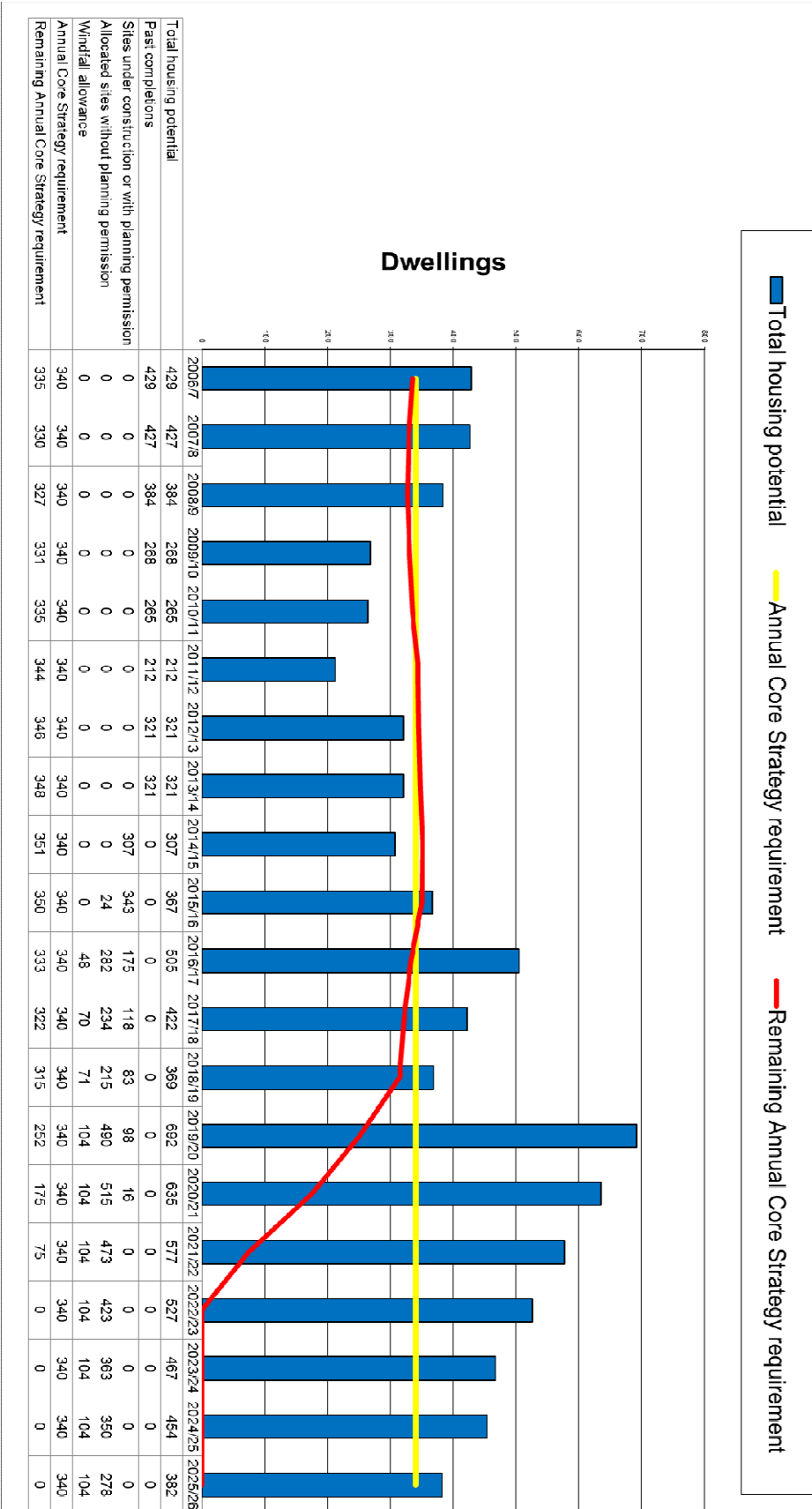


Chart 2: Mid Devon Housing Trajectory (current Local Plan period)

Settlement	Until 2026
Tiverton	1,937
Cullompton	1,850
Crediton	507
Bampton	129
Elsewhere	364
Total	4,787

Table 4: Deliverable dwellings per settlement until 2026 (current Local Plan sites)

- 6.2 There was a small variation in the methodology for determining the commencements and build out rates between the SHLAA sites version (in Table 1) and Local Plan sites versions (in Table 3). For the Local Plan version of the tables, a strict reporting year of 1st April-31st March has been used as the figures will be included within the Council’s Annual Monitoring Report (AMR). For the SHLAA sites versions, some sites which were granted planning permission after the reporting year of 2012/13 have been included, reflecting a desire to provide the SHLAA panel with the most up-to-date accurate information about the current status of sites. In effect this means that in Table 1 there is a greater number of sites listed as currently with planning permission than in Table 3. In Table 3, the same sites are still showing as unconsented, thus they are not included as planning permissions, but instead are included as ‘allocated sites without planning permission’.

7.0 Five year supply

- 7.1 The National Planning Policy Framework (NPPF) requires local planning authorities to ‘identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements’. It also requires the provision of an additional buffer of 5%, making a requirement for local planning authorities to maintain a minimum of 105%. Mid Devon District Council is not required to demonstrate more than the 5% buffer due to the good record of housing delivery in the district prior to the recession.
- 7.2 The five year supply figure is calculated using the SHLAA methodology (currently making use of the market conditions model) to establish commencement dates and build out rates, but updated to reflect the advice of the panel. The calculation period represents the five years starting from the end of the current year (which for this SHLAA the period is 1st April 2014 – 31st March 2019). The amount of available land required is compared with the housing needs figures for the district, which is set down within the Core Strategy. The calculation uses the figure of 321 housing completions for the 2013/14, assuming the same level of completions as 2012/13 (as no completion data is yet available for 2013/14). Appendices 2 and 3 set out respectively the commencements and build out rates for SHLAA sites, and sites already consented/under construction.
- 7.3 A windfall allowance has been included within the five year supply calculations set out below. Appendix 1 sets out the Council’s methodology for calculating a windfall allowance.
- 7.4 Two calculations have been provided within this report to set out the five year supply. The first is based on the total potential supply, considering all achievable sites submitted to the SHLAA process along with existing consented and under construction sites. This figure gives an indication of the housing capacity of suitable, available and achievable land within the district over the next five years, which will help inform the preparation of the new Local Plan.
- 7.5 The second calculation, sets out the five year supply based on existing allocated sites, in addition to consented and under construction sites. This latter calculation updates the five year supply calculation that was presented in the ‘Housing Land Availability Summary 2013’. The original figure was calculated and made available in June 2013. The new figure has been calculated to take on board the advice of the SHLAA panel following the recent meetings in considering when sites will come forward. The update five year supply figure will also be included within the Annual Monitoring Report which will be published in January 2014.

Five year supply	SHLAA/ consented sites	Allocated/ consented sites
(A) Core Strategy requirement 2006-2026	6800	6800
(B) Implied annual rate 2006-2026 (A/20)	340	340
(C) Completions: April 2006-March 2014	2627	2627
(D) Average annual completion rate 2006-2014 (C/8)	328	328
(E) Average annual completion rate required 2014-2026 ((A-C)/12))	348	348
(F) 5 year supply requirement (E X 5)	1739	1739
Projected five year delivery – SHLAA sites or allocated sites	2814	755
Projected five year delivery – Sites under construction or with planning permission	1169	1026
Windfall allowance	189	189
5 year supply	240%	113%

Table 5: Five year supply calculations

8.0 SHLAA next steps

- 8.1 It is anticipated that further SHLAA panel meetings will be held in the summer of 2014. Next year's panel meetings will have two purposes. First, it will provide the opportunity to make an assessment of any new sites that have been submitted or have been identified by the Council, but were not received in time to be included within the 2013 assessment. Second, it will enable a further assessment of sites which the Council is proposing to allocate within the new Local Plan. Consultation on the final draft of the Local Plan, which will include the preferred sites, is anticipated to begin in October 2014.

9.0 Appendix 1: Windfalls allowance calculation methodology

9.1 The National Planning Policy Framework states that:

48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens.

9.2 Mid Devon includes a windfall allowance within the calculations for the five year supply, and the housing trajectories. The following table sets out the historic housing completions that have come from both allocated and windfall sites:

	Allocations	Windfalls	Total Completions
2012/13	57	264	321
2011/12	50	162	212
2010/11	72	193	265
2009/10	77	191	268
2008/09	150	234	384
2007/08	194	233	427
2006/07	306	122	428
2005/06	190	323	513
2004/05	161	243	404
2003/04	106	189	295
2002/03	82	200	282
Total	1445	2354	
Average windfalls per year		214	

Table 6: Housing completions through allocations and windfall sites 2002/03-2012/13

9.3 Windfall sites have clearly and consistently formed a significant element of housing completions within the district over the last decade (accounting for about 62% of the total delivery since 2002/03). Even throughout the recent recession windfalls have continued to form a significant part of the district's housing supply and therefore there is every reason to believe they will continue to do so in years to come.

9.4 In order to make an assessment of the number of windfalls likely to come forward in future years, the Council has assumed that the lowest figure in the range (122) as the figure that could realistically be expected to come forward each year. This is a very conservative estimate, as windfall rates in all other years have been considerably higher.

9.5 The table above does however does include developments on residential gardens, on which the Council has not previously collected specific monitoring information. To compensate the Council has undertaken an exercise to interrogate recent housing completions data over a four year period to determine how many windfalls came forward as a result of developing

within residential gardens. This assessment demonstrated that an average of less than 15% of windfall sites took place on residential gardens. On the basis of this assessment the Council has assumed the figure of 15% of windfall developments as coming forward on such sites. Therefore the windfalls figure of 122 has been reduced accordingly to give a final allowance of 104 (after rounding).

- 9.6 To be able to project the annual windfall figure, consideration has had to be given to the build out rates of existing sites that have planning permission or are under construction. Some of these sites will be windfalls and these are already accounted for in the Council’s housing trajectory. In order, therefore, to avoid double counting, the windfall figure will only apply proportionally when planning permissions/under construction figures per year on windfall sites are below the windfall rate. The following table shows an example of how the windfall allowance would be calculated for years 1-5 taking account of existing windfall planning permissions:

	Year 1	Year 2	Year 3	Year 4	Year 5
Planning permissions & under constructions from windfalls	207	126	56	36	33
Windfall allowance	0	0	48	70	71
Windfalls total of planning permissions, under constructions and windfall allowance	207	126	104	104	104

Table 7: Windfall calculation example

- 9.7 The windfall allowance will be projected forward across the remaining plan period and will be used as a component in the calculation of the Five Year Supply calculation. Mid Devon District Council will begin specific monitoring on residential garden completions for future years and will be able to update the 15% figure if new data indicates this is merited.

10.0 Appendix 2: SHLAA sites

Settlement	SHLAA Site Ref.	AIDPD Ref	Address	Gross Site Area (ha)	Net site area	Min Yield	Max Yield	Mid Point Yield	Suitable	Available	Achievable	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	2029/30	2030/31	2301/32	2032/33	Yield Yrs 16-19	Post 2033	Running total	Constraints to development or reasons for exclusion	Potential for constraints to be overcome	Comments
Tiverton	Tiverton 1	AL/TIV/1-7	Tiverton Eastern Urban Extension	108.1	64.86	1946	3243	2594	✓	✓	✓		12	75	75	75	237	150	150	150	150	150	750	150	150	150	150	150	750	150	150	150	150	600	257	2594	Previous Panel concern over infrastructure costs.		Masterplanning underway with planning applications expected Autumn 2013. Site area revised to exclude GI.
Tiverton	Tiverton 2	N/A	Land at Hartnoll Farm	96.2	57.72	1732	2886	2309	✓	✓	✓						0	25	150	150	150	150	475	150	150	150	150	150	750	150	150	150	150	600	484	2309			To come forward once EUE underway
Tiverton	Tiverton 3	AL/TIV/9	Land between Blundells School and River Lowman	13.2	7.92	238	396	317	✓	✓	*						0						0											0	0	Flood plain alleviation, multiple ownerships and difficulty of relocating scrapyard		Scrapyard land only available if an alternative site can be found.	
Tiverton	Tiverton 4	AL/TIV/10	Howden Court	0.99	0.792	24	40	32	*	✓							0						0										0	0	Impact on setting of listed building.		11/01927/MFUL 36 dwellings approved 19.11.12, shown in Table 2. Remaining land proposed would have significant impact on setting of listed building.		
Tiverton	Tiverton 5	AL/TIV/13	William St	0.6	0.48	14	24	19	✓	*	*						0						0										0	0	Issues over access, realistic land availability and school redevelopment.		Hospital site being built out. 25d shown in Table 2. Remaining site area is not achievable in near future.		
Tiverton	Tiverton 6	AL/TIV/14	Palmerston Park	0.9	0.72	22	36	29	✓	✓	*						0						0										0	0	Site gradient.				
Tiverton	Tiverton 7	AL/TIV/16	Roundhill	0.4	0.4	12	20	16	✓	✓	✓			12	4		16						0											16					
Tiverton	Tiverton 8	AL/TIV/17	Hay Park	0.33	0.33	10	17	10	✓	✓	✓				10		10						0											10				Panel amended yield to 10	
Tiverton	Tiverton 9	AL/TIV/18	The Avenue	0.35	0.35	11	18	14	✓	✓	✓						0	14					14											14				PP for 9d lapsed. Delivery deferred to year 6.	
Tiverton	Tiverton 10	AL/TIV/21	Tidcombe	8.4	5.04	151	252	125	✓	✓	✓						0	25	50	50			125											125		Canal, listed building and access		Panel reduced yield and deferred to year 6	
Tiverton	Tiverton 11	N/A	Land at Wynnards Mead	5.8	3.48	104	174	139	✓	✓	✓						0	25	50	50	14		139											139				Available from 2019. Gross site area reduced by 0.5ha to 5.8ha to remove flood zones 2 & 3.	
Tiverton	Tiverton 12	N/A	Land at Moorhayes Park	0.4	0.4	12	20	10	✓	✓	✓			10			10						0											10				Yield reduced to 10 as per current planning app	
Tiverton	Tiverton 13	N/A	Exeter Hill	6.09	3.654	110	183	55	✓	✓	✓			12	25	18	55						0											55				Access only via Devonshire Rise, emergency access off Exeter Hill. Reduced yield to max permitted off Devonshire Rise on highway grounds	
Tiverton	Tiverton 15	N/A	Whitehall	2.8	1.68	50	84	67	✓	✓	*						0						0										0	0	No access				
Tiverton	Tiverton 16	N/A	Crown Hill Field	2	1.6	48	80	20	✓	✓	✓						0	20					20											20				Reduced yield and set to start same time as Hartnoll Farm	
Tiverton	Tiverton 17	N/A	29-31 Leat Street	0.2	0.2	6	10	8	✓	✓	✓			8			8						0											8					
Tiverton	Tiverton 18	AL/TIV/19	Phoenix Lane	1.1	0.88	45	88	66	✓	✓	✓						0						0	25	41									66				Multiple landowners. Panel has viability concerns.	
Tiverton	Tiverton 19	N/A	William Street Car Park	0.5	0.4	20	40	30	✓	✓	✓						0						0	25	5									30				Multiple landowners. Panel has viability concerns.	
Bampton	Bampton 1	AL/BA/2	Bourchier Close	1.5	1.2	36	60	40	✓	✓	✓						0	25	15				40											40				12/01032/MOUT refused 02/11/12. Part of the site is not immediately available but commencement is shown on the basis of the larger section under option. Panel reduced yield to 40 to make site more viable, and to start in year 6.	
Bampton	Bampton 2	AL/BA/4	Newton Square	0.2	0.2	6	10	8	✓	✓	✓			8			8						0											8				Gross site area reduced to 0.2ha to remove flood zones 2 & 3, yield reduced accordingly.	

Settlement	SHLAA Site Ref.	AIDPD Ref	Address	Gross Site Area (ha)	Net site area	Min Yield	Max Yield	Mid Point Yield	Suitable	Available	Achievable	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	2029/30	2030/31	2301/32	2032/33	Yield Yrs 16-19	Post 2033	Running total	Constraints to development or reasons for exclusion	Potential for constraints to be overcome	Comments
Bampton	Bampton 3	BA1	Scotts Quarry	0.45	0.36	11	18	14	✓	✓	✓			12	2		14						0					0						14					
Bampton	Bampton 4	N/A	South Molton Road	4	2.4	72	120	80	✓	✓	✓			12	25	25	62	18					18					0						80	Site gradient.		Reduced yield to 80 due to topography.		
Bampton	Bampton 5	N/A	Land at Birchdown Farm	0.9	0.72	22	36	29	✓	✓	*						0						0					0					0	0	Site is landlocked.				
Bampton	Bampton 6	N/A	Land at Ball Hill	0.5	0.4	12	20	16	✓	✓	✓			12	4		16						0					0						16					
Bickleigh	Bickleigh 1	N/A	Land south of Glen View	1.4	1.12	34	56	45	✓	✓	✓						0	25	20				45					0						45	7 covenants preventing development	Site may become viable as market conditions improve			
Blatchworthy	Blatchworthy 1	N/A	Land adj Council houses	1	0.8	24	40	32	*	✓	.						0						0					0						0	Isolation from settlement.				
Bradninch	Bradninch 1	N/A	Hele Road	0.3	0.3	9	15	12	✓	✓	✓			12			12						0					0						12					
Cadbury	Cadbury 1	N/A	Cadbury Church	0.5	0.4	12	20	16	*	✓	.						0						0					0						0	Remote/unsustainable location				
Cadbury	Cadbury 2	N/A	Cadbury Cross	1.6	1.28	38	64	51	*	✓	.						0						0					0						0	Remote/unsustainable location				
Cadeleigh	Cadeleigh 1	N/A	Land at Cadeleigh	2.6	1.56	47	78	62	*	✓	.						0						0					0						0	Remote/unsustainable location				
Cove	Cove 1	N/A	Rivermead	0.7	0.56	17	28	22	✓	✓							0						0					0						0	Only suitable for 2-3 dwellings given surrounding density therefore below threshold				
Exebridge	Exebridge 1	N/A	Land opposite Higher Grants Farm	1.7	1.36	41	68	54	*	✓	.						0						0					0						0	Remote/unsustainable location				
Hele	Hele 1	N/A	Land behind Hillside House	1.6	1.28	38	64	51	*	✓	.						0						0					0						0	Isolation from settlement.				
Oakford	Oakford 1	N/A	Land at Oakford	0.5	0.4	12	20	5	✓	✓	✓			5			5						0					0						5	Steep access gradient.		Panel reduced density due to access difficulty		
Shillingford	Shillingford 1	N/A	Land off Bowdens Lane	1.6	1.28	38	64	51	✓	✓	✓			12	25	14	51						0					0						51					
Silverton	Silverton 1	N/A	Land at Old Butterleigh Road	1.4	1.12	34	56	45	✓	✓	✓			12	25	8	45						0					0						45	Allotments on part of site..		Gross site area reduced by 0.5ha to remove 0.05ha flood zone and 0.45ha allotments. Yield reduced accordingly.		
Silverton	Silverton 2	N/A	Glebe	1.08	0.864	26	43	35	✓	✓	✓			12	23		35						0					0						35					
Silverton	Silverton 3	N/A	The garage	0.11	0.11	3	6	5	✓	✓	✓			5			5						0					0						5	Possible loss of employment land, isolated from settlement.	Re-use of brownfield land, depending on remaining need for employment.			
Silverton	Silverton 4	N/A	Livinghayes Road	1.04	0.832	25	42	15	✓	✓	✓			12	3		15						0					0						15	Access limitations		Yield reduced to 15 on highway grounds		
Silverton	Silverton 5	N/A	East of Hederman Close	1.86	1.488	45	74	60	✓	✓	✓			12	25	23	60						0					0						60			Highway would require widening.		
Thorverton	Thorverton 1	N/A	Thorverton Glebe & paddock	2.54	1.524	46	76	50	✓	✓	✓			12	25	13	50						0					0						50	Access limitations		Yield reduced to 50 on highway grounds		
Thorverton	Thorverton 2	N/A	Land off Jericho St	0.24	0.24	7	12	10	✓	✓	*						0						0					0						0	Unsuitable access				
Thorverton	Thorverton 3	N/A	The Orchard	0.12	0.12	4	6	5	✓	✓	*						0						0					0						0	Sufficient access for 1-2 dwellings therefore below threshold				
Cullompton	Cullompton 1	AL/CU/1-7	NW Cullompton	43.3	25.98	779	1299	1039	✓	✓	✓				12	75	87	150	150	150	150	150	750	150	17			167						1004	Panel previously had concerns re infrastructure requirements and land values	Council in negotiation with landowners re masterplan to determine which policy requirements should be relaxed.	35d shown in Table 2. Remainder shown here. Latest SHLAA info (July 13) and landowner meeting (Sep 13) confirm site available. Masterplanning underway with site promoters on board. Gross site area of 43.3ha excludes GI. Start yr4 as masterplan discussions underway.		
Cullompton	Cullompton 2	N/A	Grown Farm	22.6	13.56	407	678	542	✓	✓	✓						0	25	100	100	100	100	425	100	17			117						542			To come forward as later extension to NW		

Settlement	SHLAA Site Ref.	AIDPD Ref	Address	Gross Site Area (ha)	Net site area	Min Yield	Max Yield	Mid Point Yield	Suitable	Available	Achievable	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	2029/30	2030/31	2301/32	2032/33	Yield Yrs 16-19	Post 2033	Running total	Constraints to development or reasons for exclusion	Potential for constraints to be overcome	Comments
Culmstock	Culmstock 2	AL/CL/2	Highfields, Hunter's Hill	1	0.8	24	40	20	✓	✓	✓			12	8		20						0						0					20			Currently allocated for affordable housing only. Panel reduced yield to 20.		
Culmstock	Culmstock 3	N/A	Culmstock Glebe and Rackfields	1.5	1.2	36	60	25	✓	✓	✓			12	13		25						0						0					25	Access limitations		Panel reduced yield to 25 due to access difficulties		
Halberton	Halberton 1	N/A	Land at Blundells Road	18.5	11.1	333	555	25	✓	✓	✓			12	13		25						0						0					25	Access limitations		Yield reduced to 25 on highways grounds.		
Hemyock	Hemyock 1	N/A	Land SW of Conigar Close	1.1	0.88	26	44	35	✓	✓	✓			12	23	0	35						0						0					35					
Hemyock	Hemyock 2	N/A	Culmbridge Farm	6.1	3.66	110	183	80	✓	✓	✓			12	25	25	62	18					18						0					80	Access limitations		Panel reduced yield to 80 on highway grounds		
Hemyock	Hemyock 3	N/A	Land north of Culmbridge Farm	5.2	3.12	94	156	80	✓	✓	✓			12	25	25	62	18					18						0					80	Access limitations		Panel reduced yield to 80 on highway grounds		
Hemyock	Hemyock 4	N/A	Brookridge Timber Ltd	1.9	1.52	46	76	61	*	✓	.						0						0						0					0	Loss of employment land and isolation from settlement.	Re-use of brownfield land, depending on remaining need for employment.			
Junction 27	J27 1	N/A	Land east of M5	110.4	66.24	1987	3312	2650	✓	✓	✓						0						0						0	25	150	150	150	475	2175	2650			Site area reduced to 110.4ha to reflect zones 4&6 proposed for housing by promoters. Yield adjusted. Deferred to yr11 to reflect long lead in for new town development
Kentisbeare	Kentisbeare 1	AL/KE/1	Land by Kentisbeare Village Hall	0.8	0.64	19	32	26	✓	✓	✓			12	14		26						0						0					26	Previously unavailable due to 100% affordable housing policy requirement.	Market housing (with affordable housing) may now be acceptable.			
Kentisbeare	Kentisbeare 2	N/A	Ford Farm	0.8	0.64	19	32	26	✓	✓	*						0						0						0					0	Unsuitable access				
Kentisbeare	Kentisbeare 3	N/A	Tuscan Workshop	0.2	0.2	6	10	8	*	✓	*						0						0						0					0	Isolation from settlement and flood zone buffer makes unviable				
Sampford Peverell	Sampford Peverell 1	N/A	Higher Town	6	3.6	108	180	60	✓	✓	✓			12	25	23	60						0						0						60	Access limitations		Yield reduced to 60 on highway grounds and to reflect surrounding density	
Sampford Peverell	Sampford Peverell 2	N/A	Land off Whitnage Road	6	3.6	108	180	60	✓	✓	✓			12	25	23	60						0						0						60	Canal and streams		Yield reduced by panel to reflect proximity of canal and associated streams	
Sampford Peverell	Sampford Peverell 3	N/A	Morrells Farm	0.7	0.56	17	28	22	✓	✓	*						0						0						0					0	Site is landlocked				
Sampford Peverell	Sampford Peverell 4	N/A	Land east of Morrells Farm	0.3	0.3	9	15	12	✓	✓	*						0						0						0					0	Site is landlocked				
Sampford Peverell	Sampford Peverell 5	N/A	Land at Mountain Oak Farm	9	5.4	162	270	216	✓	✓	✓			12	25	25	62	50	50	50	4		154						0						216				
Sampford Peverell	Sampford Peverell 6	N/A	Morrells Farm and Venn Farm	30.9	18.54	556	927	742	✓	✓	✓						0						0	25	100	100	100	100	425	100	100	100	17	317	742	Flood plain and road infrastructure requirement		Panel advised to only include northern fields not in flood zones, yield adjusted accordingly. Year 11 given size of site and infrastructure required.	
Sampford Peverell	Sampford Peverell 7	N/A	Huntland Hill	16	9.6	288	480	384	*	✓	.						0						0						0					0	Isolation from settlement.				
Stenhill	Stenhill 1	N/A	Land at Stenhill	0.2	0.2	6	10	8	*	✓	.						0					0							0					0	Remote/unsustainable location				
Uffculme	Uffculme 1	N/A	Harvesters	0.2	0.2	6	10	8	✓	✓	*						0					0							0					0	Unsuitable access				
Uffculme	Uffculme 2	N/A	Land adj Poynings	2.8	1.68	50	84	35	✓	✓	✓			12	23		35					0							0						35			Panel reduced yield to 35 to reflect surrounding density.	
Uffculme	Uffculme 3	N/A	Pinksborough Close	1.18	0.944	28	47	20	✓	✓	✓			20			20					0							0						20			Site was considered landlocked; but adj land in same ownership. Yield for whole site reduced to 20 (given concerns with overlooking from recent planning app on southern element)	

Settlement	SHLAA Site Ref.	AIDPD Ref	Address	Gross Site Area (ha)	Net site area	Min Yield	Max Yield	Mid Point Yield	Suitable	Available	Achievable	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	2029/30	2030/31	2301/32	2032/33	Yield Yrs 16-19	Post 2033	Running total	Constraints to development or reasons for exclusion	Potential for constraints to be overcome	Comments
Uffculme	Uffculme 4	N/A	Land adj to Sunnydene	0.6	0.48	14	24	10	✓	✓	✓						10						0											10	Access limitations		Panel reduced yield to reflect difficult highway access and low surrounding density		
Uffculme	Uffculme 5	N/A	Pleasant Streams	1.3	1.04	31	52	42	*	✓	·						0						0										0	Isolation from settlement.	Consider as G&T site?				
Uffculme	Uffculme 6	N/A	Three Acres	1.49	1.192	36	60	48	*	✓	·						0						0										0	Isolation from settlement.	Consider as G&T site?				
Uffculme	Uffculme 7	N/A	Land west of Uffculme	15.9	9.54	286	477	60	✓	✓	✓			12	25	23	60						0										60			Only southern field has good relationship with settlement. Rest of site discounted, site area amended, flood zone removed. Panel set yield of 60.			
Uffculme	Uffculme 8	N/A	Land off Chapel Hill	2	1.6	48	80	25	✓	✓	✓						0	25					25										25	Capacity concerns over junctions either end of Chapel Hill.		Access via Highland Terrace only. Reduced yield to 25 on highway grounds. Yr 6 start until availability confirmed.			
Uplowman	Uplowman 1	N/A	Land at Uplowman	0.2	0.2	6	10	8	✓	✓	✓						0						0										0	Frontage only local density sufficient for 1-2 dwellings, therefore below threshold					
Willand	Willand 1 & 2	AL/WI/1	Quicks Farm	2.85	1.71	51	86	68	✓	✓	✓			12	25	25	62	6					6										68	Uplift clause of £15k per pp		Northern part allocated as 100% affordable housing. Panel combined sites 1&2. Agent submitted reduced site area.			
Willand	Willand 3	AL/WI/2	Land adj B3181	1	0.8	24	40	39	✓	✓	✓			12	25	2	39						0										39			Panel requested that density assumption on eastern portion planning app (39dph) be applied across whole site.			
Willand	Willand 4	N/A	Land east of M5	5.9	3.54	106	177	142	✓	✓	✓			12	25	25	62	50	30				80										142			Final capacity needs to be subject to transport assessment			
Willand	Willand 5	N/A	Land r/o Willand Service Station	1.6	1.28	38	64	51	✓	✓	*						0						0										0	Unsuitable access					
Willand	Willand 6	N/A	Dean Hill Road	1.7	1.36	41	68	54	✓	✓	✓						0						0	25	29								54			To come forward after other sites closer to Willand			
Willand	Willand 7	N/A	Hillcrest and Dye House Farm	24.1	14.46	434	723	578	✓	✓	*						0						0										0	Unsuitable access					
Willand	Willand 9	N/A	Lloyd Maunder Way	1.7	1.36	41	68	41	✓	✓	✓			12	25	4	41						0										41	Close proximity to M5		Lower density for noise attenuation			
Crediton	Crediton 1	AL/CRE/1	Wellparks	7.9	4.74	142	237	194	✓	✓	✓			12	25	25	62	50	50	32			132											194			Yield amended to same number as imminent planning application.		
Crediton	Crediton 2	AL/CRE/3	Land off Exhibition Rd (Cromwells)	2.4	1.44	43	72	58	✓	✓	✓			12	25	21	58						0											58					
Crediton	Crediton 3	AL/CRE/5	The Bike Shed	0.16	0.16	5	8	7	✓	*	✓						0						0										0	Bike shed no longer available					
Crediton	Crediton 4	AL/CRE/6	The Woods Group	0.17	0.17	5	9	7	✓	✓	✓			7			7						0										7						
Crediton	Crediton 5	AL/CRE/13	Pedlerspool	23.5	14.1	423	705	564	✓	✓	✓						0	25	100	100	100	100	425	100	39									564			Gross site area reduced to 23.5ha to remove flood zones 2 & 3 after EA advice. Yield adjusted. Start deferred to year 6 given infrastructure required.		
Crediton	Crediton 6	AL/CRE/10	Sportsfield	2.8	1.68	50	84	67	✓	✓	✓						0	25	42				67											67	Will require SoS approval for sale of playing field		Available from 2019.		
Crediton	Crediton 7	N/A	Land at Hunniver's Lane	16.3	9.78	293	489	20	✓	✓	✓			12	8		20						0											20	Access limited; off Barn Park only.		Yield reduced on highway grounds		
Crediton	Crediton 8	N/A	Stonewall Lane Playing Field	3.2	1.92	58	96	77	✓	✓	✓						0	25	50	2			77										77	Will require SoS approval for sale of playing field		Panel deferred start due to SoS constraint			
Crediton	Crediton 9	N/A	Land adj to	9.4	5.64	169	282	226	✓	✓	*						0						0										0	Site is landlocked.					

Settlement	SHLAA Site Ref.	AIDPD Ref	Address	Gross Site Area (ha)	Net site area	Min Yield	Max Yield	Mid Point Yield	Suitable	Available	Achievable	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	2029/30	2030/31	2301/32	2032/33	Yield Yrs 16-19	Post 2033	Running total	Constraints to development or reasons for exclusion	Potential for constraints to be overcome	Comments
			Winfrith Mews																																				
Crediton	Crediton 10	N/A	Westwood Farm	12.7	7.62	229	381	50	✓	✓	✓			12	25	13	50						0						0						50	Road infrastructure costs		Panel reduced yield to reduce infrastructure costs	
Crediton	Crediton 11	N/A	Land at Chapel Down Farm	10	6	180	300	120	✓	✓	✓			12	25	25	62	50	8				58						0						120			Panel reduced site to eastern portion (parts B&C) 10ha gross, and applied 20dph given steep topography	
Crediton	Crediton 12	N/A	Fairpark House	1.2	0.96	29	48	10	✓	✓	✓			10			10						0					0						10	Listed building		Reduced yield to reflect low density near listed building; access agreed through Wellparks		
Crediton	Crediton 13	N/A	Higher Road	0.9	0.72	22	36	29	✓	✓	✓			12	17		29						0					0						29					
Crediton	Crediton 14	N/A	Barnfield	0.93	0.744	22	37	6	✓	✓	✓			6			6						0					0						6	Access limitations		Reduced to 6 on highway grounds		
Crediton	Crediton 16	N/A	Land off Alexandra Close	0.63	0.504	15	25	15	✓	✓	✓						0	15					15					0						15			Reduced yield to 15 due to topography, and yr 6 start until availability confirmed		
Crediton	Crediton 17	N/A	Land adj Four Mills Lane	7.8	4.68	140	234	187	✓	✓	✓						0						0					0						0	Multiple landowners, would require relocation of scrapyard and considerable realignment of road network. Site considered unviable.				
Bow	Bow 1	AL/BO/1	West of Godfrey Gardens	0.23	0.23	7	12	6	✓	✓	✓			6			6						0					0						6			Currently allocated for 100% affordable housing. Reduced yield to same as current planning application.		
Bow	Bow 2	N/A	Land adj Bow Mill Lane	2.17	1.302	39	65	52	✓	✓	✓						0	25	27				52					0						52			Start deferred to year 6 to follow Bow Site 1		
Bow	Bow 3	N/A	Land south of Bow Mill Lane	1.7	1.36	41	68	54	✓	✓	✓						0						0					0						0			Costs of gaining access via Godfrey Gardens and lane likely to make unviable		
Bow	Bow 4	N/A	East Langford Farm	11.1	6.66	200	333	25	✓	✓	✓			12	13		25						0					0						25	Access through Iter Park on highways grounds, max 25.				
Bow	Bow 5	N/A	East Langford Farm (southern field)	2.8	1.68	50	84	67	✓	✓	✓						0						0					0						0	Isolation from settlement.				
Bow	Bow 6	N/A	Land adj Hollywell	1.47	1.176	35	59	25	✓	✓	✓			12	13		25						0					0						25	Access limitations		Yield reduced to 25 on highway grounds		
Bow	Bow 7	N/A	Land adj Jackman car park	1	0.8	24	40	32	✓	✓	✓			12	20		32						0					0						32					
Chawleigh	Chawleigh 1	N/A	Barton	4.9	2.94	88	147	40	✓	✓	✓			12	25	3	40						0					0						40	Access limitations		Yield reduced on highway grounds		
Chawleigh	Chawleigh 2	N/A	Tower Meadow	0.4	0.4	12	20	16	✓	✓	✓			12	4		16						0					0						16					
Cheriton Bishop	Cheriton Bishop 1	N/A	Cheriton Bishop Glebe	0.9	0.72	22	36	29	✓	✓	✓			12	17		29						0					0						29					
Cheriton Bishop	Cheriton Bishop 2	N/A	Land near the church	2.9	1.74	52	87	40	✓	✓	✓			12	25	3	40						0					0						40	Access limitation, flooding and listed building		Reduced yield accordingly.		
Cheriton Bishop	Cheriton Bishop 3	N/A	Land adj Woodleigh Hall	9.2	5.52	166	276	221	✓	✓	✓						0						0	25	50	50	46	221							221			Deferred start date to reflect other preferred sites in village	
Cheriton Bishop	Cheriton Bishop 4	N/A	Land east of Hill View	0.136	0.136	4	7	5	✓	✓	✓			5			5						0					0						5					
Cheriton Bishop	Cheriton Bishop 5	N/A	Land north of Brakes View	7.7	4.62	139	231	185	✓	✓	✓			12	25	25	62	50	50	23			123					0							185				
Cheriton Fitzpaine	Cheriton Fitzpaine 1	N/A	Cheriton Fitzpaine Glebe	2.2	1.32	40	66	40	✓	✓	✓			12	25	16	53						0					0						53	Partly in flood zone		Min yield used to reflect flood zone constraint		
Cheriton Fitzpaine	Cheriton Fitzpaine 2	N/A	Land adj primary school	1.1	0.88	26	44	35	✓	✓	✓			12	23		35						0					0						35					
Cheriton Fitzpaine	Cheriton Fitzpaine 3	N/A	Land off Barnhill Close	0.3	0.3	9	15	12	✓	✓	✓			12			12						0					0						12					
Cheriton Fitzpaine	Cheriton Fitzpaine 4	N/A	Landboat Farm	1.91	1.528	46	76	55	✓	✓	✓						0	25	30				55					0						55			Gross site area reduced from 2.3ha to 1.91ha to remove flood zones after EA advice. Deferred to		

11.0 Appendix 3: Sites with planning permission

Settlement	Address	Area of Site (ha)	Remaining Units with PP	Units UC 2012/13	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	15 years +	Running total	Comments
Tiverton	Nitrovit St Andrew St	0.3	1	3	3	1				4						0								4	
Tiverton	Former district hospital	0.28	13	12	12	13				25						0								25	PP 12/00124/MFUL for mixed use including 26d granted 11/09/12 but outside 11/12 reporting year so previous consent is shown here.
Tiverton	Belmont Hospital	1.4	65	11	11	25	25	15		76						0								76	08/02037/MFUL now under construction.
Tiverton	Howden Court	1.48	36	2	2	25	11			38						0								38	
Tiverton	Town Hall	0.5	56	0		12	25	19		56						0								56	
Tiverton	Farleigh Meadow	8.2	300	0		12	25	25	25	87	50	50	50	50	13	213								300	Planning app 12/00277/MOUT approved subject to S106 so treated as a site with PP.
Tiverton	Higher Moor	47.1	1	8	25	12	21			33						0								33	
Tiverton	Tumbling Fields House	0.35	0	8		8				8						0								8	
Tiverton	St Georges Way, Becks Square	0.2	0	10		10				10						0								10	
Tiverton	Summary of sites of 1 to 4 dwellings		37	22	12	25	22			59						0								59	
Cullompton	NW urban extension / Tiverton Road	1.18	0	35	12	23				35						0								35	10/00462/MFUL approved on site of former LP allocation.
Cullompton	Padbrook Park	0.9	11	4	4	11				15						0								15	
Cullompton	Court Farm	5	1	1	1	1				2						0								2	
Cullompton	Knowle Lane	7.66	122	56	12	25	25	25	25	112	50	16				66								178	
Cullompton	Cullompton Methodist Church, The New Cut, Cullompton	0.03	0	6	6					6						0								6	
Cullompton	Rices Cottage, New Inn Court	0.03	6	0	6					6						0								6	
Cullompton	Summary of sites of 1 to 4 dwellings		18	13	12	19				31						0								31	
Crediton	George Hill	0.96	23	0			12	11		23						0								23	12/00624/MOUT for 23d approved June 2013.

Settlement	Address	Area of Site (ha)	Remaining Units with PP	Units UC 2012/13		2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	15 years +	Running total	Comments
Crediton	Former Shippams Factory	1	8	14		12	10				22						0						0		22	
Crediton	Crediton Railway Station	0.13	7	0		7					7						0						0		7	
Crediton	Winswood	2.4	0	23		12	11				23						0						0		23	
Crediton	Red Hill Cross	3.1	135	0			12	25	25	25	87	48					48						0		135	
Crediton	The Three Little Pigs, Parliament St	0.05	6	5		5	6				11						0						0		11	
Crediton	Rear 113 High Street	0.04	2	0		2					2						0						0		2	
Crediton	Crediton Tool Hire	0.03	10	0		10					10						0						0		10	
Crediton	Summary of sites of 1 to 4 dwellings		15	14		12	17				29						0						0		29	
Bampton	Former Stone Crushing Works/ Scotts Quarry	3.41	0	1		1					1						0						0		1	
Bampton	School Road (former school)	2.18	52	8		8	25	25	2		60						0						0		60	11/00052/MFUL PP for 34d. 10/00510/MOUT for 26d.
Bampton	Ashleigh Park	0.3	7	0		7			□	□	7						0						0		7	12/00201/FULL for 7d granted on appeal Apr 2013.
Bampton	Summary of sites of 1 to 4 dwellings		11	7		7	11				18						0						0		18	
Bow	Vine House and adj land	0.16	2	0		2					2						0						0		2	
Bow	The Surgery, Fair Park	0.17	4	0		4					4						0						0		4	
Coldridge	Land & Buildings At NGR 269569 107610 Higher Frost Coldridge	0.21	0	5		5					5						0						0		5	
Coldridge	South of Millalers	0.24	10	0		10					10						0						0		10	

Settlement	Address	Area of Site (ha)	Remaining Units with PP	Units UC 2012/13	2014/15	2015/16	2016/17	2017/18	2018/19	Yield Yrs 1-5	2019/20	2020/21	2021/22	2022/23	2023/24	Yield Yrs 6-10	2024/25	2025/26	2026/27	2027/28	2028/29	Yield Yrs 11-15	15 years +	Running total	Comments
Copplestone	Outbuilding At Knowle Farm, Knowle Lane, Knowle	0.15	0	2	2					2						0						0		2	
Copplestone	1-4 Station Terrace	0.16	5	0	5					5						0						0		5	
Down St Mary	Morchart Road Garage, Morchart Road	0.17	0	5	5					5						0						0		5	
Halberton	Manley Farm, Halberton	1.34	0	8	8					8						0						0		8	
Halberton	Land & Buildings at NGR 300068 112590 (Cordwents) Crownhill, Halberton	0.25	4	4	4	4				8						0						0		8	
Hemyock	Churchills Farm	0.61	0	1	1					1						0						0		1	
Lapford	Nr Higher Town Place	0.37	0	5	5					5						0						0		5	
Sandford	Fanny's Lane	1.12	19	0		12	7			19						0						0		19	09/01870/MFUL for 19d partially on allocated site.
Silverton	Fore Street	0.07	5	0	5					5						0						0		5	
Silverton	Exeter Road	0.07	0	6	6					6						0						0		6	
Uffculme	The Old Brewery, High Street	0.06	6	0	6					6						0						0		6	
Willand	Garages and parking, Fir Close	0.11	6	0	6					6						0						0		6	
Villages & Countryside	Summary of sites of 1 to 4 dwellings		73	96	34	34	34	34	33	169						0						0		169	

Totals			1084	412	314	355	236	156	108	1169	148	66	50	50	13	327						0		1496	
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