

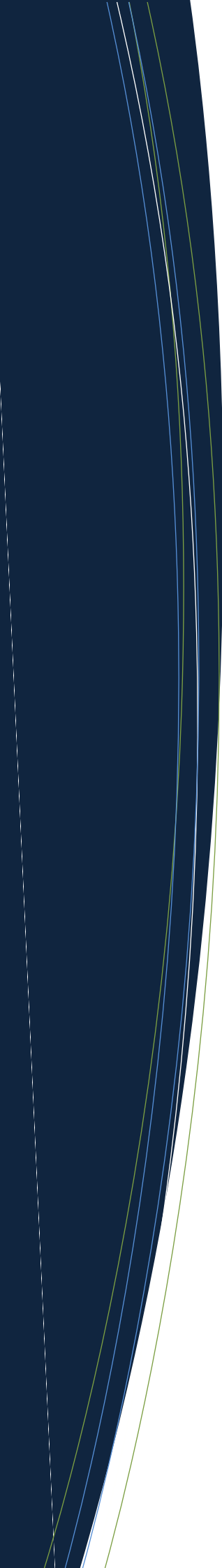


# North Devon and Torridge Strategic Housing Land Availability Assessment (SHLAA)

Base Date: 31<sup>st</sup> March 2013

Main Report

September 2014



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## 1 Introduction

**1.1** This Report sets out the outcomes of a Strategic Housing Land Availability Assessment (SHLAA) for North Devon and Torridge. This report is the culmination of the first SHLAA review exercise for North Devon and Torridge. It supersedes, and provides an update to, the original SHLAA Report that was published in August 2011.

**1.2** The Report draws together information to provide a comprehensive picture about land and buildings that might have the potential to deliver housing in the future across North Devon and Torridge.

### What is a SHLAA?

**1.3** The role of the SHLAA is to identify and assess land and buildings that might have the potential to deliver future housing development. The assessment seeks to ensure future decisions made in respect of housing delivery are based on sound evidence about the potential of sites to accommodate housing.

**1.4** The SHLAA will enable the identification of appropriate sites with the potential for housing as part of evidence gathering for the development plan making process. In doing so, National Practice Guidance<sup>(1)</sup> states that an 'assessment should:

- *identify sites and broad locations with potential for development;*
- *assess their development potential;*
- *assess their suitability for development and the likelihood of development coming forward (the availability and achievability).'*

**1.5** The SHLAA forms a key piece of evidence to support the preparation of a Local Plan by helping to identify the appropriate sites that could be taken forward to deliver the housing required in the area. National Practice Guidance<sup>(2)</sup> states that 'from the assessment, plan makers will then be able to plan proactively by choosing sites to go forward into their development plan documents to meet objectively assessed needs.'

**1.6** The SHLAA will also provide the appropriate information to enable the assessment of a five year supply of deliverable sites for the purpose of satisfying the requirements of the National Planning Policy Framework (NPPF).

### Status

**1.7** It should be noted that:

- the SHLAA is a technical evidence document to support the development plan making process. It is however only one element of a wider evidence base which will be used to inform such a process;
- it does not form part of the Development Plan, planning policy nor any wider form of formal or informal Council policy. Nor does it allocate any sites for development;

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1 Paragraph: 001 (Reference ID: 3-001-20140306), Housing and economic land availability assessment, National Planning Practice Guidance (NPPG), Department for Communities and Local Government, 6th March 2014 (<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>)

2 Paragraph: 003 (Reference ID: 3-003-20140306), Housing and economic land availability assessment, National Planning Practice Guidance (NPPG), Department for Communities and Local Government, 6th March 2014 (<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/about-the-assessment/>)



- it is not intended to pre-empt any plan making or other planning related decisions and does not indicate that planning permission should be granted or not granted for housing or any other use on any identified site;
- it does not preclude other sites from being brought forward for housing development nor does it preclude any identified sites from being developed for uses other than housing;
- planning applications on sites identified within the SHLAA will continue to be determined on their merits in line with the Development Plan unless material considerations indicate otherwise. The SHLAA may however be a material consideration in the determination of such applications;
- prior to any site being allocated within the Development Plan it will be tested further through the plan making process, including consideration through the Sustainability Appraisal process, public participation and Examination in Public;
- the SHLAA does not provide a relative assessment of sites against each other and does not provide any ranking or order of preference. Each site is appraised on its own merits;
- the report forms the culmination of an extensive exercise of desk-based analysis, consultation and survey work and has been prepared with the support of a wide ranging Stakeholder Panel; and
- this SHLAA report is founded upon information with a base date of 31st March 2013. It therefore forms a snapshot in time and the status of individual sites may change over time (i.e. there may have been development progress upon a site, or land ownership may have changed, etc.).



## 2 Planning Context

### National

**2.1** A priority for the Government is to boost significantly the supply of housing. In doing so, Paragraph 47 of the NPPF states '*...that local planning authorities should:*

- ***use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;***
- ***identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;***
- ***identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;***
- ***for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target;...***

**2.2** In support of this role, the NPPF places a requirement for local authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period.

**2.3** Paragraph 159, states that local planning authorities should '*...have a clear understanding of housing needs in their area*' and that they should '*prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet identified need for housing over the plan period*'.

**2.4** The Government provides planning practice guidance to help guide the preparation of a SHLAA. This guidance has historically been provided in a stand alone publication<sup>(3)</sup> although subsequent to the Taylor Review<sup>(4)</sup> of planning practice guidance the Government, in March 2014, launched a consolidated range of planning practice guidance as an online resource under the guise of the National Planning Practice Guidance (NPPG). The NPPG supersedes a significant range of pre-existing practice guidance, including the stand alone SHLAA Practice Guidance.

**2.5** Both the stand alone SHLAA Practice Guidance and the NPPG provide an advocated approach for the preparation of a SHLAA, indicating what inputs and processes should lead to a robust assessment of land availability. The guidance within the NPPG, offered with respect of SHLAA preparation, largely follows that provided in the earlier CLG Strategic Housing land Availability Assessment: Practice Guidance (2007), with the exception of seeking to integrate the assessment

3 Strategic Housing Land Availability Assessments: Practice Guidance, Department of Communities and Local Government, 2007

4 External review of government planning practice guidance: report submitted by Lord Taylor of Goss Moor, Department for Communities and Local Government, December 2012

of land for economic and housing development, and for assessments to be completed on a wider geographical basis taking account of functional economic areas and housing market areas.

**2.6** The NPPG<sup>(5)</sup> states that the SHLAA should provide a standard set of core outputs to ensure consistency, accessibility and transparency:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development and consideration of associated risks; and
- the assessment should also be made publicly available in an accessible form.

## Regional

**2.7** Practice Guidance advocates that a SHLAA should ideally be undertaken on a sub-regional basis following the Housing Market Area (HMA) geography. Within the South West, the South West Regional Housing Strategy 2005-2016 defined the indicative boundaries for the sub-regional Housing Market Areas. For practical purposes the HMA boundaries have been aligned to those of the nearest equivalent local planning authority.

**2.8** North Devon and Torridge sit at the centre of the Northern Peninsula Housing Market Area (NP HMA) which sweeps along the central portion of the northern coastline of South West England (Figure 2.1 'Extent of Northern Peninsula Housing Market Area (NP HMA)').

**2.9** The NP HMA is considered to be a polycentric housing market character area and takes in the extent of a number of local planning authority areas:

- Exmoor National Park Authority (ENPA)
- Former North Cornwall District Council (NCDC)<sup>(6)</sup>
- North Devon Council (NDC)
- Torridge District Council (TDC)
- West Somerset District Council (WSDC).

**2.10** The four local planning authorities ('partner authorities') of Exmoor National Park Authority, North Devon Council, Torridge District Council and West Somerset Council, have taken a partnership approach towards the preparation of SHLAA reports to cover their respective areas.

**2.11** This approach has been supported by the preparation of a commonly endorsed SHLAA methodology and the use of a sub-regional Stakeholder Panel of experts.

**2.12** The geographical area previously covered by North Cornwall District Council, which makes up the remaining element of the NP HMA, is not covered by the partnership due to the authority's

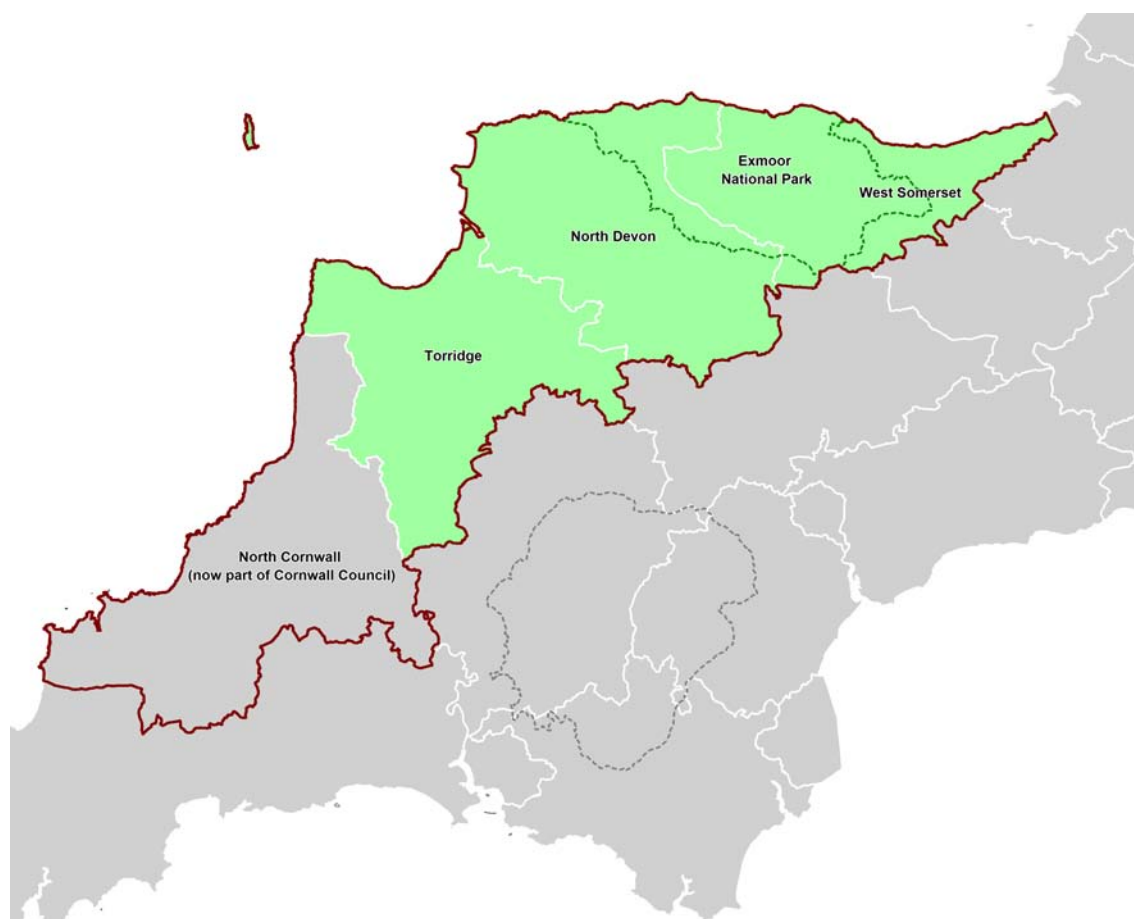
5 What are the core outputs? (Paragraph: 029 Reference ID: 3-029-20140306), Housing and economic land availability assessment, National Planning Practice Guidance (NPPG), Department for Communities and Local Government, 6th March 2014  
(<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/>)

6 North Cornwall District Council has been assimilated into a wider Cornwall Council Unitary Authority

amalgamation into a wider Cornwall Council. The approach taken by the partner authorities, and methodology followed, does however broadly conform with that followed by Cornwall Council and as such, results could be compared or aggregated up if necessary.

**2.13** The SHLAA report and associated methodology have been prepared to be broadly consistent with those presented by other local planning authorities within neighbouring HMAs.

**Figure 2.1 Extent of Northern Peninsula Housing Market Area (NP HMA)**



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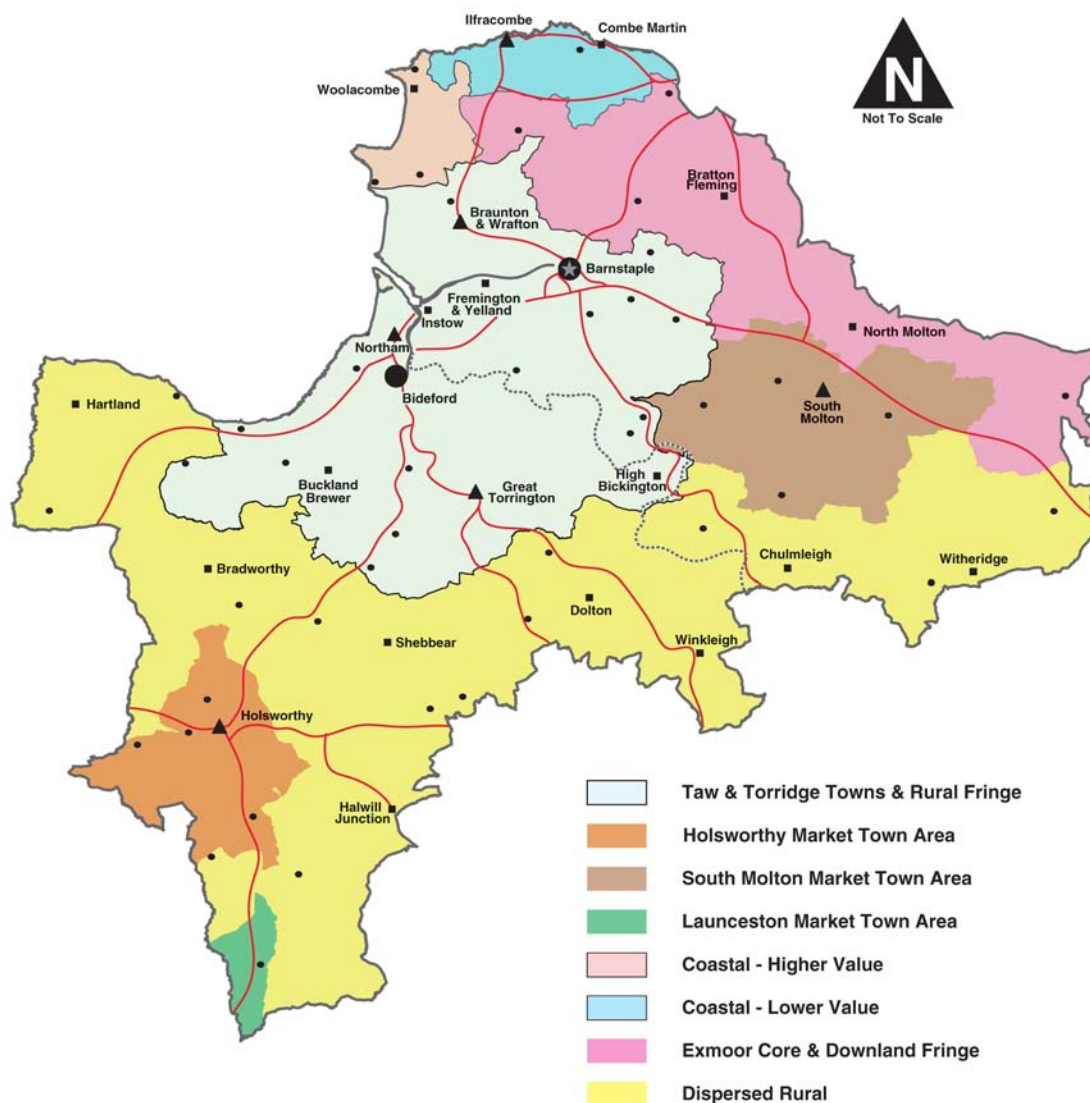
**2.14** Looking to housing need, a Strategic Housing Market Assessment for the Northern Peninsula Housing Market Area (NP SHMA)<sup>(7)</sup> was completed in 2008. This provided evidence of the likely future housing requirements for the area at that time. Subsequently, each local planning authority (with the exception of the former North Cornwall Council) have carried out an update to the SHMA. For North Devon and Torridge, the SHMA Update was completed in December 2012<sup>(8)</sup>.

**2.15** The NP SHMA established a series of housing sub-market areas, the extent of each defined by differences in the housing market characteristics, such as where the local population live, work and move (Figure 2.2 'Extent of defined Housing Sub-Market Areas across North Devon and Torridge.').

7 Strategic Housing Market Assessment for the Northern Peninsula, Housing Vision Consultancy, December 2008

8 Strategic Housing Market Assessment: Torridge and North Devon Update, Housing Vision, December 2012

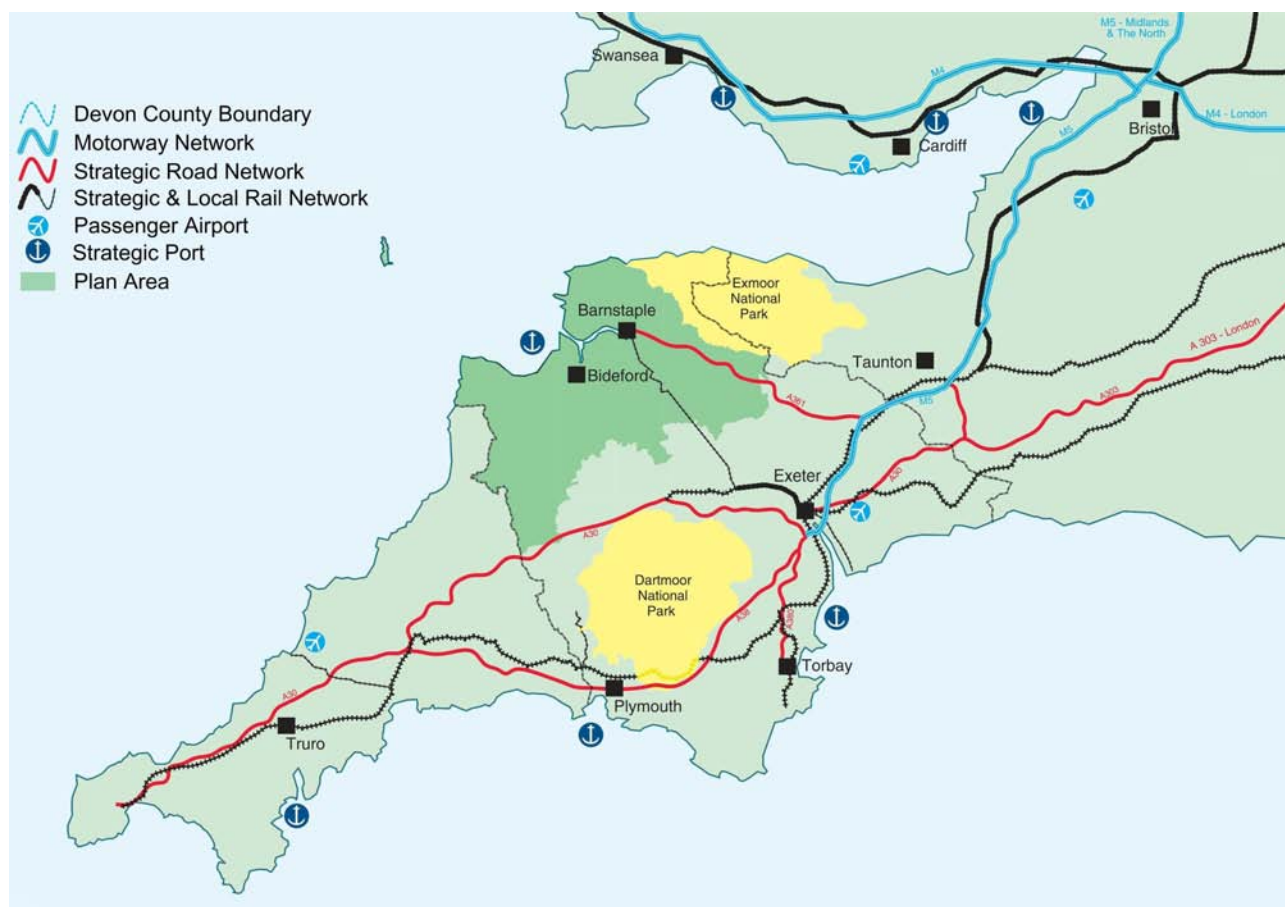
Figure 2.2 Extent of defined Housing Sub-Market Areas across North Devon and Torridge.



## Local

**2.16** North Devon Council and Torridge District Council are working together on the preparation of a joint development plan – the North Devon and Torridge Local Plan. The North Devon and Torridge Local Plan will consider the long-term vision and objectives for Northern Devon up to the year 2031 (Figure 2.3 'Map showing coverage of North Devon and Torridge Local Plan ('Plan Area').'). The Local Plan contains a vision for northern Devon that will be delivered through spatial strategies and development management policies. The principle aim of the Local Plan is to deliver sustainable development. The new Local Plan will allocate sites for development, regeneration and protection across northern Devon as well as establish strategic and development management planning policies to ensure local development is built in accordance with the principles of sustainable development.

Figure 2.3 Map showing coverage of North Devon and Torridge Local Plan ('Plan Area').



**2.17** The North Devon and Torridge Local Plan was subject to formal Publication consultation during June / August 2014. This version of the Local Plan was informed by the findings of the original North Devon and Torridge SHLAA Report (August 2011) and the emerging findings of this SHLAA Report.

**2.18** When adopted, the North Devon and Torridge Local Plan will replace the saved policies of both the North Devon Local Plan (July, 2006) and Torridge District Local Plan (September, 2004).



### 3 Partnership Approach

**3.1** The SHLAA Report has been prepared following an inclusive partnership and joint working approach. This partnership approach has been embedded in the SHLAA preparation process since its inception and has continued throughout, culminating in the publication of this Report.

**3.2** As a result of varying timetables for development plan preparation by local planning authorities across the NP HMA, it has not been possible to prepare a single housing market area wide SHLAA. However, this SHLAA has been founded upon strong partnership working and an open and transparent preparation process.

#### Joint Working

**3.3** In line with advocated best practice, SHLAA preparation has been undertaken on a sub-regional basis in the first instance, inclusive of the five local planning authorities contained within the NP HMA.

**3.4** Subsequently, North Cornwall District Council has been incorporated into the single, wider unitary authority of Cornwall Council for which a separate Cornwall-wide SHLAA has been prepared. West Somerset Council is still signed up to the endorsed SHLAA methodology although they have favoured preparation in association with the authorities of the Taunton Housing Market Area with whom it holds a stronger relationship.

**3.5** The remaining local planning authorities have continued to actively work together to progress delivery of SHLAA reports.

#### Common Methodology

**3.6** A common SHLAA Methodology<sup>(9)</sup> was originally prepared in 2009 to steer SHLAA preparation across the NP HMA. As part of an open and transparent approach to SHLAA preparation a draft of the original methodology was made available for public consultation during early 2009. The methodology was revised to take account of the consultation outcomes and then was subject to a further process of review and endorsement by the Stakeholder Panel who applied their 'real world' expertise to the proposed approach (see below).

**3.7** The common SHLAA methodology has been subsequently updated to take account of changes to National Planning Policy (the NPPF) and to take account of updated development assumptions (gross to net site ratios, etc.). This refreshed version<sup>(10)</sup> (Appendix 18: 'Northern Peninsula Housing Market Area SHLAA Methodology') has been subject to review by the Stakeholder Panel and has been used by the partner authorities to govern recent SHLAA preparation across the sub-region; including the preparation of this SHLAA Report.

#### Stakeholder Panel

**3.8** The SHLAA preparation has been supported by a dedicated sub-regional SHLAA Stakeholder Panel ('the Panel'). This Panel was convened to provide expert input into the SHLAA preparation process and supported a balanced membership of development industry interests and other parties with an interest in the house building agenda. Alongside development industry representatives such as house builders and planning agents, it includes members from public sector agencies such as Natural England and the local highway authority (Devon County Council) together with local community

9 Northern Peninsula Housing Market Area – Methodology for Strategic Housing Land Availability Assessments, August 2009

10 Northern Peninsula Housing Market Area – Methodology for Strategic Housing Land Availability Assessments – 2013/14 Refresh, March 2014

representatives. Full details of the Stakeholder Panel composition may be found in Appendix 1: 'Stakeholder Panel'.

**3.9** The Panel has been actively involved throughout the preparation process of this SHLAA Report. Engaged early in the process, the Panel was offered the opportunity to review, comment and endorse the original sub-regional SHLAA Methodology and has had the opportunity to contribute towards the preparation of the subsequent 2013/14 methodology refresh.

**3.10** The principal role of the Panel has been to provide expert input into the assessment of individual sites, with a particular focus on the consideration of development achievability.

**3.11** The Panel has had the opportunity to review all sites that have been considered through the SHLAA process. During the SHLAA review, to manage the scale of the exercise, site appraisals have been triaged before being passed to the Panel members for review.

**3.12** Where the site had not been previously considered as part of the SHLAA, or where the review process indicated a significant change of circumstances in relation to the suitability, availability or achievability of a site, a full comprehensive appraisal of each individual site was presented to the Panel. For sites that had been considered through the original SHLAA and where a less significant change had occurred (such as a site commencing development that had previously been granted, or development being comprehensively completed on site) a brief summary of changes was presented to the Panel for review. Where no consequential changes had been identified to a site since it being reviewed through the original SHLAA, it was added to a schedule of sites to indicate such a position. It is important to note that the Panel were offered the opportunity to review any site in detail, irrespective of the outcome of the triage process.

**3.13** Feedback from the Panel was achieved by convening two day-long meetings, where the Panel members could discuss each individual site and come to a consensus view as to the suitability, availability and achievability of it to deliver housing in the future. All Panel members were provided with a comprehensive range of materials to support their consideration of the sites. The views of the Panel were recorded and assessments subsequently amended where necessary to reflect their views. The outcomes for each individual site can be found on the full individual site assessments found in Appendix 7: 'North Devon: Full Individual Site Assessments' and Appendix 15: 'Torridge: Full Individual Site Assessments'.

**3.14** The Panel has been subject to a Constitution and Terms of Reference and as such the conduct of the Panel has been strictly governed. Due to the commercial sensitivity of much of the SHLAA information, Panel members have been subject to strict confidentiality agreements. Additionally, in the interests of a transparent preparation process, there has been a strict requirement on Panel members to declare any personal or professional interests in the sites subject to consideration.

**3.15** The Panel has provided invaluable input into the SHLAA preparation process. It is important to note that their time was provided on a voluntary basis with no offer of remuneration or reward. The Panel members provided a level of both technical and site-specific knowledge which would not otherwise have been available to the partner authorities to support this exercise. The time and expertise offered by the organisations and individuals involved has been greatly appreciated by all of the partner authorities in supporting the preparation of robust SHLAA reports.

## Call for Sites

**3.16** To support the process of identifying sites, an exercise was undertaken to ask people to identify sites which they thought might have the potential to deliver housing. This public 'Call for Sites' occurred for a period of six weeks from 19th February to 1st April 2009 and was accompanied by a



significant publicity campaign including strong coverage in the local media, publicity on the Councils' websites including the online Consultation Portal. This exercise was further supported by contacting 475 potentially interested parties (i.e. land owners, town and parish councils, house builders, etc.) whose details are held on the Council's Local Development Framework Consultee Database.

**3.17** The original 'Call for Sites' invited interested parties to present details of potential sites through the completion of a proforma and the provision of any supporting information that they thought might be pertinent to the site's consideration. All presented sites were taken forward for consideration through the original SHLAA and assessments have been updated through this SHLAA Review.

**3.18** Subsequent to the original Call for Sites, the Councils have continued to accept information about new sites that people believe have the potential to deliver new housing. Information on such sites has been kept on file until the opportunity arose to enable their appropriate consideration through this SHLAA review. Furthermore, sites that were identified to the Councils' through the consultation on the Pre-Publication draft North Devon and Torridge Local Plan have also been appraised as part of this SHLAA exercise. Details of any sites that have been submitted too late for consideration within this SHLAA update will be kept on file for inclusion within a subsequent SHLAA review.

## 4 Approach and Methodology

**4.1** As noted in the previous section, National Practice Guidance sets out a standard approach to the preparation of a SHLAA. There are however parts of the nationally advocated approach that require local interpretation and clarification. To this end, the local planning authorities within the Northern Peninsula Housing Market Area have established a sub-regional SHLAA methodology to set such parameters and guide SHLAA preparation across the area.

**4.2** As noted above, a methodology to govern SHLAA preparation was originally prepared and published on a joint basis by the local planning authorities across the NP HMA in 2009. At this time the methodology was subject to significant stakeholder consultation, including a period of open and widely advertised public participation. The methodology has been subsequently reviewed and subject to minor revisions in 2013/14 to take account of changes in policy, guidance and circumstances that have occurred since it was originally prepared. This review and update has not however made any fundamental changes to the previously endorsed approach. The updated methodology has been subject to review by the SHLAA Stakeholder Panel and a copy is available at Appendix 18: 'Northern Peninsula Housing Market Area SHLAA Methodology'.

**4.3** The methodology has been prepared to accord with national planning policy and associated Government guidance. It has also been prepared to be broadly consistent with those methodologies covering the local planning authorities within the neighbouring Housing Market Areas (particularly Cornwall and Exeter). This approach is intended to allow comparison or aggregation of the outcomes over wider geographical areas.

**4.4** The full details of the approach and methodology followed in preparing this SHLAA report is provided within the Northern Peninsula Methodology and are not replicated in this report.

**4.5** It is recognised that a more fundamental review of the methodology may be required to govern the preparation of future SHLAA Reports, to reflect the content of National Planning Policy Guidance (NPPG).

### Conformity with National Policy and Guidance

**4.6** The SHLAA exercise carried out to inform this Report was completed over the period 2012 to 2014 and as such the significant majority of the work was completed whilst the stand alone SHLAA Practice Guidance was in force and prior to the introduction of the NPPG. As such, the work was completed to be in conformity with the National Policy and Practice Guidance regime in force at the time of preparation. To this end, the findings have generally been predicated on the stand-alone CLG Practice Guidance, rather than that provided through the NPPG introduced in March 2014.

**4.7** It is however considered that the Report offers a robust assessment of housing land availability that is in full conformity with the requirements of national Planning Policy. Whilst not shaped by the guidance offered by the NPPG, the outcomes of this SHLAA for North Devon and Torridge are considered to be in general conformity with the relevant guidance provided through the NPPG.

**4.8** The integration of the assessment of land with the potential to deliver housing and economic development, in line with the approach advocated by the NPPG, could not be achieved at this time as the principal work for each had been carried out independently prior to the publication of the NPPG.

**4.9** It is recognised that future SHLAA reviews will need to have full regard to the updated guidance provided through the NPPG, including the integration of land assessments for housing and economic uses.

## Non-Residential Uses

**4.10** This SHLAA Report only considers the potential of sites for future housing development. It does not report on the potential of sites for alternative non-residential uses (i.e. employment, leisure, retail, etc.). Future reviews will consider the scope for integrating the assessment of land for the potential of delivering economic development, in line with the approach advocated through the NPPG.

## Gypsy and Traveller Provision

**4.11** The North Devon and Torridge SHLAA does not directly consider the potential of sites in relation to the provision of Traveller accommodation. The local planning authorities will make appropriate alternative arrangements to appraise such requirements and the findings of the SHLAA will be able to inform this work.

## Base Date

**4.12** The Report forms the culmination of an extensive exercise of desk-based analysis, consultation and survey work carried out between 2012 and 2014 and has been prepared with the support of a wide ranging Stakeholder Panel. This SHLAA Report is founded upon information (such as the planning status, commencements, completions, etc.) with a base date of 31<sup>st</sup> March 2013. It therefore forms a snapshot in time and the status of individual sites may change over time (i.e. there may have been development progress upon a site, or land ownership may have changed, etc.).

## 5 Findings: North Devon

### Introduction

**5.1** This section of the report presents the findings of the SHLAA relating to North Devon. It provides information regarding both the historic and potential future housing supply. Initially it offers a review of past housing delivery before moving on to offer a range of overarching statistics quantifying the overall deliverable and developable housing supply.

**5.2** A breakdown of findings to a number of other lower level geographies, including analysis at the Parish level, Market Town Area (MTA) and Housing Sub-Market Area (SMA) is also provided. Such disaggregated analysis is included considering its potential value to help inform the preparation of the North Devon and Torridge Local Plan and any future strategy for housing delivery.

**5.3** Finally, this section presents an appraisal of the five-year housing land supply position for North Devon. Having regard to the somewhat complex nature of potential future housing targets, the report offers an appraisal against a number of potential housing requirements, including those within the emerging Local Plan, Structure Plan, Strategic Housing Market Assessment update and those presented in the various drafts of the Regional Spatial Strategy.

### Historic Housing Delivery

**5.4** A review of past housing delivery within the district provides a useful context against which to consider potential future housing delivery in the area. Table 1 'Historic Dwelling Completions (North Devon)' offers a summary of historic dwelling delivery on a plan period basis and over the longer term trend period back to 1996. Appendix 2: 'North Devon: Historical Completions 1996-2013' offers a more detailed appraisal of historical dwelling completions, presenting a breakdown to Parish level and on an annualised basis.

**Table 1 Historic Dwelling Completions (North Devon)**

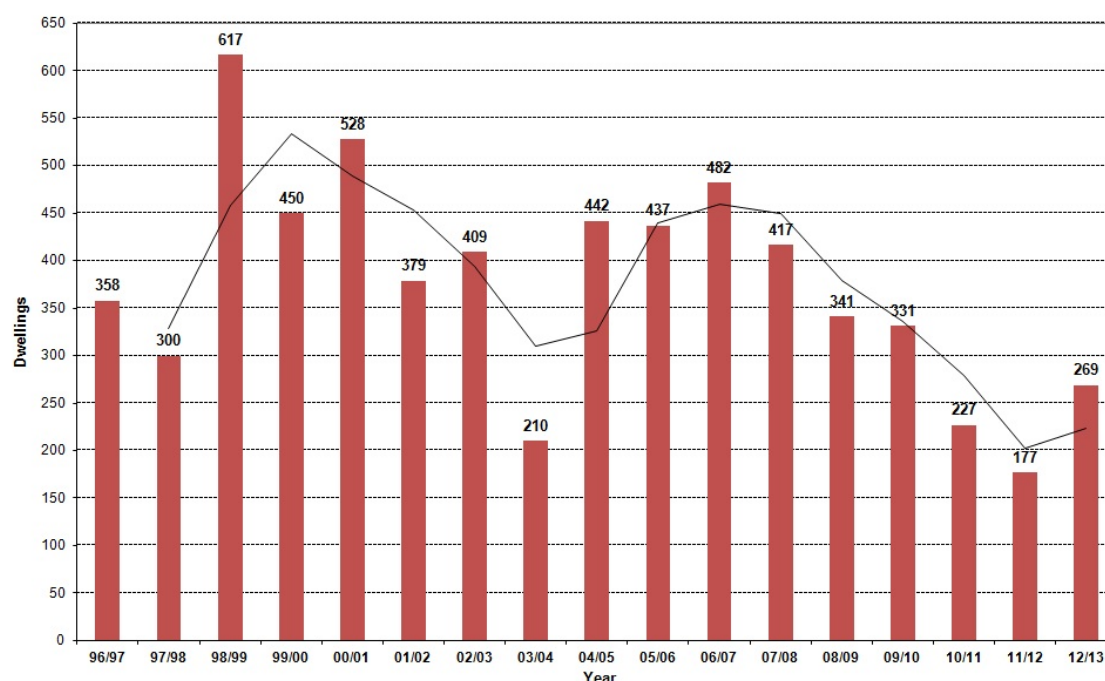
Period	Total	Average (dpa <sup>(1)</sup> )
1996-2001	2,253	450.6
2001-2013	4,121	343.4
2006-2013	2,244	320.6
1996-2013	6,374	374.9

1. Dwellings Per Annum

**5.5** Looking to the long-term historical trend (1996-2013) there has been an average delivery rate of 375 dwellings per annum within North Devon, however this falls to 343 dwellings per annum when viewing the shorter and more recent trend period (2001-2013). Looking only to the post-2006 period the rate drops further to 321 dwellings per annum.

**5.6** Since 1996, annual rates of dwelling completions peaked at 617 dwellings in 1998/99 with a low of 177 dwellings in 2011/12. The three most recent annual periods (2010/11, 2011/12 & 2012/13) follow a drop in delivery, with provision of 227, 177 and 269 dwellings respectively in these years. This is likely to be a reflection of the recent economic downturn and challenging mortgage and housing market, although it would appear there is now an upward trend to housing delivery.

Figure 5.1 Dwelling Completions 1996 to 2013 (North Devon)



**5.7** Achieved development since 2001 has comfortably exceeded the required development rate of 327 dwellings per annum as prescribed by the Devon Structure Plan.

## Future Dwelling Requirements

Table 2 Potential Future Housing Requirements (North Devon)

	Devon Structure Plan (2001-2016)	Regional Spatial Strategy (Latest Draft) (2006-2026)	Regional Spatial Strategy (Initial Draft) (2006-2026)	'Option 1' Figures (2006-2026)	Strategic Housing Market Assessment, 2011 update (2011-2031)	Local Plan (2011 - 2031)
Housing Requirement (A)	4,900	10,900	8,100	8,100	6,656	8,350
Achieved Development (B)	4,121	2,244	2,244	2,244	446	446
Residual Requirement (A-B)	779	8,656	5,856	5,856	6,210	7,904

**5.8** The North Devon and Torridge Local Plan provides the future residential delivery requirements. The potential future housing requirements are calculated on a residual basis: taking account of dwelling completions which have occurred since the commencement of the local plan period (2011). The identified potential future requirements for North Devon are shown in Potential Future Housing Requirements (NDC).

## Future Housing Land Supply

### Context

**5.9** As highlighted previously, the principal role of the SHLAA is to identify the potential future housing land supply. In line with the requirements of the NPPF, such a supply should be sub-divided into that which is considered:

- Deliverable (first five years)
- Developable (six to fifteen years)

**5.10** In doing so, an appraisal has been made of specific individual sites. In line with the approach advocated in the methodology, separate approaches have been applied depending upon the size / potential capacity of the site:

- A. Small Sites with Planning Permissions (below defined threshold); and
- B. Fully Appraised Sites including large sites subject to planning permission (above defined threshold).

**5.11** The approach advocated within the endorsed Northern Peninsula Methodology states that the appraisal of sites making up the potential future housing land supply should be considered in these two distinct batches depending upon whether their size falls above or below the prescribed threshold. Above the defined threshold, all sites are appraised in detail on a site-by-site basis, whilst sites below such a threshold, are considered, for pragmatic reasons, following an aggregated but evidence-based approach.

**5.12** For North Devon, the SHLAA has undertaken 542 detailed site appraisals and a further 200 small sites with planning permission for housing have been considered on an aggregated basis. Each element of the potential future housing land supply is considered in detail below.

### A. Small Sites with Planning Permission

**5.13** Whilst a significant number of sites have been appraised in detail as part of this SHLAA it is recognised that for pragmatic reasons, it is not possible to attempt to identify and appraise all sites which could potentially accommodate future housing development. To this end, sites below the specific defined site size threshold, of smaller than 0.1ha or a gross capacity of less than five dwellings, are appraised on an aggregate basis and through the application of agreed assumptions regarding their potential delivery and yield.

**5.14** Across North Devon there are a significant number of extant planning permissions with the potential to deliver future housing but which fall below the defined site size threshold. These are not assessed in detail on an individual basis but are rather considered on an aggregated basis with a series of assumptions applied with regards to their potential delivery and yield.

**5.15** To allow for a more realistic appraisal of potential, the potential sites in this category of supply are divided into two distinct groups:

- I. Small Sites subject to Implemented Planning Consent for Housing
- II. Small Sites subject to Unimplemented Planning Consent for Housing

*(I.) Small Sites subject to Implemented Planning Consent for Housing*

**5.16** This element of the potential future housing supply comprises sites which are subject to an implemented planning permission for housing and which fall below the defined site size threshold of 0.1ha or have a gross capacity of less than five dwellings. A site is considered to be implemented when development has commenced on site.

**5.17** The yield from such sites can come from either:

- Dwellings that are under construction; or
- Dwellings which are yet to commence construction but on sites where development has otherwise begun.

**5.18** It is assumed that the dwelling yield from small sites which are subject to implemented planning permission will be deemed deliverable and that all dwellings will be completed within the initial five year delivery period.

**5.19** The dwelling yield from this source for North Devon is summarised in Table 3 'Potential from Small Sites with Implemented Planning Permission for Housing (North Devon)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 3: 'North Devon: Schedule of Small Sites'.

**Table 3 Potential from Small Sites with Implemented Planning Permission for Housing (North Devon)**

Source	Dwellings
Under Construction	200
Not Yet Commenced	16
<b>A(I) Implemented Site Capacity (Net)</b>	<b>216</b>

**5.20** The findings present a contribution from this source towards the deliverable future housing supply for North Devon of 216 dwellings on some 172 individual small sites with implemented planning permissions for housing.

*(II.) Small Sites subject to Unimplemented Planning Consent for Housing*

**5.21** Further to the small sites with planning permission for housing where development is under construction, there are a number of sites across North Devon which have planning permission for housing but where development has yet to start - those with unimplemented planning consents.

**5.22** With regard to the potential supply from sites with unimplemented planning consents for housing, an evidence-based discount rate of 15% is applied to the potential yield.

**Table 4 Potential from Small Sites with Unimplemented Planning Permission for Housing (North Devon)**

Number of Sites	160
Potential Capacity (Net)	192
Discount @ Endorsed Rate (15%)	29
<b>A(II) Unimplemented Site Capacity (Net)</b>	<b>163</b>

**5.23** The dwelling yield from sites with unimplemented planning consents from across North Devon is summarised in Table 4 'Potential from Small Sites with Unimplemented Planning Permission for



Housing (North Devon)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 3: 'North Devon: Schedule of Small Sites'.

**5.24** In summary, this source contributes a discounted yield of 163 dwellings towards the deliverable future housing supply for North Devon. This yield is offered from some 160 individual small sites with unimplemented planning permission for housing and is subject to a discount of 29 dwellings to take account of potential non-implementation.

## **B. Appraised Sites**

**5.25** All identified sites which are considered as part of the SHLAA and which fall above the defined site size threshold are subject to an individual and detailed appraisal in terms of their suitability, availability and achievability for future housing development.

**5.26** A total of 452 sites have been subject to this individual appraisal process across North Devon as part of SHLAA preparation. These appraised sites cover a combined area of some 1,479 hectares with the average site size equating to 3.27 hectares. There were 181 new sites submitted since the previous SHLAA report in 2011, with 271 previous sites being reconsidered.

**5.27** A total of 89 appraised sites have been archived since the previous SHLAA report in 2011. These sites are listed in Appendix 5: 'North Devon: Schedule of Archived Sites', which identifies the different reasons for them being archived; such as developments having been completed prior to April 2013, sites delivering solely holiday accommodation, sites below the size threshold and sites having been superseded by new identified sites for appraisal.

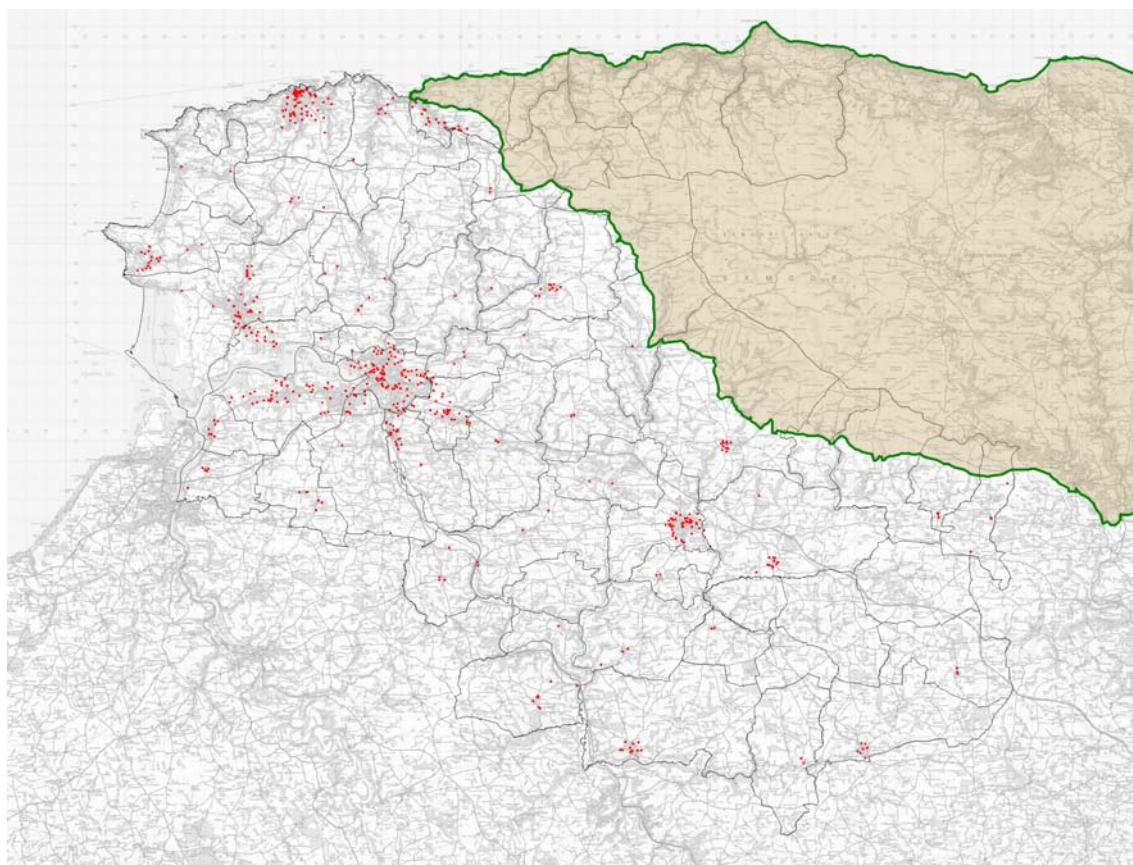
**5.28** Looking to the planning status of such sites, 56 sites are identified as being subject to extant planning permissions. Of these, development has commenced on 25 of the sites, with development on the remaining 18 shown as yet to commence. There are also 9 identified sites which were completed during 2012/13. The remaining 387 appraised sites are not subject to any extant planning permissions for housing, although a number may be allocated within the Development Plan or be subject to current undetermined planning applications.

**5.29** The appraised sites are distributed across the District as illustrated in Figure 5.2 'Distribution of Appraised Sites (North Devon)'<sup>(11)</sup>. Whilst there is a strong focus of sites in and around the principal settlements of Barnstaple, Ilfracombe and South Molton, a significant number of sites are also found elsewhere. Further clusters are found in and around Braunton and along the Fremington - Yelland Corridor. A considerable number are also found in the rural areas which are predominantly, but not exclusively, in and around the main villages.

**5.30** Each of these sites has been subject to a detailed appraisal in line with the process set out in the endorsed Northern Peninsula Methodology. The comprehensive appraisal information for each site can be found in Appendix 7: 'North Devon: Full Individual Site Assessments'. A summary schedule of the pertinent site-based appraisal information is also available in Appendix 4: 'North Devon: Schedule of Appraised Sites'. The location and extent of each site may be seen on a series of maps which are available in Appendix 8: 'North Devon: Site Location Maps'.

11 Note that the figure only depicts appraised sites and does not show the location of the 'small sites' which fall below the applied site size threshold.

Figure 5.2 Distribution of Appraised Sites (North Devon)



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### Appraised Sites - Potential Supply

**5.31** In line with the requirements to identify a five-year deliverable and fifteen-year developable land supply, each individual site's potential is appraised and categorised (Table 5 'Summary of Appraised Sites (North Devon)').

**5.32** For North Devon, of the 452 appraised sites:

- 78 are deemed to be deliverable (at least in part);
- 229 are categorised as to be developable (at least in part); and
- 145 are considered to be not currently developable.

**5.33** Archived sites have been excluded from further consideration; principally because development has been completed prior to the base date of the study.

**5.34** Of those appraised, 307 (68%) are deemed to have the potential to contribute to the future housing land supply by offering either a potentially deliverable or developable dwelling yield. Of these contributing sites, just over a quarter (78 sites / 25.4%) offer a deliverable yield with the remaining three quarters (229 sites / 74.6%) presenting a potentially developable yield.

**5.35** The total land take-up for the sites within North Devon provides an identified potential future land supply of 1,105 hectares. A limited 267 hectares (24%) is accounted for within the deliverable site supply and the remaining significant proportion of 838 hectares (76%) is deemed developable<sup>(12)</sup>.

**Table 5 Summary of Appraised Sites (North Devon)**

	Count	Total Area (hectares)	Mean Area (hectares)
<b>Deliverable</b>	78 (17.3%)	267.1 (18.1%)	3.42
<b>Developable</b>	229 (50.7%)	838.5 (56.7%)	3.66
<b>Not Currently Developable</b>	145 (32.1%)	373.3 (25.2%)	2.57
<b>Total</b>	<b>452</b>	<b>1,478.9</b>	<b>3.27</b>

**5.36** The potential yield for each site is determined on an annualised basis based upon known site information or the assumptions detailed within the Northern Peninsula Methodology. This yield is then aggregated up to that which is considered to be deliverable (within the first five years) and developable (over the subsequent ten years or beyond).

**Table 6 Summary of Yield from Appraised Sites (North Devon)**

	Dwellings (Net)				
	1-5	6-10	11-15	16+	Total
<b>Deliverable (first five years)</b>	2,163				<b>2,163 (17.4%)</b>
<b>Developable (six to fifteen years)</b>		7,403	2,288		<b>9,691 (78.1%)</b>
<b>Developable (beyond fifteen years)</b>				548	<b>548 (4.4%)</b>
<b>Total</b>	<b>2,163 (17.4%)</b>	<b>7,403 (59.7%)</b>	<b>2,288 (18.4%)</b>	<b>548 (4.4%)</b>	<b>12,402</b>

**5.37** Table 6 'Summary of Yield from Appraised Sites (North Devon)' presents a summary of the potential deliverable and developable dwelling yield offered from the appraised sites. For North Devon, the SHLAA identifies a potential yield of:

- **2,163** dwellings which are considered to be **deliverable** over the initial five-year period;
- a further **9,691** dwellings which are deemed to be **developable** over the subsequent ten year period; and
- **548** dwellings which could be developable beyond the fifteen year period.

**5.38** The appraised sites offer a potential fifteen year supply of **11,854** dwellings across North Devon, supplemented by an additional **548** dwellings which could be potentially developable beyond that fifteen year period.

#### Land Status (Greenfield / Previously Developed Land)

**5.39** Table 7 'Breakdown of Appraised Supply by Land Status (North Devon)' offers consideration of appraised sites by their land status - i.e. whether they are considered to be previously developed

<sup>12</sup> Note that these figures reflect sites as a whole and do not divide sites which may be deemed to be only partially deliverable or developable.

land or greenfield. A significant proportion of the identified potential future supply is found on greenfield land.

**Table 7 Breakdown of Appraised Supply by Land Status (North Devon)**

	Site Count	Dwellings (Net)						Area (hectares)
		1-5	6-10	11-15	16+	Deliverable	Developable	
<b>Greenfield</b>	312 (69.0%)	1,295 (59.9%)	6,102 (82.4%)	2,109 (92.2%)	548 (100%)	1,295 (59.9%)	8,759 (85.5%)	1,239.5 (85.2%)
<b>Previously Developed Land</b>	117 (25.9%)	700 (32.4%)	566 (7.7%)	39 (1.7%)	0	700 (32.4%)	605 (5.9%)	102.4 (7.0%)
<b>Mixed</b>	23 (5.1%)	168 (7.8%)	735 (9.9%)	140 (6.1%)	0	168 (7.8%)	875 (8.5%)	112.1 (7.7%)
<b>TOTAL</b>	<b>452</b>	<b>2,163</b>	<b>7,403</b>	<b>2,288</b>	<b>548</b>	<b>2,163</b>	<b>10,239</b>	<b>1,454</b>

**5.40** Some 69% of the appraised sites by quantity are considered to be greenfield and, when reviewed by site area, this jumps to some 85%. Breaking down the supply to that which is deliverable, 60% is identified as being on greenfield land. More significantly, some 85.5% of the potential developable dwelling supply is offered via greenfield sites.

#### Development Type (New Build / Conversion)

**5.41** A breakdown is also offered by reviewing the development type (Table 8 'Appraised Supply by Development Type (North Devon)'). Looking to whether the appraised sites would be delivered through new build development, conversion, or through a combination of the two, the findings show the significant majority (90%) of potential sites would require new build development. When reviewed by potential dwelling supply this reduces to 82.8% of the deliverable supply but increases to 95.2% of the longer-term developable supply.

**Table 8 Appraised Supply by Development Type (North Devon)**

	Site Count	Dwellings (Net)						Area (hectares)
		1-5	6-10	11-15	16+	Deliverable	Developable	
<b>New Build</b>	407 (90.0%)	1,792	6,913	2,282	548	1,792 (82.8%)	9,743 (95.2%)	1,402.7 (96.5%)
<b>Conversion</b>	22 (4.9%)	46	78	0	0	46 (2.1%)	78 (0.8%)	3.5 (0.2%)
<b>Combination</b>	23 (5.1%)	325	412	6	0	325 (15.0%)	418 (4.1%)	47.8 (3.3%)
<b>TOTAL</b>	<b>452</b>	<b>2,163</b>	<b>7,403</b>	<b>2,288</b>	<b>548</b>	<b>2,163</b>	<b>10,239</b>	<b>1,453.9</b>

#### Planning Status

**5.42** The appraised sites include a mix of sites which are both subject to, and not subject to, planning permission for housing (Table 9 'Appraised Supply by Planning Status (North Devon)'). Of those appraised as part of this exercise, the overriding majority (85.6%) are not subject to an existing planning permission for housing, with a further 2.9% of sites having a resolution to approve in principle subject to a section 106 agreement being signed. When reviewing the deliverable dwelling supply the situation is more balanced; it can be seen that 52.2% of such supply is subject to extant planning permissions for housing, with a further 34.6% of supply having a resolution to approve in principle subject to a section 106 agreement being signed. This is not the case for the developable dwelling supply, with 85.7% of such supply not being subject to planning permission for housing and a further

9.7% of supply having a resolution to approve in principle subject to a section 106 agreement being signed.

**Table 9 Appraised Supply by Planning Status (North Devon)**

	Site Count	Dwellings (Net)					
		1-5	6-10	11-15	16+	Deliverable	Developable
Unimplemented Permissions	18 (4.0%)	753	438	0	0	753 (34.8%)	438 (4.3%)
Implemented Permissions	34 (7.5%)	376	39	0	0	376 (17.4%)	39 (0.4%)
Sites which have resolution to permit subject to s106	13 (2.9%)	748	981	10	0	748 (34.6%)	991 (9.7%)
Not subject to Planning Permission	387 (85.6%)	286	5,945	2,278	548	286 (13.2%)	8,771 (85.7%)
<b>Total</b>	<b>452</b>	<b>2,163</b>	<b>7,403</b>	<b>2,288</b>	<b>548</b>	<b>2,163</b>	<b>10,239</b>

## Deliverable and Developable Housing Land Supply

**5.43** By combining the various sources of supply it is possible to determine the overall deliverable (five-year) and developable (fifteen-year) housing land supply for North Devon. Table 12 'Summary of Housing Land Supply (North Devon)' reveals the potential future dwelling supply for North Devon. A summary of the various elements making up the potential future housing land supply is presented in Table 10 'Breakdown of Housing Land Supply (North Devon)'.

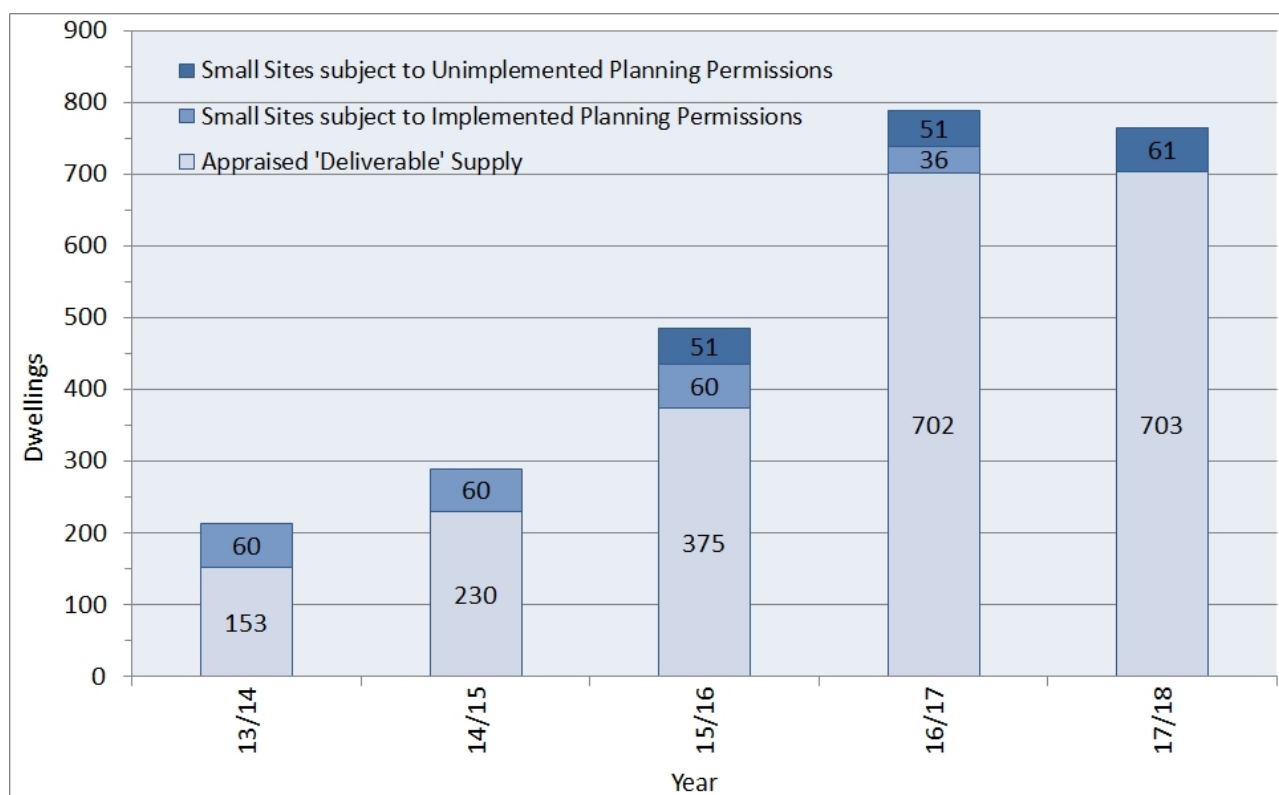
**Table 10 Breakdown of Housing Land Supply (North Devon)**

Small Site with Planning Consent (A) <sup>(1)</sup>	(II) Unimplemented	Count	160
		Dwellings (Net)	192
		Dwellings (Net with 15% Discount)	163
	(I) Implemented	Count	172
		Dwellings (Net)	216
Fully Appraised Sites (B) <sup>(2)</sup>	Count		452
	Dwellings (Net)	Year 1-5	2,163
		Year 6-10	7,403
		Year 11-15	2,288
		Year 16+	548

1. Less than 0.1ha and less than 5 dwellings (gross)
2. 0.1ha or larger and/or 5 or more dwellings (gross)



Figure 5.3 Deliverable Housing Land Supply (North Devon)



#### Deliverable Housing Land Supply

**5.44** The SHLAA demonstrates a **deliverable** housing land supply within North Devon over the five-year period, 2013/14 to 2017/18, with the potential to deliver **2,542** dwellings (Table 11 'Deliverable Dwelling Supply (North Devon)'). This deliverable dwelling yield is provided from sites which are considered to be both suitable and available for housing development and for which there is a reasonable prospect that housing delivery will be achievable within five years.

Table 11 Deliverable Dwelling Supply (North Devon)

Source	Dwellings (Net)
Small Sites subject to Unimplemented Planning Consent (A)(II)	163
Small Sites subject to Implemented Planning Consent (A)(I)	216
Fully Appraised Sites (B)	2,163
<b>Total</b>	<b>2,542</b>

**5.45** Using a series of assumptions<sup>(13)</sup> with regard to the delivery of the small sites subject to planning permission, along with the assumed annualised delivery of the appraised sites, it is possible to project the likely annual yield of the deliverable housing land supply (Figure 5.3 'Deliverable Housing Land Supply (North Devon)'). This information is combined with a range of other SHLAA findings for North Devon and presented as a comprehensive housing trajectory later within this section.

13 See endorsed Northern Peninsula Methodology (Appendix 18: 'Northern Peninsula Housing Market Area SHLAA Methodology').

### Developable Housing Land Supply

**5.46** Beyond the initial five-year period, the SHLAA identifies a further **developable** housing land supply for the subsequent ten year period (2018/19 to 2027/28) with the potential to yield **9,691** dwellings. This developable dwelling yield is offered from sites which are suitable for housing and for which there is a reasonable prospect that it will become available, and that development will be achievable, for the delivery of housing.

**5.47** By combining the assumed annualised delivery of the individual appraised sites, it is possible to project the likely annual yield of the developable housing land supply (Figure 5.4 'Developable Housing Land Supply (North Devon)'). This information is combined with a range of other SHLAA findings for Torridge and presented as a comprehensive housing trajectory later within this section.

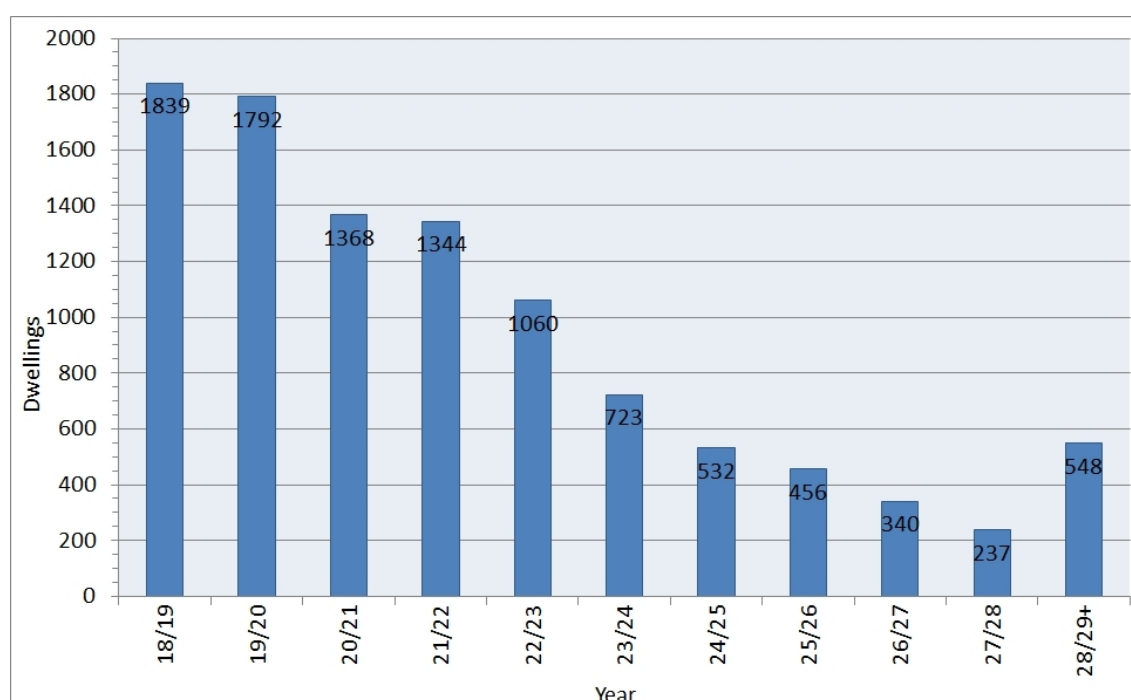
### Fifteen Year Housing Land Supply

**5.48** The SHLAA can therefore be seen to identify for North Devon a total **developable** housing land supply over the full fifteen year period (2013/14 to 2027/28) equivalent to a yield of some **12,233** dwellings. In addition, a further 548 dwellings are identified as having the potential to be developable beyond 2028 (Summary of Housing Land Supply (North Devon)).

**Table 12 Summary of Housing Land Supply (North Devon)**

	Dwellings (Net)
Five Year Deliverable Supply (Years 1-5)	2,542
Additional Developable Supply (Years 6-15)	9,691
Fifteen Year Developable Dwelling Supply (Years 1-15)	<b>12,233</b>
Beyond Fifteen Year Developable Supply (Years 16+)	548
Total Deliverable / Developable Supply (Years 1-16+)	<b>12,781</b>

**Figure 5.4 Developable Housing Land Supply (North Devon)**





**5.49** Table 13 'SHLAA Supply vs Potential Housing Requirements (North Devon)' compares the identified housing land supply with the residual requirements for all potential housing requirements across identified future plan periods. In doing so, it can be demonstrated that the SHLAA identifies sufficient developable supply to meet potential requirements for North Devon across at least the next fifteen years (to 2028).

**Table 13 SHLAA Supply vs Potential Housing Requirements (North Devon)**

	Devon Structure Plan*	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)
<b>Plan Period</b>	2001 - 2016	2006-2026	2006-2026	2006-2026	2011-2031	2011-2031
<b>Housing Requirement [A]</b>	4,900 (327)	10,900 (545)	8,100 (405)	8,100 (405)	6,656 (333)	8,350 (418)
<b>Achieved Development [B]</b>	4,121 (343)	2,244 (321)	2,244 (321)	2,244 (321)	446 (223)	446 (223)
<b>Residual Requirement [C] =[A]-[B]</b>	779 (260)	8,656 (666)	5,856 (450)	5,856 (450)	6,210 (345)	7,904 (439)
<b>SHLAA Supply</b>	989	11,756	11,756	11,756	12,233	12,233
<b>Surplus (+) / Deficit (-)</b>	<b>+210</b>	<b>+3,100</b>	<b>+5,900</b>	<b>+5,900</b>	<b>+6,023</b>	<b>+4,329</b>

**5.50** As it has been possible to identify an adequate supply of specific deliverable and developable sites, sufficient to meet the identified future land requirements for housing within North Devon, the SHLAA does not continue to consider the identification of 'broad locations' or to quantify a windfall allowance.

## Locality Based Analysis

**5.51** The SHLAA findings for North Devon are disaggregated and presented at a series of lower level geographies. Analysis is offered on the following basis:

- Parish
- Market Town Area (MTA)
- Housing Sub-Market Area (SMA)

### Parish

**5.52** The geographical area of North Devon is covered by a series of 57 individual Parishes (Figure 5.5 'Parishes (North Devon)') excluding those parishes situated solely within the boundary of Exmoor National Park. Above the site specific level, this is the lowest order geography at which the SHLAA findings are available.<sup>(14)</sup>

<sup>14</sup> A guide to the abbreviations used to reference the North Devon Parishes (i.e. ILF for Ilfracombe) is available in Appendix 9: 'North Devon: Defined Geographies'.

Figure 5.5 Parishes (North Devon)



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**5.53** The Parish level findings are presented in North Devon: Summary of Findings by Parish. The findings indicate that a contribution is offered to the potential future dwelling supply from 44 out of the 63 parishes. The largest contribution is offered from those Parishes in and around the larger settlements.

**5.54** Looking to the full fifteen-year developable land supply, 79.4% of the potential dwelling yield is offered from only six Parishes. The largest overall yield is offered from Fremington (20.0%), followed by Barnstaple (15.6%), Landkey (13.5%), Ilfracombe (12.4%), South Molton (10.0%) and Tawstock (7.8%). Beyond these Parishes the potential yield on offer diminishes rapidly.

### Housing Sub-Market Areas (SMAs)

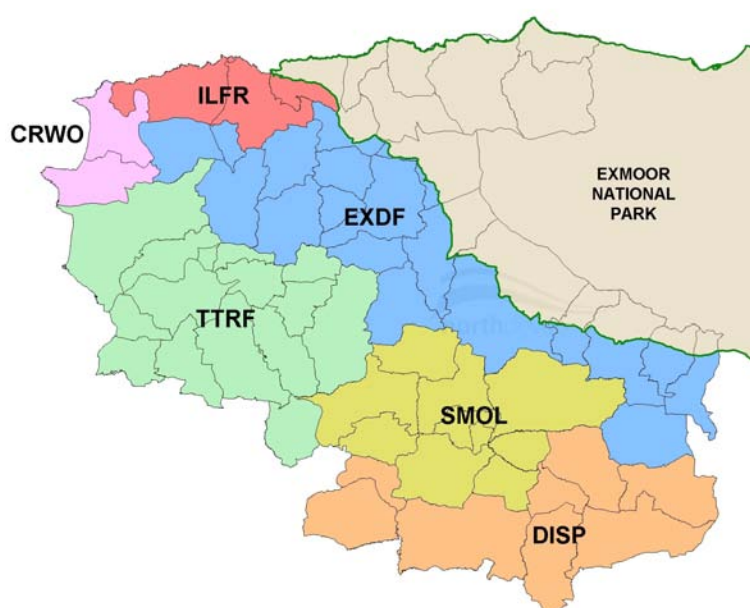
**5.55** The Northern Peninsula Strategic Housing Market Assessment splits the Northern Peninsula Housing Market Area into a series of housing Sub-Market Areas (SMAs) based on the functionality of the housing market across the sub-region.

**5.56** A Sub-Market Area defines the extent of a geographical area where the housing market has distinct characteristics including where the local population live, work and move. As such, it is considered that dis-aggregating the findings to such a geography could offer a valuable analysis tool to support decision making on future housing delivery.

**5.57** The geographical area of North Devon is split into a series of six such Sub-Market Areas (Figure 5.6 'Housing Sub-market Areas (SMA) (North Devon)'):

- Croyde Woolacombe Coastal High Value (CRWO)
- Dispersed Rural Areas (DISP)
- Exmoor and Downland Fringe (EXDF)
- Ilfracombe Coastal Low Value (ILFR)
- South Molton (SMOL)
- Taw & Torridge: Towns and Rural Fringe (TTRF)

**Figure 5.6 Housing Sub-market Areas (SMA) (North Devon)**



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**Table 14 Housing Land Supply by Housing Sub-Market Area (SMA) (North Devon)**

SMA	Small Site Planning Permissions				Fully Assessed Sites					Deliverable	Developable	Fifteen Year Dwelling
	Site Count	Unimplemented		Implemented	Site Count	Dwellings (Net)				Dwellings	Dwellings	Supply (net)
		Dwellings (Net)	Dwellings (Net with 15% Discount)	Dwellings (Net)		1-5	6-10	11-15	16+	1-5 Years (Net)	6-15 Years (Net)	
TTRF	156	67	57	68	237	1,708	4,963	1,622	143	1,833 (72.2%)	6,585 (67.9%)	8,418 (68.8%)
ILF	98	45	38	52	78	127	616	468	405	217 (8.5%)	1,084 (11.2%)	1,301 (10.6%)
SMOL	49	16	14	38	56	236	1,022	95	0	288 (11.3%)	1,117 (11.5%)	1,405 (11.5%)
EXDF	55	30	26	21	40	80	371	20	0	126 (5.0%)	391 (4.0%)	517 (4.2%)
DISP	34	12	10	15	24	8	253	83	0	33 (1.3%)	336 (3.5%)	369 (3.0%)
CRWO	52	21	18	21	17	4	178	0	0	43 (1.7%)	178 (1.8%)	221 (1.8%)
TOTAL	444	191	162	215	452	2,163	7,403	2,288	548	2,540	9,691	12,231

**5.58** Please note that for the purpose of SHLAA analysis the housing Sub-Market Areas have been aligned to the nearest Parish boundaries.

**5.59** Table 14 'Housing Land Supply by Housing Sub-Market Area (SMA) (North Devon)' presents a breakdown of SHLAA findings by Sub-Market Area across North Devon. The results show that the distribution of supply is not balanced across the varying Sub-Market areas. The largest proportion of both the deliverable (72.2%) and developable (67.9%) future dwelling supply found within the Taw & Torridge: Towns and Rural Fringe SMA. This is the Sub-Market Area which contains the sub-regional centre of Barnstaple, as well as the local centres of Fremington and Braunton.

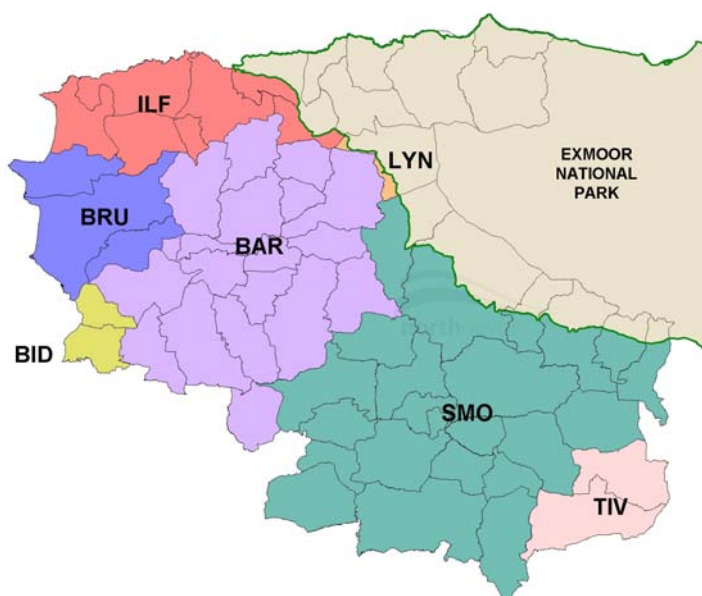
### Market Town Area (MTA)

**5.60** Devon County Council has divided the County area into a series of 28 "Devon Town" areas each defined around an individual Market or Coastal town and taking in its surrounding rural hinterland<sup>(15)</sup>. Each has been defined by looking at the functional relationship of the surrounding rural area with the individual towns. For the purpose of the SHLAA these have been labelled as Market Town Areas (MTAs).

**5.61** The geographical area of North Devon is subject to coverage by at least part of seven distinct Market Town Areas (Table 15 'Housing Land Supply by Market Town Area (MTA) (North Devon)'):

- Barnstaple (BAR)
- Bideford (BID)
- Braunton (BRU)
- Ilfracombe (ILF)
- Lynton (LYN)
- South Molton (SMO)
- Tiverton (TIV)

**Figure 5.7 Market Town Areas (MTA) (North Devon)**



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15 <http://www.devon.gov.uk/index/councildemocracy/neighbourhoods-villages/devontownprofiles.htm>

**5.62** Four of the Market Town Areas are formed around the principal settlements of Barnstaple, Braunton, Ilfracombe and South Molton. The remaining Market Town Areas cover rural areas that are associated to towns (Bideford, Lynton and Tiverton) outside of the local planning authority area.

**5.63** Table 15 'Housing Land Supply by Market Town Area (MTA) (North Devon)' presents a breakdown of the potential deliverable and developable dwelling supply across North Devon by Market Town Areas.

**5.64** As with the analysis by Housing Sub-Market Area, it can be seen that there is not an even distribution of potential dwelling supply across the different Market Town Areas. The findings reveal that the Barnstaple Market Town Area contains the significant majority (63.2%) of the fifteen year identified dwelling supply.

**Table 15 Housing Land Supply by Market Town Area (MTA) (North Devon)**

MTA	Small Site Planning Permissions				Fully Assessed Sites					Deliverable	Developable	Fifteen Year Dwelling Supply (net)
	Count	Unimplemented		Implemented	Count	Dwellings (Net)				Dwellings	Dwellings	
		Dwellings (Net)	Dwellings (Net with 15% Discount)	Dwellings (Net)		1-5	6-10	11-15	16+	1-5 Years (Net)	6-15 Years (Net)	
BAR	135	56	47	61	203	1,499	4,516	1,612	143	1,607 (63.3%)	6,128 (63.2%)	7,735 (63.2%)
BID	6	1	1	3	12	0	55	0	0	4 (0.2%)	55 (0.6%)	59 (0.5%)
BRU	61	25	21	19	58	234	707	10	0	274 (10.8%)	717 (7.4%)	991 (8.1%)
ILF	140	64	54	72	84	130	664	468	405	256 (10.0%)	1,132 (11.7%)	1,388 (11.3%)
LYN	0	0	0	0	0	0	0	0	0	0 (0%)	0 (0%)	0 (0%)
SMO	92	42	36	55	86	300	1,390	115	0	391 (15.4%)	1,505 (15.5%)	1,896 (15.5%)
TIV	10	3	3	5	9	0	71	83	0	8 (0.3%)	154 (1.6%)	162 (1.3%)
TOTAL	444	191	162	215	452	2,163	7,403	2,288	548	2,540	9,691	12,231

## Five-Year Housing Land Supply Appraisal

**5.65** National planning policy on housing<sup>(16)</sup> requires that local planning authorities identify a five year supply of **deliverable** sites for housing when considered against identified housing requirements. It notes that this should be achieved by drawing on information from the SHLAA or making use of other relevant evidence.

**5.66** As such, this SHLAA report forms an integral part of the evidence to demonstrate compliance with such a requirement. The appraisal is undertaken by making a comparison of the potential deliverable housing land supply against identified future residential dwelling requirements.

**5.67** National planning policy<sup>(17)</sup> requires planning authorities to provide an additional 5% buffer (moved forward from later in the plan period) to ensure choice and competition. A 20% buffer is required where there has been a record of persistent under delivery. As such, the report offers an appraisal against future dwelling requirements under both potential scenarios.

<sup>16</sup> Paragraph 47 of the National Planning Policy Framework (CLG)

<sup>17</sup> Paragraph 47 of the National Planning Policy Framework (CLG)

**5.68** There are also different methodologies for calculating the relevant five-year housing land supply position, differing primarily in when any cumulative under provision (residual unmet housing requirement) is to be met. The 'Sedgefield' method delivers the unmet requirement within the first five years on top of annual housing requirements, whereas the 'Liverpool' method delivers the total unmet requirement over the remaining plan period.

**5.69** This section of the report presents the potential dwelling requirements against which such an appraisal should be made, before moving on to summarise the potential deliverable housing supply. It finally offers a comparison of the two figures.

### Dwelling Requirements

**5.70** Historically the five-year housing land supply has been appraised against the residential delivery requirements detailed within the adopted development plan. However, as noted earlier in this report, there is currently a degree of uncertainty as to the appropriate future residential delivery requirements in the absence of a recently adopted local plan. As such, the report offers an appraisal against a range of potential future dwelling requirements.

**Table 16 Potential Future Housing Requirements (North Devon)**

	Devon Structure Plan*	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)
<b>Housing Requirement [A]</b>	4,900 (327)	10,900 (545)	8,100 (405)	8,100 (405)	6,656 (333)	8,350 (418)
<b>Achieved Development [B]</b>	4,121 (343)	2,244 (321)	2,244 (321)	2,244 (321)	446 (223)	446 (223)
<b>Residual Requirement [C] =[A]-[B]</b>	779 (260)	8,656 (666)	5,856 (450)	5,856 (450)	6,210 (345)	7,904 (439)
<b>Years into Period [D]</b>	12	7	7	7	2	2
<b>Under Supply [E] = ([A (dpa)] x[D]) - [B]</b>	0	1,571	591	591	220	390

**5.71** Potential Future Housing Requirements (North Devon) sets out the potential future housing requirements for North Devon. These are based upon the residual dwelling figures for the remaining periods of the various identified future potential housing scenarios, and are calculated on a pro-rata basis from the overall residual values.



Table 17 Potential Five Year Housing Land Requirements (North Devon)

	Devon Structure Plan	Regional Spatial Strategy  (Latest Draft)	Regional Spatial Strategy  (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
<b>Five Year Dwelling Requirement (Baseline)</b>						
<b>Liverpool Method [F] = [C] x 5</b>	1,439	3,329	2,250	2,250	1,725	2,200
<b>Sedgefield Method [G] = ([A (dpa)] x 5) + [E]</b>	1,439	4,296	2,616	2,616	1,884	2,482
<b>Five Year Dwelling Requirement (+5% Allowance)</b>						
<b>Liverpool Method [H] = [F] x 1.05</b>	1,511	3,495	2,363	2,363	1,811	2,310
<b>Sedgefield Method [I] = [G] x 1.05</b>	1,511	4,511	2,747	2,747	1,978	2,607
<b>Five Year Dwelling Requirement (+20% Allowance)</b>						
<b>Liverpool Method [J] = [F] x 1.2</b>	1,727	3,995	2,700	2,700	2,070	2,640
<b>Sedgefield Method [K] = [G] x 1.2</b>	1,727	5,155	3,139	3,139	2,260	2,979

**5.72** Table 17 'Potential Five Year Housing Land Requirements (North Devon)' presents the potential five-year housing land supply requirements for Torridge. The table summarises the outcomes of calculations to establish the requirements using a taking account of a zero, five percent and twenty percent buffer and utilising both the Liverpool and Sedgefield methodologies.

### Housing Land Supply

**5.73** Building upon the information contained earlier within this report and subject to the agreed methodology, it is possible to quantify the housing land supply for five-year housing land supply appraisal purposes. For such an appraisal, the supply has to be considered deliverable, in line with the definition provided by the NPPF. In line with Practice Guidance, no windfall allowance has been made within the deliverable land supply.

**5.74** Table 11 'Deliverable Dwelling Supply (North Devon)' offers a breakdown of the deliverable supply in its constituent components. The SHLAA identifies a five-year deliverable housing land supply for North Devon of **2,542** dwellings, equivalent to an annualised yield of 508 dwellings.

### Five Year Supply Appraisal

**5.75** To appraise the five-year land supply position it is necessary to compare the identified deliverable housing land supply against the calculated five-year residual requirements. Table 18 'Five-year Land Supply Appraisal (North Devon)' shows a summary of the outcomes for each of the considered future dwelling requirement scenarios.



Table 18 Five-year Land Supply Appraisal (North Devon)

	Devon Structure Plan	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
<b>Five Year Assessment (Baseline) / Years Supply (% of requirement)</b>						
<b>Liverpool Method</b> $=([L]÷[F])×5$	8.83 (176.5%)	3.81 (76.3%)	5.64 (112.8%)	5.64 (112.8%)	7.36 (147.2%)	5.78 (115.7%)
<b>Sedgefield Method</b> $=([L]÷[G])×5$	8.83 (176.5%)	2.96 (59.1%)	4.85 (97.1%)	4.85 (97.1%)	6.74 (134.8%)	5.12 (102.4%)
<b>Five Year Assessment (+5% Allowance) / Years Supply (% of requirement)</b>						
<b>Liverpool Method</b> $=([L]÷[H])×5$	8.41 (168.1%)	3.63 (72.7%)	5.37 (107.4%)	5.37 (107.4%)	7.01 (140.2%)	5.51 (110.2%)
<b>Sedgefield Method</b> $=([L]÷[I])×5$	8.41 (168.1%)	2.82 (56.3%)	4.62 (92.5%)	4.62 (92.5%)	6.42 (128.4%)	4.88 (97.5%)
<b>Five Year Assessment (+20% Allowance) / Years Supply (% of requirement)</b>						
<b>Liverpool Method</b> $=([L]÷[J])×5$	7.35 (147.1%)	3.18 (63.6%)	4.70 (94.0%)	4.70 (94.0%)	6.14 (122.7%)	4.82 (96.4%)
<b>Sedgefield Method</b> $=([L]÷[K])×5$	7.35 (147.1%)	2.46 (49.3%)	4.05 (80.9%)	4.05 (80.9%)	5.62 (112.3%)	4.27 (85.3%)

**5.76** The appraisal indicates that it is possible to demonstrate a five-year housing land supply under both potential methodologies and for both buffer scenarios against the:

- Devon Structure Plan
- Strategic Housing Market Assessment Update.

**5.77** Conversely, a five-year housing land supply cannot be demonstrated for either methodology nor for either buffer scenario against the latest South West Regional Spatial Strategy.

**5.78** The appraisal also indicates that it is possible to demonstrate a five-year housing land supply under the Liverpool methodology for a 5% buffer scenario, but not for the 20% buffer nor the 5% buffer under the Sedgefield methodology, against the:

- Publication draft Local Plan
- South West Regional Strategy (Initial draft and Option1).

**5.79** With regard to the requirements identified by the most up-to-date evidence base of housing need, the Strategic Housing Market Assessment Update, it is possible to demonstrate a significant supply margin above the established five-year requirement, with analysis indicating a **140%** provision (equivalent to a 7.0 year supply) against the requirements assuming a 5% buffer.

## Housing Trajectory

**5.80** It is possible to combine the findings reported within this section to create a comprehensive housing trajectory. This presents both the actual historical dwelling completions and the predicted future housing delivery. A trajectory also provides a presentation of delivery performance against the

defined future dwelling requirements. It is intended to offer a tool to help effectively plan, monitor and manage the housing land supply.

**5.81** The comprehensive data for North Devon is presented overleaf in Table 19 'Housing Trajectory (North Devon)'. This is represented graphically in Figure 5.8 'Housing Trajectory (North Devon)' and Figure 5.9 'Housing Trajectory - Cumulative Position (North Devon)'.

Table 19 Housing Trajectory (North Devon)

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29+
Future Year													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Completions																												
Actual Completions	379	409	210	442	437	482	417	341	331	227	177	269																
Outstanding Small Site Permissions																												
Unimplemented Small Site Permissions													0	0	60	60	71											
Discounted Small Site Permissions (15% discount)													0	0	51	51	60											
Implemented Site Permissions													60	60	60	35	0											
Implemented Small Site Permissions (0% discount)													60	60	60	35	0											
Deliverable Supply																												
Deliverable Sites													153	230	375	702	703	555	431	335	260	212	70	60	70	70	70	130
Developable Supply																												
Developable Sites																		1824	1361	1033	1084	848	653	472	386	270	167	418
Projected Supply																												
Projected Completions													213	290	486	788	763	1839	1792	1368	1344	1060	723	532	456	340	237	548
Cumulative Position																												
2001 - Present	379	788	998	1440	1877	2359	2776	3117	3448	3675	3852	4121	4334	4624	5110	5898	6661	8500	10292	11660	13004	14064	14787	15319	15775	16115	16352	16900
2006 - Present						482	899	1240	1571	1798	1975	2244	2457	2747	3233	4021	4784	6623	8415	9783	11127	12187	12910	13442	13898	14238	14475	15023
2011 - Present													177	446	659	949	1435	2223	2986	4825	6617	7985	9329	10389	11112	11644	12100	12440
Potential Requirements (Plan)	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1													
Structure Plan	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327													
South West RSS (Latest Draft)						545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545			
Option 1						405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405			
South West RSS (Initial Draft)						405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405			
Strategic Housing Market Assessment Update												333	333	333	333	333	333	333	333	333	333	333	333	333	333	333	333	333
North Devon and Torridge Local Plan												418	418	418	418	418	418	418	418	418	418	418	418	418	418	418	418	418
Residual Requirements																												
Structure Plan	4521	4112	3902	3460	3023	2541	2124	1783	1452	1225	1048	779	566	276	-210													
South West RSS (Latest Draft)						10418	10001	9660	9329	9102	8925	8656	8443	8153	7667	6879	6116	4277	2485	1117	-227	-1287	-2010	-2542	-2998			
Option 1						7618	7201	6860	6529	6302	6125	5856	5643	5353	4867	4079	3316	1477	-315	-1683	-3027	-4087	-4810	-5342	-5798			
South West RSS (Initial Draft)						7618	7201	6860	6529	6302	6125	5856	5643	5353	4867	4079	3316	1477	-315	-1683	-3027	-4087	-4810	-5342	-5798			
Strategic Housing Market Assessment Update											6479	6210	5997	5707	5221	4433	3670	1831	39	-1329	-2673	-3733	-4456	-4988	-5444	-5784	-6021	-6569
North Devon and Torridge Local Plan											8173	7904	7691	7401	6915	6127	5364	3525	1733	365	-979	-2039	-2762	-3294	-3750	-4090	-4327	-4875
Annualised Requirements (Manage)																												
Structure Plan	326.7	322.9	316.3	325.2	314.5	302.3	282.3	265.5	254.7	242.0	245.0	262.0	259.7	283.0	276.0													
South West RSS (Latest Draft)						545	548.3	555.6	568.2	583.1	606.8	637.5	665.8	703.6	741.2	766.7	764.3	764.5	611	414.2	223.4	-56.8	-429	-1005	-2542			
Option 1						405	400.9	400.1	403.5	408.1	420.1	437.5	450.5	470.3	486.6	486.7	453.2	414.5	211	-52.5	-336.6	-756.8	-1362.3	-2405	-5342			
South West RSS (Initial Draft)						405	400.9	400.1	403.5	408.1	420.1	437.5	450.5	470.3	486.6	486.7	453.2	414.5	211	-52.5	-336.6	-756.8	-1632.3	-2405	-5342			
Strategic Housing Market Assessment Update											332.8	341	345	352.8	356.7	348.1	316.6	282.3	152.6	3.5	-132.9	-297	-466.6	-636.6	-831.3	-1089	-1446	-2007
North Devon and Torridge Local Plan											417.5	430.2	439.1	452.4	462.6	461	437.6	412.6	293.8	157.5	36.5	-108.8	-254.9	-394.6	-549	-750	-1023	-1442
Cumulative Requirement																												
Structure Plan	326.7	653.3	980	1306.7	1633.3	1960	2286.7	2613.3	2940	3266.7	3593.3	3920	4246.7	4573.3	4900.													
South West RSS (Latest Draft)						545	1090	1635	2180	2725	3270	3815	4360	4905	5450	5995	6540	7085	7630	8175	8720	9265	9810	10355	10900			
Option 1						405	810	1215	1620	2025	2430	2835	3240	3645	4050	4455	4860	5265	5670	6075	6480	6885	7290	7695	8100			
South West RSS (Initial Draft)						405	810	1215	1620	2025	2430	2835	3240	3645	4050	4455	4860	5265	5670	6075	6480	6885	7290	7695	8100			
Strategic Housing Market Assessment Update											332.8	665.6	998.4	1331	1664	1997	2330	2662	2995	3328	3661	3994	4326.4	4659.2	4992	5325	5658	5990
North Devon and Torridge Local Plan											417.5	835	1252.5	1670	2088	2505	2923	3340	3758	4175	4593	5010	5427.5	5845	6262.5	6680	7098	7515
Relative Position (Monitor)																												
Structure Plan	52.3	134.7	18	133.3	243.7	399	489.3	503.7	508	408	259	201	87	51	210													
South West RSS (Latest Draft)						-63	-191	-395	-609	-927	-1295	-1571	-1903	-2158	-2217	-1974	-1756	-462	785	1608	2407	2922	3100	3087	2998			
Option 1						77	89	25	-49	-227	-455	-591	-783	-898	-817	-434	-76	1358	2745	3708	4647	5302	5620	5747	5798			
South West RSS (Initial Draft)						77	89	25	-49	-227	-455	-591	-783	-898	-817	-434	-76	1358	2745	3708	4647	5302	5620	5747	5798			
Strategic Housing Market Assessment Update											-156	-220	-339	-382	-229	226	656	2163	3622	4657	5668	6395	6786	6985	7108	7115	7019	7235
North Devon and Torridge Local Plan											-241	-389	-594	-721	-653	-282	64	1485	2860	3810	4737	5379	5685	5799	5838	5760	5580	5710

Figure 5.8 Housing Trajectory (North Devon)

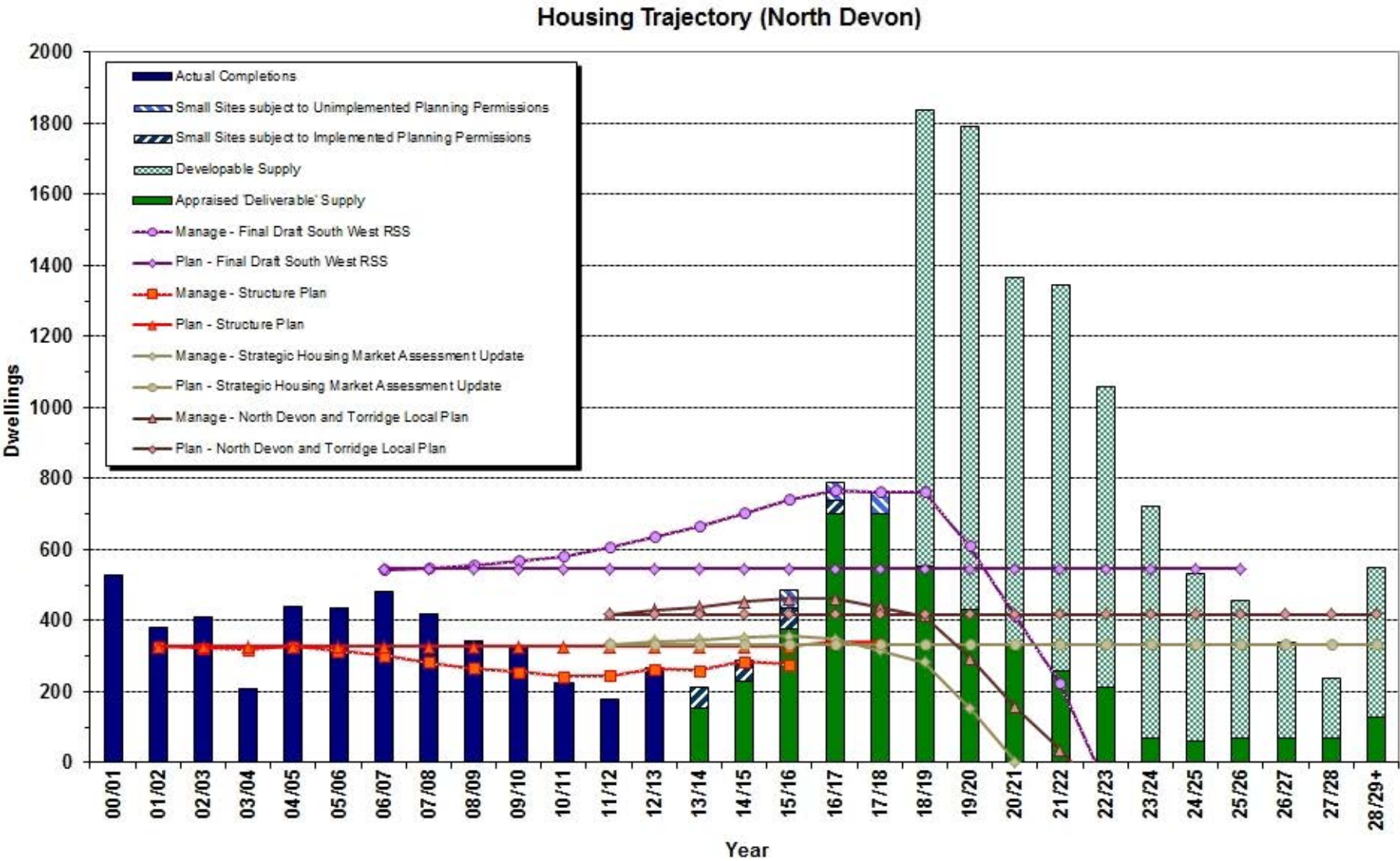
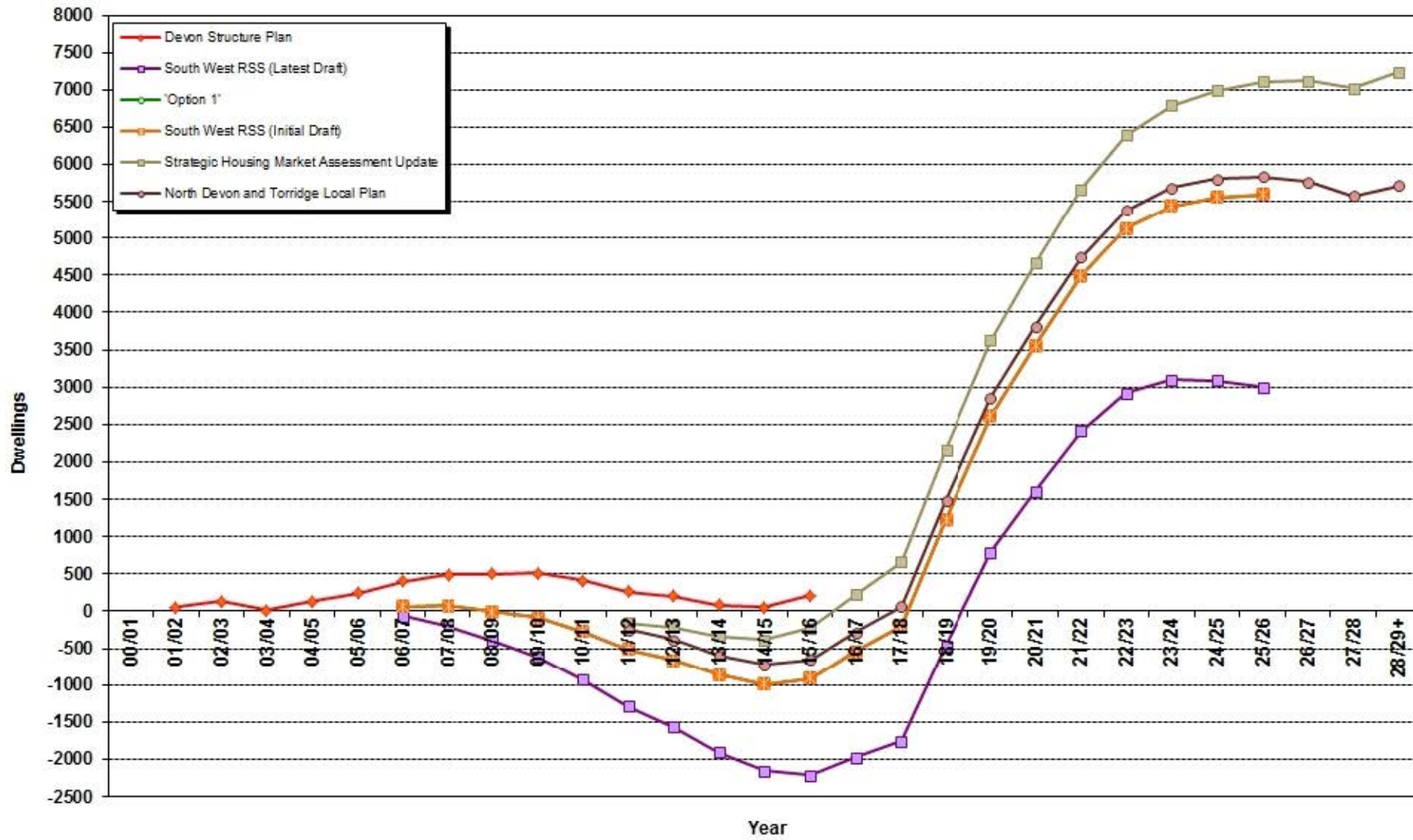


Figure 5.9 Housing Trajectory - Cumulative Position (North Devon)





## 6 Findings: Torridge

### Introduction

**6.1** This section of the report presents the findings of the SHLAA relating to Torridge. It provides information regarding both the historic and potential future housing supply. Initially it offers a review of past housing delivery before moving on to offer a range of overarching statistics quantifying the overall deliverable and developable housing supply.

**6.2** A breakdown of findings to a number of other lower level geographies, including analysis at the Parish level, Market Town Area and Housing Sub-Market Area is also provided. Such disaggregated analysis is included considering its potential value to help inform the preparation of the North Devon and Torridge Local Plan and any future strategy for housing delivery.

**6.3** Finally, this section presents an appraisal of the five-year housing land supply position for Torridge. Having regard to the somewhat complex nature of potential future housing targets, the report offers an appraisal against a number of potential housing requirements, including those within the adopted Structure Plan, Strategic Housing Market Assessment Update, those presented in the various drafts of the Regional Spatial Strategy and the Publication Draft of the North Devon and Torridge Local Plan.

### Historic Housing Delivery

**6.4** A review of past housing delivery within the district provides a useful context against which to consider potential future housing delivery in the area. Table 20 'Historic Dwelling Completions (Torridge)' offers a summary of historic dwelling delivery on a plan period basis and over the longer term trend period back to 1991. Appendix 10: 'Torridge: Historical Completions 1991-2013' offers a more detailed appraisal of historical dwelling completions, presenting a breakdown to Parish level and on an annualised basis.

**Table 20 Historic Dwelling Completions (Torridge)**

Period	Total	Average (dpa <sup>(1)</sup> )
1991-2001	3,046	304.6
1991-2013	7,684	349.3
2001-2013	4,638	386.5
2006-2013	2,428	346.9
2011-2013	477	238.5

1. Dwellings per annum

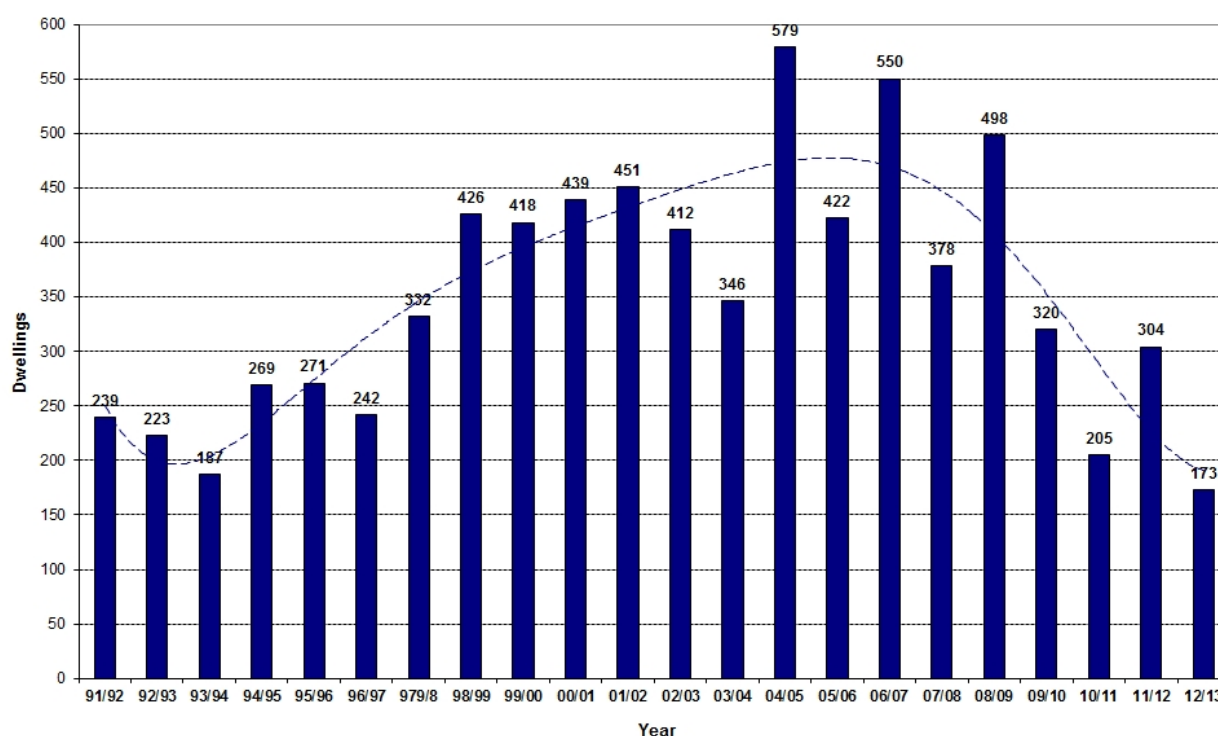
**6.5** Looking to the long-term historical trend (1991-2013) there has been an average delivery rate of some 349 dwellings per annum within Torridge, climbing to 387 dwellings per annum when viewing the shorter and more recent trend period (2001-2013). Looking only to the post-2006 period, the average drops marginally to 347 dwellings per annum.

**6.6** Since 1991, annual rates of dwelling completions peaked at 579 dwellings in 2004/05 with a low of 173 dwellings in 2012/13. The most recent annual periods (2009/10 - 2012/13) have shown a significant drop in delivery over that recorded in preceding years, with provision of 320, 205, 304 and 173 dwelling respectively in these years. This reduction in dwelling completions correlates to the



economic downturn and is likely to be an impact of the associated challenging housing market and constrained mortgage finance.

**Figure 6.1 Dwelling Completions 1991-2013 (Torridge)**



**6.7** Achieved development since 2001 has comfortably exceeded the required development rate of 340 dwellings per annum as prescribed by the Devon Structure Plan, averaging at a surplus of 46.5 dwellings per annum.

## Future Dwelling Requirements

**6.8** The North Devon and Torridge Local Plan will establish the future residential delivery requirements for Torridge. However, until the North Devon and Torridge Local Plan is adopted, there is some uncertainty about the housing requirement figure that should be used to measure current housing delivery performance. No judgement is provided as part of this report as to which might be the appropriate dwelling requirement figure to currently be used to determine housing delivery performance. Rather, the report offers an analysis of performance against a range of established housing figures.

**6.9** Potential future housing requirements are calculated on a residual basis, taking account of dwelling completions which have occurred since the commencement of the relevant planning period. A range of identified potential future requirements for Torridge are shown in Table 21 'Potential Future Housing Requirements (Torridge)'.

Table 21 Potential Future Housing Requirements (Torridge)

	Devon Structure Plan (2001-2016)	Regional Spatial Strategy (Latest Draft) (2006-2026)	Regional Spatial Strategy (Initial Draft) (2006-2026)	'Option 1' Figures (2006-2026)	Strategic Housing Market Assessment Update (2011-2031)	Draft North Devon and Torridge Local Plan 2011-2031
Housing Requirement [1]	5,100	10,700	4,800	5,400	7,864	8,119
Achieved Development [2]	4,638	2,428	2,428	2,428	477	477
Residual Requirement [2]-[1]	462	8,272	2,372	2,972	7,387	7,642

## Establishing the Potential Future Housing Land Supply

### Context

**6.10** As highlighted previously, the principal role of the SHLAA is to identify the potential future housing land supply. In line with the requirements of the NPPF, such a supply should be sub-divided into that which is considered:

- Deliverable (over the first five years)
- Developable (over the period six to fifteen years in the future)

**6.11** To establish the potential future housing land supply, an appraisal has been made of specific individual sites that could accommodate housing. In line with the approach advocated in the endorsed Methodology, the SHLAA separates potential future supply into two separate categories, depending upon the size / potential capacity of the site:

- Small Sites with Planning Permissions (below a defined threshold); and
- Fully Appraised Sites including large sites subject to planning permission (above a defined threshold).

**6.12** The advocated approach set out within the endorsed Methodology states that the appraisal of sites making up the potential future housing land supply should be considered in these two distinct batches depending upon whether their size falls above or below a prescribed threshold. Above the defined threshold, all sites are appraised in detail on a site-by-site basis. The sites that fall below the threshold, are considered, for pragmatic reasons, on an aggregated basis whilst applying evidence-based assumptions on a collective basis about their likely delivery.

**6.13** For Torridge, this SHLAA Update incorporates analysis of 543 sites that are above the defined threshold and have been subject to a detailed site appraisal. A further 141 sites with planning permission for housing, that are of a size that falls below the defined threshold, have been considered on an collective basis. Additionally, 68 sites that have been previously subject to appraisal have now been archived and are no longer considered as part of the Assessment.

**6.14** Each component of the potential future housing land supply for Torridge is considered in detail below.

#### **(A) Small Sites with Planning Permission**

**6.15** Whilst a significant number of sites have been appraised in detail as part of this SHLAA it is recognised that for pragmatic reasons, it is not possible to attempt to identify and appraise all sites which could potentially accommodate future housing development. To this end, sites below a specific defined site size threshold are appraised on an aggregate basis and through the application of agreed assumptions regarding their potential delivery and yield.

**6.16** Across Torridge there are a significant number of extant planning permissions with the potential to deliver future housing and which fall below the defined site size threshold. These are not assessed in detail on an individual basis but are rather considered on an aggregated basis with a series of assumptions applied with regards to their potential delivery and yield.

**6.17** To allow for a more realistic appraisal of potential, the potential sites in this category of supply are divided into two distinct groups:

- I. Small Sites subject to Implemented Planning Consent for Housing
- II. Small Sites subject to Unimplemented Planning Consent for Housing

##### ***(I) Small Sites subject to Implemented Planning Consent for Housing***

**6.18** This element of the potential future housing supply comprises of sites which are subject to an implemented planning permission for housing and which fall below the defined site size threshold of 0.1 ha or have a gross capacity of less than five dwellings. A site is considered to be implemented when development has commenced on site.

**6.19** The yield from such sites can come from either:

- Dwellings that are under construction; or
- Dwellings which are yet to commence construction but on sites where development has otherwise begun.

**Table 22 Potential from Small Sites with Implemented Planning Permissions for Housing (Torridge)**

Number of Sites	72
Potential Capacity (gross)	102
Dwelling Loss	4
Potential Capacity (net)	98
Total Built in Previous Years	14
Dwellings Under Construction (Commenced)	81
Dwellings Not Started	3
<b>A(I) Implemented Site Capacity (Net)</b>	<b>84</b>

**6.20** It is assumed that the dwelling yield from small sites which are subject to implemented planning permission will be deemed deliverable and that all dwellings will be completed within the initial five year delivery period.

**6.21** The dwelling yield from this source for Torridge is summarised in Table 22 'Potential from Small Sites with Implemented Planning Permissions for Housing (Torridge)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 11: 'Torridge: Schedule of Small Sites'.

**6.22** The findings present a contribution from this source towards the deliverable future housing supply for Torridge of 84 dwellings from 72 individual small sites with implemented planning permissions for housing.

(II) *Small Sites subject to Unimplemented Planning Consent for Housing*

**6.23** In addition to the small sites with planning permission for housing where development is under construction, there are a number of sites across Torridge which have planning permission for housing but where development has yet to start - those with unimplemented planning consents.

**6.24** With regard to the potential supply from sites with unimplemented planning consents for housing, an evidence-based discount rate of 15% is applied to the potential yield from this source.

**6.25** The dwelling yield from sites with unimplemented planning consents from across Torridge is summarised in Table 23 'Potential from Small Sites with Unimplemented Planning Permission for Housing (Torridge)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 11: 'Torridge: Schedule of Small Sites'.

**Table 23 Potential from Small Sites with Unimplemented Planning Permission for Housing (Torridge)**

A/LNumber of Sites	69
Potential Capacity (gross)	95
Dwelling Loss	3
Potential Capacity (net)	92
Discount @ Endorsed Rate (15%)	14
<b>A (II) Unimplemented Site Capacity (Net)</b>	<b>78</b>

**6.26** In summary, this source contributes a discounted yield of 78 dwellings towards the deliverable future housing supply for Torridge. This yield is offered from 69 individual small sites with unimplemented planning permissions for housing and the yield is subject to a 15% discount, equating to 14 dwellings, to take account of potential non-implementation.

**(B) Appraised Sites**

**6.27** All identified sites which are considered as part of the SHLAA and which fall above the defined site size threshold are subject to an individual and detailed appraisal in terms of their suitability, availability and achievability for future housing development.

**6.28** This SHLAA Update reports on a total of 543 sites across Torridge that have been subject to the individual appraisal process. Of these, 341 sites have been subject to promotion to the Council, through the submission of 280 individual representations. The appraised sites cover a combined area of 1,300 hectares with an average (mean) site size of 2.4 hectares.

**6.29** In addition, a further 68 sites that have previously been considered through the SHLAA process have now been archived. Sites are archived for a variety of reasons, although principally because housing development has been completed on them prior to the assessment base-date, alternative non-housing development has been delivered on the site or the site has been sub-divided to create

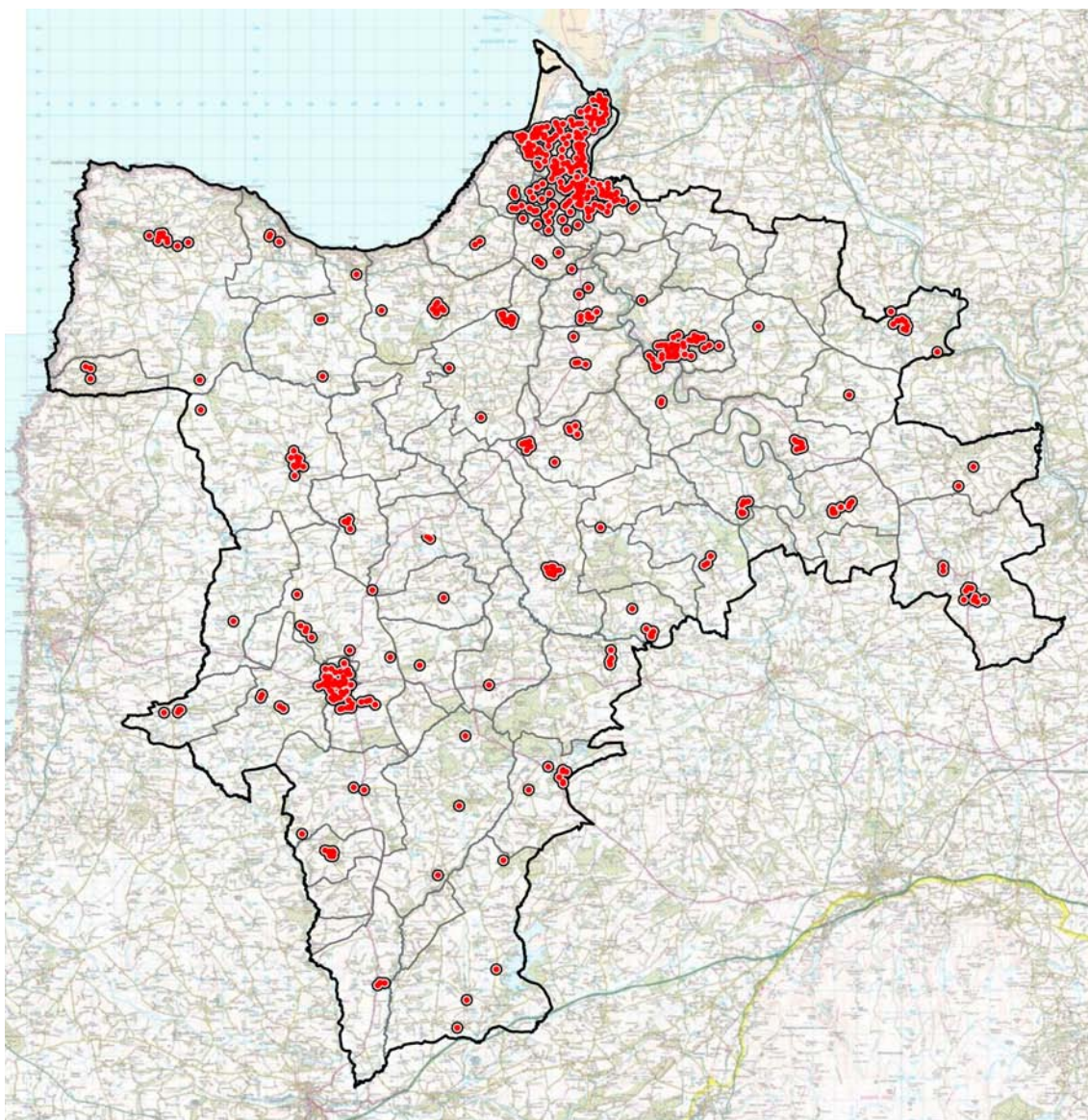


multiple SHLAA sites (possibly where part of a site achieves planning consent for example). The archived sites are listed in Table 54 'Schedule of Archived Sites (Torridge)', which identifies the particular reason why a site has been archived.

**6.30** Looking to the planning status of appraised sites, 115 sites are identified as being subject to planning consent for housing. The remaining 428 appraised sites are not subject to any extant planning permissions for housing, although a number are allocated within the Development Plan for such use or subject to pending planning applications at the point of appraisal.

**6.31** The sites are distributed across the District as illustrated in Figure 6.2 'Distribution of appraised sites (Torridge)'<sup>(18)</sup>. Whilst there is a strong focus of sites in and around the principal settlements of Bideford, Northam, Great Torrington and Holsworthy, there are also a significant number of sites within the rural areas, predominantly, although not exclusively, in and around the rural settlements.

**Figure 6.2 Distribution of appraised sites (Torridge)**



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18 Note that the figure only shows sites that are subject to a detailed appraisal and does not show the location of the 'small sites' which fall below the applied site size threshold, nor sites that have been archived

**6.32** Each of these sites has been subject to a detailed appraisal in line with the process set out in the endorsed Northern Peninsula Methodology. The comprehensive appraisal information for each site can be found in Appendix 15: 'Torridge: Full Individual Site Assessments'. For convenience, a summary of key site-based appraisal information is presented in tabular format in Appendix 12: 'Torridge: Schedule of Appraised Sites'.

**6.33** The location and extent of each site may be seen on a series of maps which are available in Appendix 16: 'Torridge: Site Location Maps'.

#### Appraised Sites - Potential Supply

**6.34** In line with the requirements to identify a five-year deliverable and fifteen-year developable land supply, each site's potential is appraised and categorised (Table 24 'Summary of Appraised Sites (Torridge)').

**6.35** For Torridge, of the 543 appraised sites:

- 98 are deemed to be deliverable (at least in part);
- 223 are categorised as to be developable (at least in part); and
- 202 are considered to be not currently developable.

**6.36** The remaining 20 sites have been excluded from further consideration; principally because development has been completed prior to the base date of the study.

**6.37** Of those appraised, 321 (59.1%) are deemed to have the potential to contribute to the future housing land supply by offering either a potentially deliverable or developable dwelling yield. Of these contributing sites, around a third (98 / 30.5%) offer a deliverable yield with the remainder (223 / 69.5%) presenting a potentially developable yield.

**6.38** The total land take-up for the sites in Torridge offering a potential future housing supply is 723.6 hectares. A limited 110.9 hectares (15.3%) is accounted for within the deliverable site supply and the remaining significant proportion of 612.7 hectares (84.7%) is deemed developable.<sup>(19)</sup>

**Table 24 Summary of Appraised Sites (Torridge)**

	Site Count	Total Area (hectares)	Mean Area (hectares)	Standard Deviation of Area
<b>Deliverable</b>	98 (18%)	97.14	0.99	2.03
<b>Developable</b>	223 (41%)	766.86	3.44	7.03
<b>Not Currently Developable</b>	202 (37%)	412.70	2.04	7.78
<b>Exclude From Further Consideration</b>	20 (4%)	24.30	1.21	2.36
<b>Total</b>	<b>543</b>	<b>1300.82</b>	<b>2.40</b>	

**6.39** The potential yield for each site is established on an annualised basis, making use of site specific intelligence or the assumptions detailed within the endorsed Methodology. The yield is then aggregated up to that which is considered to be deliverable (within the first five years) and/ or developable (over the subsequent ten years or beyond).

<sup>19</sup> Note that these figures do not take account of sites which may be deemed to be only partially deliverable or developable. The figures denote the un-discounted gross site area.



**6.40** Table 25 'Summary of Yield from Appraised Sites (Torridge)' presents a summary of the deliverable and developable dwelling yield offered from the appraised sites. For Torridge, the SHLAA identifies a potential yield of:

- **1,726** dwellings which are considered to be potential **deliverable** over the initial five year period;
- a further **11,404** dwellings which are deemed to be **developable** over the subsequent ten year period; and
- **682** dwellings which could be potentially developable beyond that fifteen year period.

**6.41** The appraised sites offer a potential fifteen year supply of **13,130** dwellings across Torridge, supplemented by an additional **682** dwellings which could be potentially developable beyond that fifteen year period.

**Table 25 Summary of Yield from Appraised Sites (Torridge)**

	Dwellings (Net)				
	1-5	6-10	11-15	16+	Total
<b>Deliverable (Years 1 - 5)</b>	1,726				<b>1,726 (12.5%)</b>
<b>Developable (Years 6 - 15)</b>		6,908	4,496		<b>11,404 (82.6%)</b>
<b>Deliverable (Years 16+)</b>				682	<b>682 (4.9%)</b>
<b>Total</b>	<b>1,726 (12.5%)</b>	<b>6,908 (50.0%)</b>	<b>4,496 (32.6%)</b>	<b>682 (4.9%)</b>	<b>13,812</b>

#### Land Status (Greenfield / Previously Developed Land)

**6.42** Table 26 'Breakdown of Appraised Supply by Land Status (Torridge)' offers consideration of appraised sites by their land status - i.e. whether they are classified as previously developed land or greenfield. A significant proportion of the identified potential future supply across Torridge is made up of greenfield land.

**Table 26 Breakdown of Appraised Supply by Land Status (Torridge)**

	Site Count	Dwellings (Net)						Area (hectares)
		0-5	6-10	11-15	16+	Deliverable	Developable	
<b>Greenfield</b>	347 (63.9%)	493	5,737	4,034	682	493 (28.6%)	10,453 (86.5%)	957.65 (73.6%)
<b>Previously Developed Land</b>	116 (21.4%)	588	439	74	0	588 (34.1%)	513 (4.2%)	78.91 (6.1%)
<b>Mixed</b>	80 (14.7%)	645	822	298	0	645 (37.4%)	1,120 (9.3%)	264.42 (20.3%)
<b>TOTAL</b>	<b>543</b>	<b>1,726</b>	<b>6,998</b>	<b>4,406</b>	<b>682</b>	<b>1,726</b>	<b>12,086</b>	<b>1300.99</b>

**6.43** Some 63.9% of the appraised sites by quantity are considered to be greenfield, however when the sites reviewed by area, this jumps to 73.6%. When isolating the sites that are considered to offer deliverable dwellings, only 28.6% of the potential supply is identified as being on greenfield land. Conversely, if looking to the potentially developable dwelling supply, some 86.5% of the dwellings are identified as being on greenfield sites.

### Development Type (New Build / Conversion)

**6.44** A breakdown of appraised sites is also offered by development type (Table 27 'Appraised Supply by Development Type (Torridge)'). Looking to whether housing on the appraised sites would be delivered through new build development, conversion, or through a combination of the two, the findings show the significant majority (about 90%) of potential sites would require new build development. When reviewed by potential dwelling supply, it is a similar situation for the deliverable supply, however, looking towards the longer-term developable supply the figure increases to 98.5%.

**Table 27 Appraised Supply by Development Type (Torridge)**

	Site Count	Dwellings (Net)						Area (ha)
		0-5	6-10	11-15	16+	Deliverable	Developable	
<b>New Build</b>	488 (89.9%)	1,558	6,831	4,398	682	1,558 (90.3%)	11,991 (98.5%)	1,152.13 (88.6%)
<b>Conversion</b>	22 (4.0%)	50	11	8	0	50 (2.9%)	19 (0.2%)	3.87 (0.3%)
<b>Combination</b>	33 (6.1%)	118	156	0	0	118 (6.8%)	156 (1.3%)	144.98 (11.1%)
<b>TOTAL</b>	<b>543</b>	<b>1,726</b>	<b>6,998</b>	<b>4,406</b>	<b>682</b>	<b>1,726</b>	<b>12,086</b>	<b>1,300.99</b>

### Planning Status

**6.45** The appraised sites include a mix of sites which are both subject to, and not subject to, planning permission for housing (Table 28 'Appraised Supply by Planning Status (Torridge)'). Of the sites appraised, the overriding majority (78.8%) are not subject to an existing planning permission for housing.

**Table 28 Appraised Supply by Planning Status (Torridge)**

	Site Count	Dwellings (Net)					
		0-5	6-10	11-15	16+	Deliverable	Developable
<b>Unimplemented Permissions</b>	57 (10.5%)	573	499	224	0	573 (33.2%)	723 (6.0%)
<b>Implemented Permissions</b>	58 (10.7%)	881	36	8	0	881 (51.0%)	44 (0.3%)
<b>Not subject to Planning Permission</b>	428 (78.8%)	272	6,463	4,174	682	272 (15.8%)	11,319 (93.7%)
<b>Total</b>	<b>543</b>	<b>1,726</b>	<b>6,998</b>	<b>4,406</b>	<b>682</b>	<b>1,726</b>	<b>12,086</b>

**6.46** When analysed by potential housing yield, it is possible to see that the significant majority of the potentially deliverable dwelling supply is provided through sites with extant planning permissions for housing (84.2%). The situation is reversed for the potentially developable dwelling supply, with 93.3% of such supply coming from sites that are not subject to planning permission for housing.

## **Deliverable and Developable Housing Land Supply**

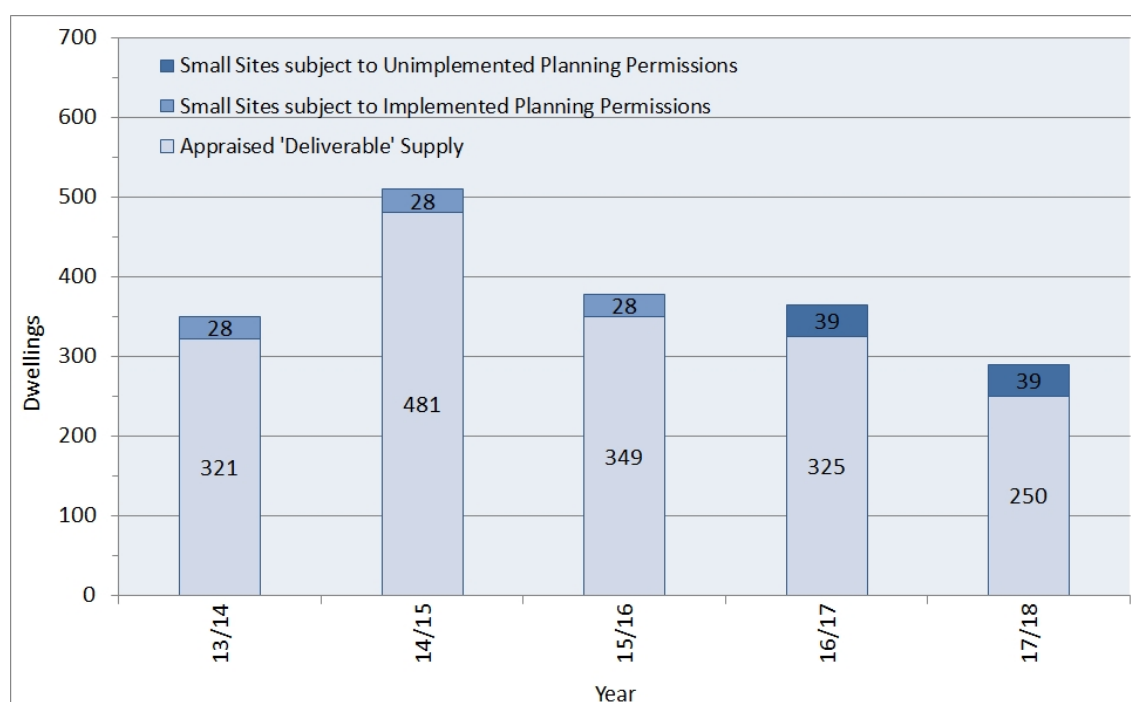
**6.47** By combining the various sources of supply it is possible to determine the overall deliverable (five-year) and developable (fifteen-year) housing land supply for Torridge. Table 29 'Breakdown of Housing Land Supply (Torridge)' reveals the potential future dwelling supply for Torridge. A summary of the various elements making up the potential future housing land supply is presented in Table 29 'Breakdown of Housing Land Supply (Torridge)'.

Table 29 Breakdown of Housing Land Supply (Torridge)

Small Site with Planning Consent [A] <sup>(1)</sup>	Unimplemented [II]	Count	69
		Dwellings (Net)	92
		Dwellings (Net with 15% Discount)	78
	Implemented [I]	Count	72
		Dwellings (Net)	84
Fully Appraised Sites [B] <sup>(2)</sup>	Count		543
	Dwellings (Net)	Year 1-5	1,726
		Year 6-10	6,908
		Year 11-15	4,496
		Year 16+	682

1. Less than 0.1ha / Less than 5 dwellings (gross)
2. 0.1ha or larger / 5 or more dwellings (gross)

Figure 6.3 Deliverable Housing Land Supply (Torridge)



#### Deliverable Housing Land Supply (Years one to five)

**6.48** The SHLAA demonstrates a **deliverable** housing land supply for Torridge over the five year period, 2013/14 to 2017/18, with the potential to deliver **1,888** dwellings (Table 30 'Deliverable Dwelling Supply (Torridge)'). This deliverable dwelling yield is provided from sites which are considered to be both suitable and available for housing development and for which there is a reasonable prospect that housing delivery which will be achievable within the first five years.

**6.49** Using a series of assumptions<sup>(20)</sup> with regard to the delivery of the small sites subject to planning permission, along with the assumed annualised delivery of the appraised sites, it is possible to project the likely annual yield of the deliverable housing land supply (Figure 6.3 'Deliverable Housing Land Supply (Torridge)'). This information is combined with a range of other SHLAA findings for Torridge and presented as a comprehensive housing trajectory later within this section.

**Table 30 Deliverable Dwelling Supply (Torridge)**

Source	Dwellings (Net)
Small Sites subject to Unimplemented Planning Consent (A)(II)	78
Small Sites subject to Implemented Planning Consent (A)(I)	84
Fully Appraised Sites (B)	1,726
<b>Total</b>	<b>1,888</b>

#### Developable Housing Land Supply (Years six to fifteen)

**6.50** Beyond the initial five-year period, the SHLAA identifies a further **developable** housing land supply for the subsequent ten year period (2018/19 to 2027/28) with the potential to yield **11,404**. This developable dwelling yield is offered from sites which are considered to be potentially suitable for housing, for which there is a reasonable prospect that they will become available and that development could be achievable for the delivery of housing over that period.

**6.51** By combining the assumed annualised delivery of the individual appraised sites, it is possible to project the likely annual yield of the developable housing land supply (Figure 6.4 'Developable Housing Land Supply (TDC)'). This information is combined with a range of other SHLAA findings for Torridge and presented as a comprehensive housing trajectory later within this section.

#### Fifteen Year Housing Land Supply (Years one to fifteen)

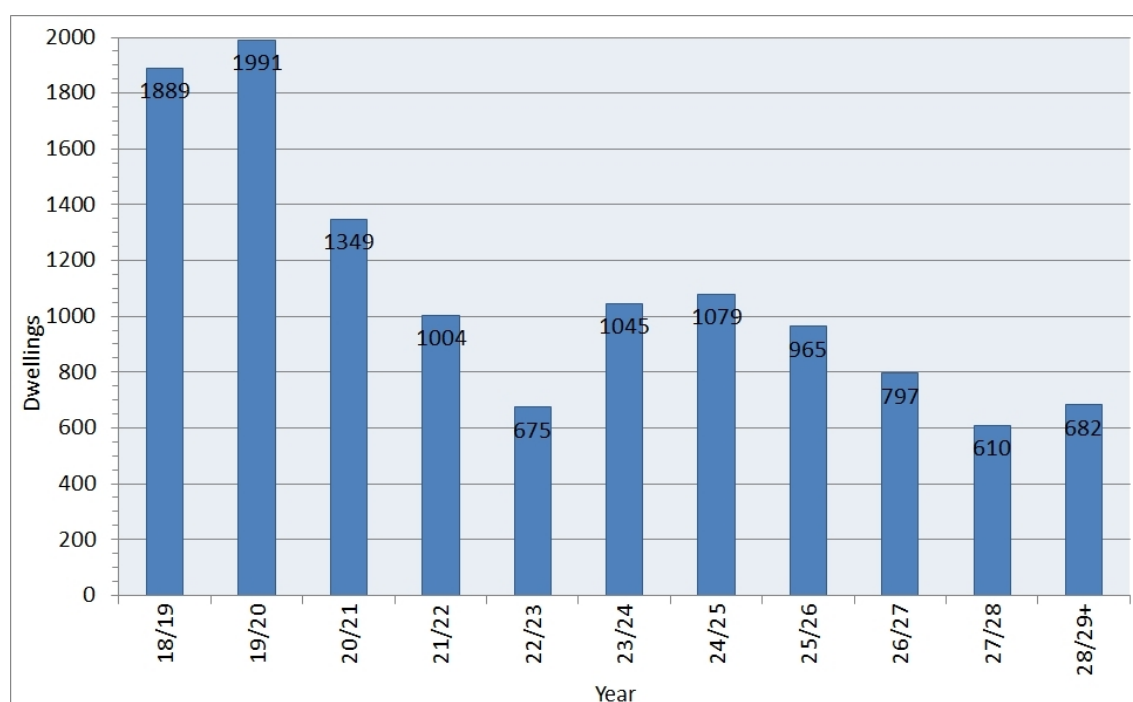
**6.52** The SHLAA can therefore be seen to identify for Torridge a total **developable** dwelling supply over the full fifteen year period (2013/14 to 2027/28) equivalent to a yield of some **13,292** dwellings. In addition, a further 682 dwellings are identified as having the potential to be developable beyond 2028 (Table 31 'Summary of Housing Land Supply (Torridge)').

**Table 31 Summary of Housing Land Supply (Torridge)**

	Dwellings (Net)
Five Year Deliverable Supply (Years 1-5)	1,888
Additional Developable Supply (Years 6-15)	11,404
<b>Fifteen Year Developable Dwelling Supply (Years 1-15)</b>	<b>13,292</b>
Beyond Fifteen Year Developable Supply (Year 16+)	682
<b>Total Deliverable / Developable Supply (Years 1-16+)</b>	<b>13,974</b>

20 See endorsed Northern Peninsula Methodology (Appendix 18: 'Northern Peninsula Housing Market Area SHLAA Methodology').

Figure 6.4 Developable Housing Land Supply (TDC)



**6.53** Table 32 'SHLAA Supply vs Potential Housing Requirements (Torridge)' compares the identified housing land supply with the residual requirements for all potential housing requirements across identified future plan periods. In doing so, it can be demonstrated that the SHLAA identifies sufficient developable supply to meet potential requirements for Torridge across at least the next fifteen years (to 2029).

Table 32 SHLAA Supply vs Potential Housing Requirements (Torridge)

	Devon Structure Plan*	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)
<b>Plan Period</b>	2001 - 2016	2006-2026	2006-2026	2006-2026	2011-2031	2011-2031
<b>Housing Requirement [A]</b>	5,100 (340)	10,700 (535)	4,800 (240)	5,400 (270)	7,864 (393)	8,119 (406)
<b>Achieved Development [B]</b>	4,638 (387)	2,428 (347)	2,428 (347)	2,428 (347)	477 (239)	477 (239)
<b>Residual Requirement [C] =[A]-[B]</b>	462 (154)	8,272 (636)	2,372 (182)	2,972 (229)	7,387 (410)	7,642 (425)
<b>SHLAA Supply</b>	1,248	11,885	11,885	11,885	13,292	13,292
<b>Surplus (+) / Deficit (-)</b>	<b>+786</b>	<b>+3,613</b>	<b>+9,513</b>	<b>+8,913</b>	<b>+5,905</b>	<b>+5,650</b>

**6.54** As it has been possible to identify an adequate supply of specific deliverable and developable sites, sufficient to meet the identified future land requirements for housing within Torridge, the SHLAA does not continue to consider the identification of 'broad locations' or to quantify a windfall allowance.

## Locality Based Analysis

**6.55** The SHLAA findings for Torridge are disaggregated and presented at a series of lower level geographies. Analysis is offered on the following basis:

- Parish
- Market Town Area (MTA)
- Housing Sub-Market Area (SMA)

### Parish

**6.56** The geographical area of Torridge is covered by a series of 64 individual Parishes (Figure 6.5 'Parishes (TDC)'). Above the site specific level, this is the lowest order geography at which the SHLAA findings are available.<sup>(21)</sup>

Figure 6.5 Parishes (TDC)



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21 A guide to the abbreviations used to reference the Torridge Parishes (i.e. GTT for Great Torrington) is available in Appendix 17: 'Torridge: Defined Geographies'.



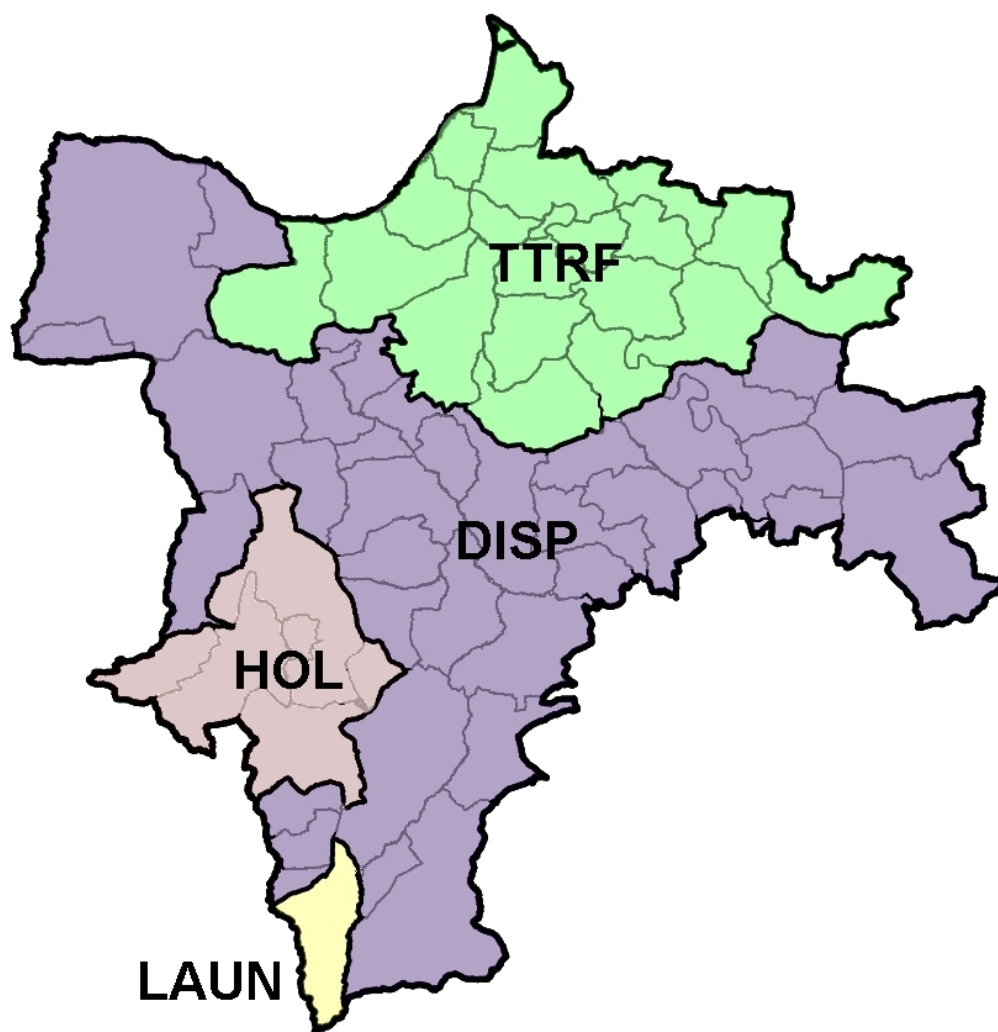
**6.57** The Parish level findings are presented in Appendix 14: 'Torridge: Summary of Findings by Parish'. The findings indicate that a contribution is offered to the potential future dwelling supply from 50 out of the 64 Parishes. As one would anticipate, the largest contribution is offered from those Parishes in and around the larger settlements.

**6.58** Looking to the full fifteen-year developable land supply, 77.1% of the potential dwelling yield is offered from only four Parishes. The largest overall yield is offered by Bideford (45.1%), followed by Northam (16.0%), Holsworthy (9.8%) and Great Torrington (6.1%). Beyond these Parishes the potential yield diminishes rapidly.

### Housing Sub-Market Area (SMA)

**6.59** The Northern Peninsula Strategic Housing Market Assessment splits the Northern Peninsula Housing Market Area into a series of Housing Sub-Market Areas based on the functionality of the housing market across the sub-region.

Figure 6.6 Housing Sub-Market Areas (SMAs) (Torridge)



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**6.60** A Sub-Market Area defines the extent of a geographical area where the housing market has distinct characteristics including an association to where most of the local population live and work. As such, it is considered that dis-aggregating the findings to such a geography could offer a valuable analysis tool to support decision making on future housing delivery.

**6.61** The geographical area of Torridge is covered by at least part of four individual Sub-Market Areas (Figure 6.6 'Housing Sub-Market Areas (SMAs) (Torridge)'):

- Dispersed Rural Areas (DISP)
- Holsworthy (HOLS)
- Launceston (LAUN)
- Taw & Torridge: Towns and Rural Fringe (TTRF)

**6.62** Please note that for the purpose of SHLAA analysis the boundaries of the housing Sub-Market Areas have been aligned to the nearest Parish boundaries.

**6.63** Table 33 'Housing Land Supply by Housing Sub-Market Area (SMA) (Torridge)' presents a breakdown of SHLAA findings by Sub-Market Areas across Torridge.

**Table 33 Housing Land Supply by Housing Sub-Market Area (SMA) (Torridge)**

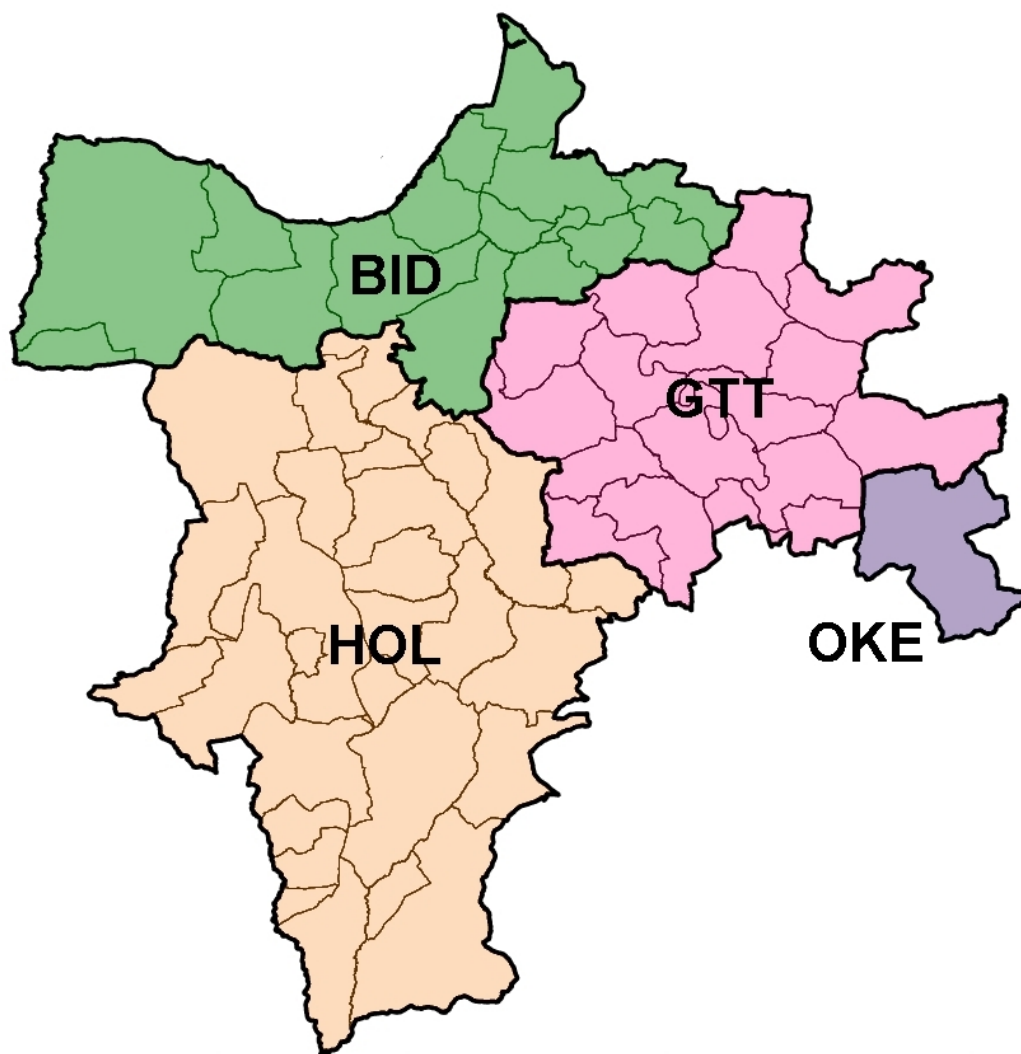
SMA	Small Site Planning Permissions					Fully Assessed Sites					Deliverable	Developable	Fifteen Year Dwelling
	Unimplemented			Implemented		Site Count	Dwellings (Net)				Dwellings	Dwellings	Supply
	Site Count	Dwellings (Net)	Dwellings (Net with 15% Discount)	Count	Dwellings (Net)		0-5	6-10	11-15	16+	1-5 Years (Net)	6-15 Years (Net)	
DISP	19	27	23	19	21	124	128	1217	194	0	172 (9.1%)	1,424 (12.5%)	1,596 (12.0%)
HOLS	6	9	8	11	14	69	352	569	563	54	374 (19.8%)	1,132 (9.9%)	1,506 (11.3%)
LAUN	0	0	0	1	1	3	12	22	2	0	13 (0.7%)	24 (0.2%)	37 (0.3%)
TTRF	44	56	48	41	48	347	1,234	5,177	3,647	628	1,330 (70.4%)	8,824 (77.4%)	10,154 (76.4%)
<b>TOTAL</b>		<b>92</b>	<b>79</b>	<b>72</b>	<b>84</b>	<b>543</b>	<b>1,726</b>	<b>6,985</b>	<b>4,406</b>	<b>682</b>	<b>1,889</b>	<b>11,404</b>	<b>13,293</b>

**6.64** The results show that the distribution of supply is not balanced across the varying Sub-Market Areas, with the majority of both the deliverable (70.4%) and developable (77.4%) future dwelling supply found within the Taw & Torridge: Towns and Rural Fringe Sub-Market Area. This can be explained by the fact that this Sub-Market Area contains the principal urban area for the District (Bideford and Northam) along with the market town of Great Torrington.

### Market Town Area (MTA)

**6.65** Devon County Council has divided the County area into a series of 28 "Devon Town" areas each defined around an individual Market or Coastal town and taking in its surrounding rural hinterland<sup>(22)</sup>. Each has been defined by looking at the functional relationship of the surrounding rural area with the individual towns. For the purpose of the SHLAA these have been labelled as Market Town Areas.

Figure 6.7 Market Town Areas (MTA) (Torridge)



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**6.66** The geographical area of Torridge is subject to coverage by at least part of five such Market Town Areas (Figure 6.7 'Market Town Areas (MTA) (Torridge)'):

- Bideford (BID)
- Braunton (BRU)<sup>(23)</sup>
- Great Torrington (GTT)
- Holsworthy (HOL)
- Okehampton (OKE)

**6.67** Three of the Market Town Areas are formed around the three principal settlements within the District of Bideford, Great Torrington and Holsworthy. A fourth takes in the south-east corner of the district, which is considered under the Market Town Area geography to have a relationship with the market town of Okehampton, whilst the final Market Town Area for Torridge covers Lundy Island which falls under the Braunton Market Town Area.

23 Within Torridge this MTA incorporates only the geographical area of Lundy Island.

Table 34 Housing Land Supply by Market Town Area (MTA) (Torridge)

MTA	Small Site Planning Permissions					Fully Assessed Sites					Deliverable	Developable	Fifteen Year Dwelling
	Unimplemented			Implemented		Site Count	Dwellings (Net)				Dwellings	Dwellings	Supply
	Site Count	Dwellings (Net)	Dwellings (Net with 15% Discount)	Count	Dwellings (Net)		0-5	6-10	11-15	16+	1-5 Years (Net)	6-15 Years (Net)	(net)
BID	45	60	51	29	33	288	1,089	4,545	3,397	628	1,173 (62.1%)	7,942 (69.6%)	9,115 (68.6%)
BRU <sup>(1)</sup>	-	-	-	-	-	0	0	0	0	0	0	0	0
GTT	5	8	7	20	23	103	212	1,147	399	0	242 (12.8%)	1,559 (13.7%)	1,801 (13.5%)
HOL	18	23	20	22	27	142	425	1,112	565	54	472 (25.0%)	1,677 (14.7%)	2,149 (16.2%)
OKE	1	1	1	1	1	10	0	181	45	0	2 (0.1%)	226 (2.0%)	228 (1.7%)
TOTAL	69	92	79	72	84	543	1,726	6,985	4,406	682	1,889	11,404	13,293

1. For Torridge this Market Town Area only covers the geographical area of Lundy Island.

**6.68** Table 34 'Housing Land Supply by Market Town Area (MTA) (Torridge)' presents a breakdown by Market Town Area of the potential deliverable and developable dwelling supply.

**6.69** As with the analysis by Housing Sub-Market Area, there is not an even distribution of potential dwelling supply across the varying Market Town Areas. Once again, the focus of both deliverable and developable supply is on the centre of population found in and around Bideford and Northam - in this case within the Bideford Market Town Area. The findings reveal that this Market Town Area contains the significant majority (68.6%) of the fifteen year dwelling supply.

## Five-Year Housing Land Supply Appraisal

**6.70** National planning policy on housing<sup>(24)</sup> requires that Local Planning Authorities identify a five year supply of **deliverable** sites for housing when considered against identified housing requirements. It notes that this should be achieved by drawing on information from the SHLAA or making use of other relevant evidence.

**6.71** As such, this SHLAA Report forms an integral part of the evidence to demonstrate compliance with such a requirement. The appraisal is undertaken by making a comparison of the potential deliverable housing land supply against identified future residential dwelling requirements.

**6.72** National planning policy<sup>(25)</sup> requires planning authorities to provide an additional 5% buffer (moved forward from later in the plan period) to ensure choice and competition. A 20% buffer is required where there has been a record of persistent under delivery. As such, the report offers an appraisal against future dwelling requirements under both potential scenarios.

**6.73** There are also different methodologies for calculating the relevant five-year housing land supply position, differing primarily in when any cumulative under provision (residual unmet housing

24 Paragraph 47 of the National Planning Policy Framework, CLG, March 2012

25 Paragraph 47 of the National Planning Policy Framework (CLG)

requirement) is to be met. The 'Sedgefield' method delivers the unmet requirement within the first five years on top of annual housing requirements, whereas the 'Liverpool' method delivers the total unmet requirement over the remaining plan period.

**6.74** This section of the report presents the potential dwelling requirements against which such an appraisal could be made, before moving on to summarise the potential deliverable housing supply. It finally offers a comparison of the two figures.

### Dwelling Requirements

**6.75** Historically the five-year housing land supply has been appraised against the residential delivery requirements detailed within the adopted development plan. However, as noted earlier in this report, there is currently a degree of uncertainty as to the appropriate future residential delivery requirements in the absence of a recently adopted development plan. As such, the report offers an appraisal against a range of potential future dwelling requirements.

**6.76** Table 32 'SHLAA Supply vs Potential Housing Requirements (Torridge)' sets out the potential future housing requirements for Torridge. These are based upon the residual dwelling figures for the remaining periods of the various identified future potential housing scenarios, and are calculated on a pro-rata basis from the overall residual values. It also provides an analysis of under supply compared to required levels to date.

**Table 35 Potential Future Housing Requirements (Torridge)**

	Devon Structure Plan*	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)	Total (dpa)
<b>Housing Requirement [A]</b>	5,780 (340)	10,700 (535)	4,800 (240)	5,400 (270)	7,864 (393)	8,119 (406)
<b>Achieved Development [B]</b>	4,638 (387)	2,428 (347)	2,428 (347)	2,428 (347)	477 (239)	477 (239)
<b>Residual Requirement [C] =[A]-[B]</b>	1142 (228)	8,272 (636)	2,372 (182)	2,972 (229)	7,387 (410)	7,642 (425)
<b>Years into Period [D]</b>	12	7	7	7	2	2
<b>Under Supply [E] = ([A (dpa)] x [D]) - [B]</b>	0	1,317	0	0	309	335

\* Structure Plan identified a requirement for delivery of 5,100 dwellings within Torridge over period 2001-2016. Five year housing land supply assessment runs to 2018 and as such, a further 680 dwellings (2x annualised requirement of 340 dwellings) are added to the requirement and residual requirement to account for the extended period.

**6.77** Table 36 'Potential Five Year Housing Land Requirements(Torridge)' presents the potential five-year housing land supply requirements for Torridge. The table summarises the outcomes of calculations to establish the requirements using a taking account of a zero, five percent and twenty percent buffer and utilising both the Liverpool and Sedgefield methodologies.

Table 36 Potential Five Year Housing Land Requirements(Torridge)

	Devon Structure Plan	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
<b>Five Year Dwelling Requirement (Baseline)</b>						
<b>Liverpool Method [F] = [C] x 5</b>	1,142	3,182	912	1,143	2,052	2,123
<b>Sedgefield Method [G] = ([A (dpa)] x 5) + [E]</b>	1,142	3,992	912	1,143	2,274	2,365
<b>Five Year Dwelling Requirement (+5% Allowance)</b>						
<b>Liverpool Method [H] = [F] x 1.05</b>	1,199	3,341	958	1,200	2,155	2,229
<b>Sedgefield Method [I] =[G] x 1.05</b>	1,199	4,192	958	1,200	2,388	2,483
<b>Five Year Dwelling Requirement (+20% Allowance)</b>						
<b>Liverpool Method [J] =[F] x 1.2</b>	1,370	3,818	1,095	1,372	2,462	2,547
<b>Sedgefield Method [K] =[G] x 1.2</b>	1,370	4,790	1,095	1,372	2,729	2,838

### Housing Land Supply

**6.78** Building upon the information contained earlier within this report and subject to the endorsed Methodology, it is possible to quantify the housing land supply for appraisal purposes. For such an appraisal, the supply has to be considered deliverable, in line with the definition provided by the NPPF. In line with Practice Guidance, no windfall allowance has been made within the deliverable land supply.

**6.79** Table 31 'Summary of Housing Land Supply (Torridge)' provides a breakdown of the deliverable supply into these components. The SHLAA identifies a five-year deliverable housing land supply for Torridge of **1,888** dwellings [L], equivalent to an annualised yield of 377.6 dwellings.

### Five Year Supply Appraisal

**6.80** To appraise the five-year land supply position it is necessary to compare the identified deliverable housing land supply against the calculated five-year requirements. Table 37 'Five-year Land Supply Appraisal (Torridge)' shows a summary of the outcomes for each of the considered future dwelling requirement scenarios.



Table 37 Five-year Land Supply Appraisal (Torridge)

	Devon Structure Plan	Regional Spatial Strategy (Latest Draft)	Regional Spatial Strategy (Initial Draft)	'Option 1' Figures	Strategic Housing Market Assessment Update	North Devon and Torridge Local Plan
<b>Five Year Assessment (Baseline) / Years Supply (% of requirement)</b>						
<b>Liverpool Method =([L]÷[F])x5</b>	8.27 (165.3%)	2.97 (59.3%)	10.35 (206.9%)	8.26 (165.2%)	4.6 (92.0%)	4.45 (88.9%)
<b>Sedgefield Method =([L]÷[G])x5</b>	8.27 (165.3%)	2.36 (47.3%)	10.35 (206.9%)	11.63 (232.5%)	4.15 (83.0%)	3.99 (79.8%)
<b>Five Year Assessment (+5% Allowance) / Years Supply (% of requirement)</b>						
<b>Liverpool Method =([L]÷[H])x5</b>	7.87 (157.5%)	2.83 (56.5%)	9.85 (197.1%)	7.87 (157.3%)	4.38 (87.6%)	4.24 (84.7%)
<b>Sedgefield Method =([L]÷[I])x5</b>	7.87 (157.5%)	2.25 (45.0%)	9.85 (197.1%)	7.87 (157.3%)	3.95 (79.1%)	3.8 (76.0%)
<b>Five Year Assessment (+20% Allowance) / Years Supply (% of requirement)</b>						
<b>Liverpool Method =([L]÷[J])x5</b>	6.89 (137.8%)	2.47 (49.5%)	8.62 (172.5%)	6.88 (137.6%)	3.83 (76.7%)	3.71 (74.1%)
<b>Sedgefield Method =([L]÷[K])x5</b>	6.89 (137.8%)	1.97 (39.4%)	8.62 (172.5%)	6.88 (137.6%)	3.46 (69.2%)	3.33 (66.5%)

**6.81** The appraisal clearly indicates that it is possible to demonstrate a five-year housing land supply, under both methodologies and for both buffer scenarios, against the:

- Devon Structure Plan;
- South West RSS (Initial Draft); and
- 'Option 1' Figures.

**6.82** Conversely, a five-year housing land supply cannot be demonstrated under either methodology, nor for either buffer scenario against the:

- Regional Spatial Strategy (Latest Draft);
- Strategic Housing Market Assessment Update 2012; and
- North Devon and Torridge Local Plan.

## Housing Trajectory

**6.83** It is possible to combine the findings reported within this section to create a comprehensive housing trajectory. This presents both the actual historical dwelling completions and the predicted future housing delivery. A trajectory also provides a presentation of delivery performance against the defined future dwelling requirements. It is intended to offer a tool to help effectively plan, monitor and manage the housing land supply situation.

**6.84** The comprehensive data for Torridge is presented overleaf in Table 38 'Housing Trajectory (Torridge)'. This is represented graphically in Figure 6.8 'Housing Trajectory (Torridge)' and Figure 6.9 'Housing Trajectory - Position against potential housing requirements (Torridge)'.

Table 38 Housing Trajectory (Torridge)

	01/02	02/03	03/04	12/15	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29+	
Future Year												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16+	
Completions																													
Actual Completions	451	412	346	579	422	550	378	498	320	205	304	173																	
Outstanding Small Site Permissions																													
Unimplemented Small Site Permissions													0	0	0	46	46												
Discounted (-15%) Small Site Permissions													0	0	0	39	39												
Implemented Small Site Permissions													28	28	28	0	0												
Discounted (-0%) Small Site Permissions													28	28	28	0	0												
Deliverable Supply																													
Deliverable Sites													321	481	349	325	250												
Developable Supply																													
Developable Sites																		1889	1991	1349	1004	675	1045	1079	965	797	610	682	
Projected Supply																													
Projected Completions													349	509	377	364	289	1889	1991	1349	1004	675	1045	1079	965	797	610	682	
Cumulative Position																													
2001-Present	451	863	1209	1788	2210	2760	3138	3636	3956	4161	4465	4638	4987	5496	5873	6237	6526	8415	10406	11755	12759	13434	14479	15558	16523	17320	17930	18612	
2006-Present						550	928	1426	1746	1951	2255	2428	2777	3286	3663	4027	4316	6205	8196	9545	10549	11224	12269	13348	14313	15110	15720	16402	
2011-Present											304	477	826	1335	1712	2076	2365	4254	6245	7594	8598	9273	10318	11397	12362	13159	13769	14451	
Potential Requirements (Plan)																													
Structure Plan	340	340	340	340	340	340	340	340	340	340	340	340	340	340	340														
South West RSS (Latest Draft)						535	535	535	535	535	535	535	535	535	535	535	535	535	535	535	535	535	535	535	535				
Option 1						270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270				
South West RSS (Initial Draft)						240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240				
Strategic Housing Market Assessment Update												393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2	393.2		
North Devon and Torridge Local Plan												405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	405.95	
Residual Requirements																													
Structure Plan	4649	4237	3891	3312	2890	2340	1962	1464	1144	1144	1144	1144	795	286	-91														
South West RSS (Latest Draft)						10150	9772	9274	8954	8749	8445	8272	7923	7414	7037	6673	6384	4495	2504	1155	151	-524	-1569	-2648	-3613				
Option 1						4850	4472	3974	3654	3449	3145	2972	2623	2114	1737	1373	1084	-805	-2796	-4145	-5149	-5824	-6869	-7948	-8913				
South West RSS (Initial Draft)						4250	3872	3374	3054	2849	2545	2372	2023	1514	1137	773	484	-1405	-3396	-4745	-5749	-6424	-7469	-8548	-9513				
Strategic Housing Market Assessment Update												7560	220.2	48.9	-98.6	37.0	44.1	121.1	-1475.6	-1568.0	-1048.2	-856.8	-648.0	-1126.6	-1255.1	-1315.6	-1385.8	-1509.6	-2005.8
North Devon and Torridge Local Plan												7815	233.0	62.3	-84.4	52.0	60.0	138.1	-1457.4	-1548.4	-1026.9	-833.6	-622.5	-1098.2	-1223.3	-1279.1	-1343.3	-1458.6	-1942.0
Annualised Requirements (Manage)																													
Structure Plan	340.0	332.1	325.9	324.3	301.1	289.0	260.0	245.3	209.1	190.7	187.8	158.8	154.0	56.5	-396.0														
South West RSS (Latest Draft)						535.0	534.2	542.9	545.5	559.6	583.3	603.2	636.3	660.3	674.0	703.7	741.4	798.0	642.1	417.3	231.0	37.8	-174.7	-784.5	-2648.0				
Option 1						270.0	255.3	248.4	233.8	228.4	229.9	224.6	228.6	218.6	192.2	173.7	152.6	135.5	-115.0	-466.0	-829.0	-1287.3	-1941.3	-3434.5	-7948.0				
South West RSS (Initial Draft)						240.0	223.7	215.1	198.5	190.9	189.9	181.8	182.5	168.6	137.6	113.7	85.9	60.5	-200.7	-566.0	-949.0	-1437.3	-2141.3	-3734.5	-8548.0				
Strategic Housing Market Assessment Update												393.2	397.9	410.4	414.0	408.1	410.1	413.4	423.0	300.8	147.2	27.0	-81.6	-176.1	-350.6	-588.8	-899.6	-1323.8	-1968.3
North Devon and Torridge Local Plan												406.0	411.3	424.6	429.0	424.0	427.1	431.6	442.6	322.1	170.4	52.5	-53.2	-144.3	-314.1	-546.3	-848.6	-1260.0	-1883.3
Cumulative Requirements																													
Structure Plan	340.0	680.0	1020.0	1360.0	1700.0	2040.0	2380.0	2720.0	3060.0	3400.0	3740.0	4080.0	4420.0	4760.0	5100.0														
South West RSS (Latest Draft)						535	1070	1605	2140	2675	3210	3745	4280	4815	5350	5885	6420	6955	7490	8025	8560	9095	9630	10165	10700				
Option 1						270	540	810	1080	1350	1620	1890	2160	2430	2700	2970	3240	3510	3780	4050	4320	4590	4860	5130	5400				
South West RSS (Initial Draft)						240	480	720	960	1200	1440	1680	1920	2160	2400	2640	2880	3120	3360	3600	3840	4080	4320	4560	4800				
Strategic Housing Market Assessment Update												393.2	786.4	1179.6	1572.8	1966	2359.2	2752.4	3145.6	3538.8	3932	4325.2	4718.4	5111.6	5504.8	5898	6291.2	6684.4	7077.6
North Devon and Torridge Local Plan												405.95	811.9	1217.85	1623.8	2029.75	2435.7	2841.65	3247.6	3653.55	4059.5	4465.45	4871.4	5277.35	5683.3	6089.25	6495.2	6901.15	7307.1
Relative Position																													
Structure Plan	111.0	183.0	189.0	428.0	510.0	720.0	758.0	916.0	896.0	761.0	725.0	558.0	567.0	736.0	773.0														
South West RSS (Latest Draft)						15	-142	-179	-394	-724	-955	-1317	-1503	-1529	-1687	-1858	-2104	-750	706	1520	1989	2129	2639	3183	3613				
Option 1						280	388	616	666	601	635	538	617	856	963	1057	1076	2695	4416	5495	6229	6634	7409	8218	8913				
South West RSS (Initial Draft)						310	448	706	786	751	815	748	857	1126	1263	1387	1436	3085	4836	5945	6709	7144	7949	8788	9513				
Strategic Housing Market Assessment Update												-89.2	-309.4	-353.6	-237.8	-254	-283.2	-387.4	1108.4	2706.2	3662	4272.8	4554.6	5206.4	5892.2	6464	6867.8	7084.6	7373.4
North Devon and Torridge Local Plan												-101.95	-334.9	-391.85	-288.8	-317.75	-359.7	-476.65	1006.4	2591.45	3534.5	4132.55	4401.6	5040.65	5713.7	6272.75	6663.8	6867.85	7143.9

Figure 6.8 Housing Trajectory (Torridge)

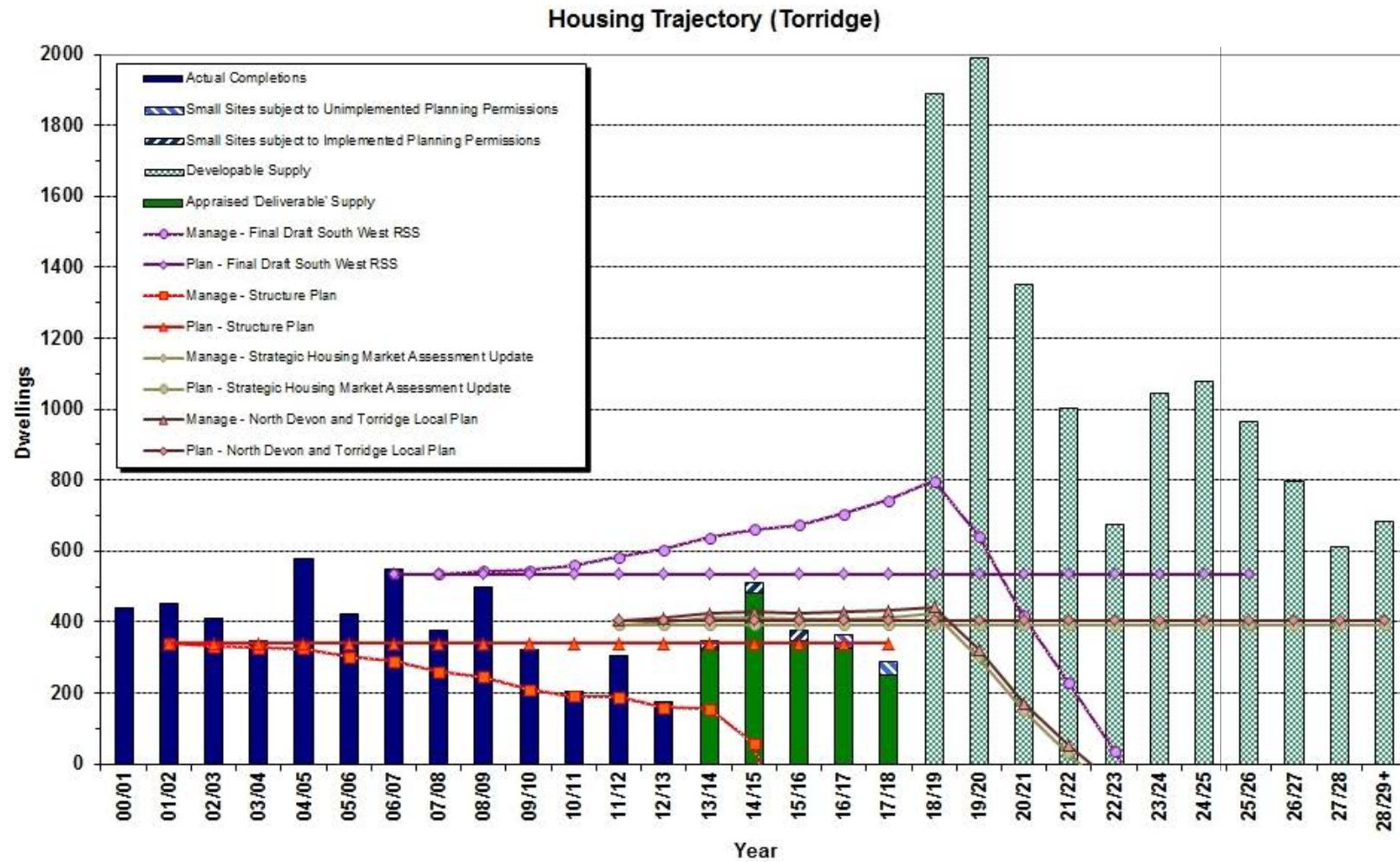
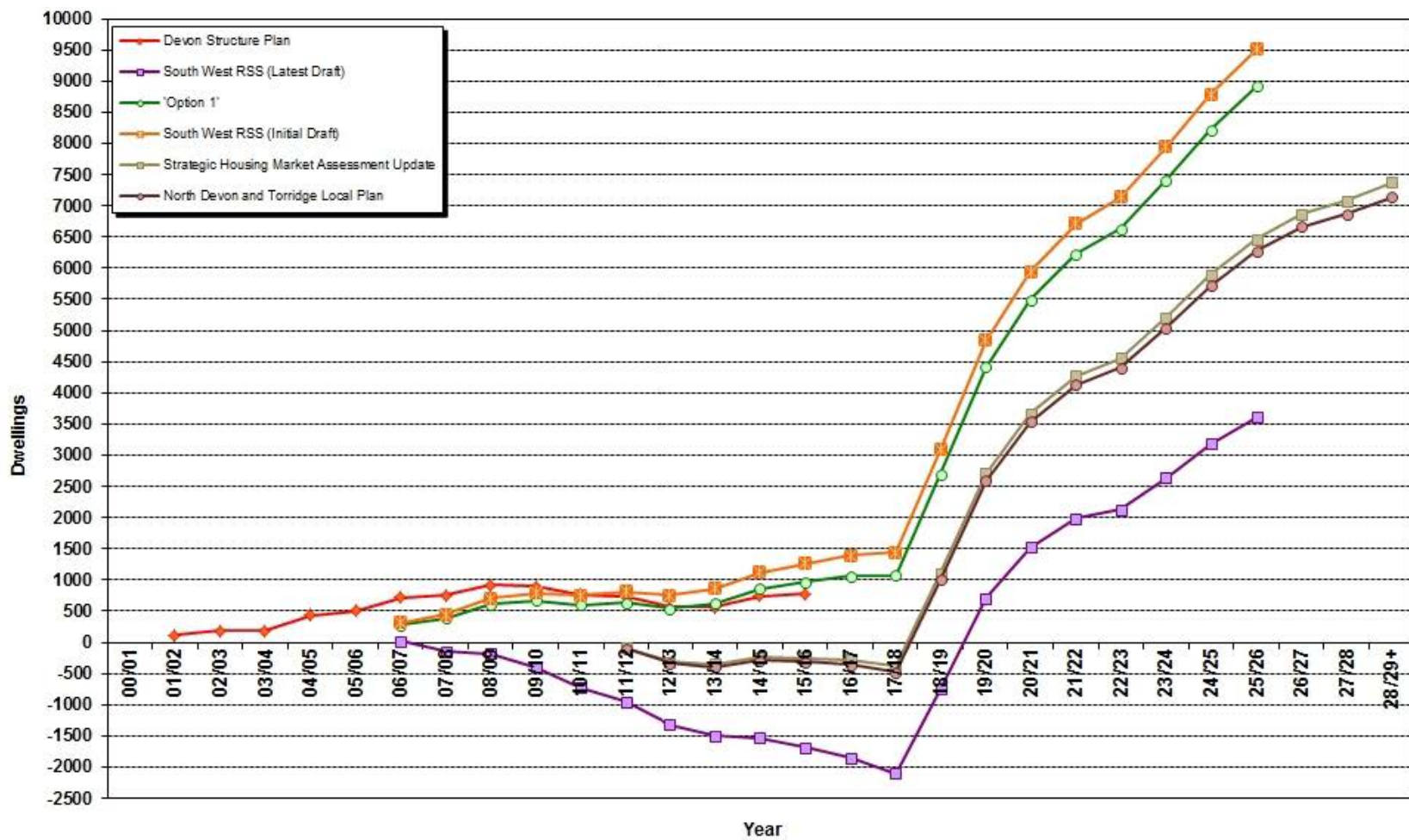


Figure 6.9 Housing Trajectory - Position against potential housing requirements (Torridge)



## 7 Conclusions

**7.1** This SHLAA Report forms the culmination of an extensive research exercise on potential future housing land across northern Devon. It has been prepared in accordance with established national guidance and best practice on SHLAA preparation. It is considered to meet the advocated process and core output requirements. The preparation process has also been subject to wide ranging and inclusive public and stakeholder involvement.

**7.2** To this end, the report should offer sound, robust and credible evidence on potential future housing land. It has been prepared in a transparent manner following the nationally advocated standard methodology and as such, the approach and findings should not be open to challenge.

**7.3** Going forward, the SHLAA provides an important evidence base to support development plan preparation, particularly helping to inform decisions on the appropriate scale and location of future housing provision.

**7.4** The findings are compiled upon data with a base date of 31st March 2013 and the information will be rolled forward as part of periodic SHLAA reviews.

**7.5** It should be noted that a significant contribution is offered to the developable dwelling supply from sites identified in the rural area as well as urban areas. Few of the rural sites comply with existing planning policy although some offer considerable future potential in relation to their associated settlements.

**7.6** In advance of establishing refreshed policies on the location, scale and distribution of development through the Local Plan, is considered valuable to include these rural sites within the developable supply where they have no other significant constraints (beyond failing to conform with existing distribution policies). By taking such an approach, it is possible that the SHLAA could help make informed choices on such policy matters.

**7.7** Caution should however be applied when making use of the findings of the SHLAA. In the future, the provision of policies on the location, scale and distribution of development (such as those established through an adopted Local Plan) may negate identified SHLAA sites from any longer being considered developable. At the very least, in some circumstances, such policies may reduce the potential developable yield from an individual site.

### North Devon

**7.8** The report indicates a five-year **deliverable** housing land supply of **2,542** dwellings for North Devon. An additional **9,691** dwellings are identified as being **developable** over the subsequent ten year period. Combining the two figures offers an overall fifteen-year developable housing land supply for North Devon of **12,233** dwellings with a further 548 dwellings identified as being developable beyond that fifteen year period.

**7.9** The SHLAA identifies a sufficient developable housing land supply to meet identified potential future housing requirements for North Devon over the next fifteen years.

### Torridge

**7.10** Turning to Torridge, the report indicates a five-year **deliverable** housing land supply of **1,888** dwellings. An additional **11,404** dwellings are identified as being **developable** over the subsequent ten year period. Combining the two figures offers an overall fifteen-year developable housing land

supply for Torridge of **13,292** dwellings, with an additional 682 dwellings identified as being developable beyond that period.

**7.11** The SHLAA identifies a sufficient developable housing land supply to meet identified potential future housing requirements for Torridge over the next fifteen years.

#### **Broad Locations and Windfall Allowances**

**7.12** As the SHLAA has been able to identify from specific identified sites a sufficient developable housing land supply for both North Devon and Torridge, it has not been considered necessary to identify potential 'Broad Locations' for future housing delivery, nor to assume any windfall allowance within the SHLAA.



## 8 Review and Monitoring

### Consultation on Findings

**8.1** This North Devon and Torridge SHLAA Report will not, in itself, be subject to any direct public consultation. The report forms a technical assessment which appraises sites with regard to their potential to deliver housing development in the future. It does not make decisions on such matters and is simply intended to provide robust evidence to inform future decisions taken by the Councils in relation to housing provision matters.

**8.2** It will be for the Councils to take decisions on the appropriate locations, and specific sites, for future housing development through the democratic processes associated with the preparation of the local development plan.

**8.3** The preparation of the development plan is subject to processes of consultation and engagement. It is through these processes that the SHLAA and any other evidence upon which the Councils rely is open to public scrutiny, alongside the decisions, policies and proposals which it may inform.

**8.4** It is worth reiterating that the SHLAA does not allocate any land or buildings for future housing development or define any policy principles regarding such matters. Furthermore, it does not grant planning permission for any such use, or indicate how the local planning authority will respond to any future planning applications or proposals. The SHLAA may however form a material consideration in determining such matters.

### Monitoring and Review

**8.5** This Report forms the output of the first SHLAA review covering the local planning authority areas of North Devon and Torridge. It is the culmination of a comprehensive assessment exercise including extensive desk-based research and a wide ranging programme of field work.

**8.6** National Guidance indicates that the SHLAA is not intended to be a one-off study but should rather be maintained and be updated as part of the Annual Monitoring Report process. To this end, the preparation of this SHLAA Update has been undertaken with a mind to future monitoring and review.

**8.7** Sitting at the heart of the North Devon and Torridge SHLAA is a custom database which has been populated by all of the site appraisal information, along with records of promoted sites, Stakeholder Panel meetings and consultee responses. This has enabled effective management of the preparation process by offering administration tools, comprehensive analysis and streamlined reporting capabilities. Having such a database in place should allow for an efficient future SHLAA review process.

**8.8** The SHLAA will be kept under review with updates to be undertaken on a periodic basis. The Councils continue to accept information about new sites that people believe have the potential to deliver new housing. Any additional sites presented to the two local planning authorities in advance of any future review will be incorporated into the next available Review. As a sufficient quantum of deliverable and developable housing land has been found to meet the future identified housing requirements of both North Devon and Torridge, the Councils do not consider it necessary to programme any additional 'Calls for Sites' at this point in time. This position will however be kept under review.

**8.9** The findings of this SHLAA and any subsequent review will be used to support the appraisal of five-year housing land supply, in line with the requirements of the National Planning Policy

Framework. The results of such an appraisal may be published as part of any SHLAA review, as a stand alone document or as part of each local planning authority's Annual Monitoring Report.

**8.10** The SHLAA report forms an appraisal of site potential at a specific point in time. Over time, it is possible that there will be changes in circumstances which will impact on the validity of these site based assessments. Such circumstances could be, for example, the introduction of revised national planning policies or legislation, changes to economic circumstances or land ownership, or adoption of new policies in local planning documents such as the Local Plan or Neighbourhood Plans. It is accepted that the conclusions reached about the deliverability or developability of a site could be subject to future change from those presented within the report.

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