

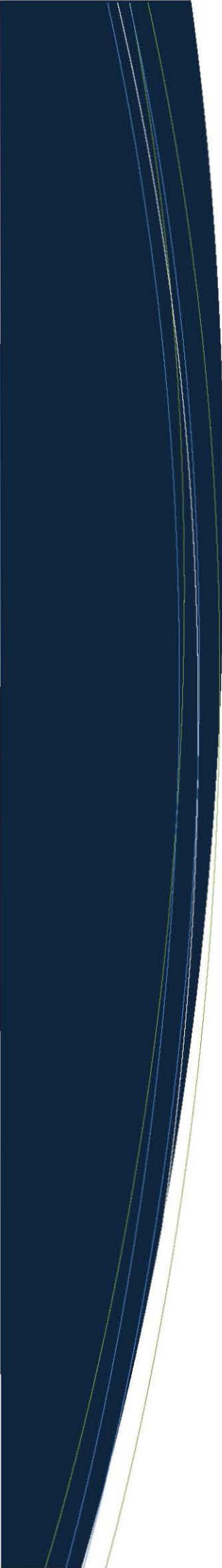


North Devon and Torridge Strategic Housing Land Availability Assessment (SHLAA)

Main Report

August 2011





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1 Introduction

What is a Strategic Housing Land Availability Assessment (SHLAA)?

1.1 An ongoing objective of the Government is to deliver a step-change in housing delivery through a more proactive and responsive approach to housing supply at the local level. Planning Policy Statement 3: Housing (PPS3) highlights that one of the Government's objectives for the planning system is to deliver a flexible, responsive supply of land for housing.

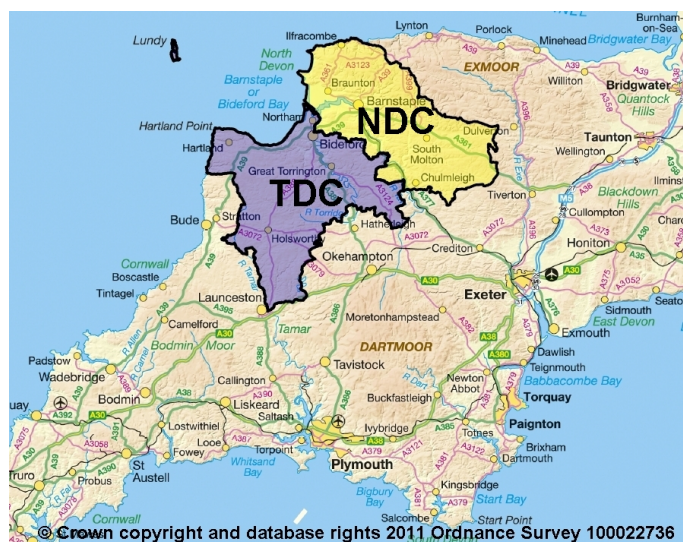
1.2 To deliver this PPS3 places a requirement on local planning authorities to pro-actively plan for housing delivery using an evidence-based policy approach underpinned by the principles of 'Plan, Monitor, Manage'. More specifically the policy requires that through their strategies and policies, local planning authorities should be identifying a housing land supply that will enable continuous delivery of housing for a period of at least 15 years.

1.3 To deliver on the above, PPS3 advises that LPAs should draw on 'information from the Strategic Housing Land Availability Assessment and/or other relevant evidence'. The role of the Strategic Housing Land Availability Assessment (SHLAA) is to identify and assess land and buildings that might have the potential to deliver future housing development. The process seeks to ensure future decisions made in respect of housing allocations are based on sound evidence of deliverability.

1.4 The Government provides further detail on the preparation and content of SHLAAs through its SHLAA Practice Guidance ('Practice Guidance')⁽²⁾ which was introduced in July 2007.

Geographical Coverage

Figure 1.1 Extent of SHLAA report coverage



Devon) and Bideford (Torridge).

1.5 This report provides a SHLAA for the geographical area of northern Devon in South West England (Figure 1.1 'Extent of SHLAA report coverage'). It forms a single report covering the Districts of North Devon (shaded yellow) and Torridge (shaded purple) but excluding the area of North Devon which lies within the boundaries of Exmoor National Park.

1.6 The northern Devon area covers approximately 1,900 square kilometres and supports a resident population of around 155,000 people. The area has a generally rural nature and contains a substantial number of rural settlements supported by a network of historic market towns and coastal resorts; the largest settlements being Barnstaple (North

Partnership Approach

1.7 The 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.

1.8 North Devon and Torridge sit at the centre of the Northern Peninsula Housing Market Area (HMA) which sweeps along the central portion of the northern coastline of South West England (Figure 1.2 'Extent of Northern Peninsula Housing Market Area (NP HMA)').

1.9 The Northern Peninsula Housing Market Area 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)⁽³⁾
- North Devon Council (NDC)
- Torridge District Council (TDC)
- West Somerset District Council (WSDC)

1.10 Given that the timetables for the preparation of Local Development Framework documents at each local planning authority vary, it has not been practicable to prepare a single Housing Market Assessment wide SHLAA report. However, in line with best practice, a number of local planning authorities within the sub-region have constructively worked together on SHLAA preparation.

1.11 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.

1.12 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.

1.13 The geographical area previously covered by North Cornwall District Council, which makes up the remaining element of the Northern Peninsula Housing Market Area, is not covered by the partnership due to the authority's amalgamation into a wider Cornwall Council. The approach taken, 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.

Figure 1.2 Extent of Northern Peninsula Housing Market Area (NP HMA)

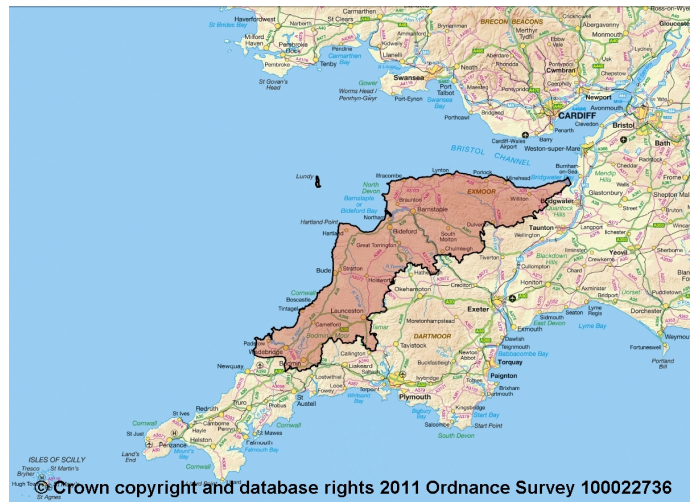
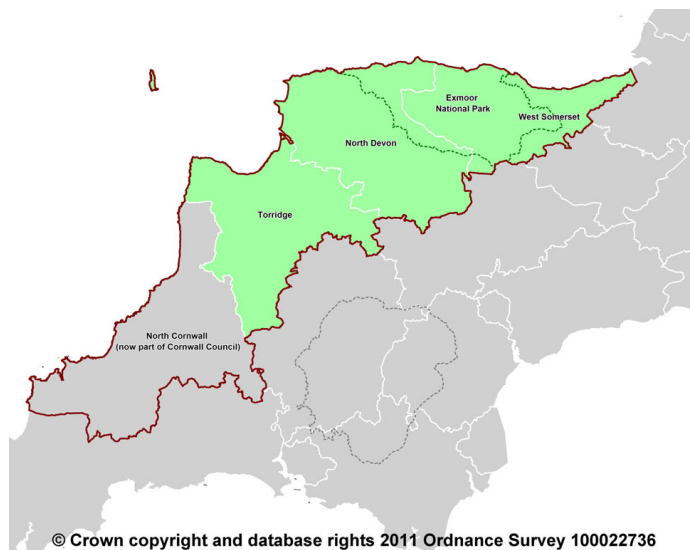


Figure 1.3 Partnership authorities across the HMA



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

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

1.15 In addition the SHLAA has been prepared with the support of Devon County Council who offer a synergy of participation across wider SHLAA preparation within Devon. Further details of the methodology and the approach to partnership working can be found within later sections of this report.

Status of the SHLAA

1.16 The following points are made in relation to this SHLAA report and the sites identified within it. The points are provided to offer clarity and for the avoidance of doubt with regard to the status of the report and the findings within it. 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.
- 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.
- This SHLAA report is founded upon information with a base date of 1st April 2010. 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 Planning Context

2.1 The Planning and Compulsory Purchase Act 2004 fundamentally reformed the planning system refocusing it on the principal objective of achieving sustainable development. The reforms also brought about major changes to the planning policy system, advocating the replacement of County level Structure Plans and local authority based Local Plans with Regional Spatial Strategies and local authority level Local Development Frameworks. The changes were supported by the continuation and reinforcement of the ideology of the 'plan-led system' and reaffirmed the importance of plan making based upon the foundations of robust evidence.

2.2 More recently the emerging changes advocated by the Coalition Government, and in particular the proposed revocation of Regional [Spatial] Strategies, has reinforced the importance of the local element of the Development Plan. This in turn has therefore also increased the importance that proposals within the Development Plan are supported by locally derived and robust evidence.

Planning Policy Statement 1: Sustainable Development (PPS1) (CLG, 2004)

2.3 Planning Policy Statement 1: Sustainable Development (PPS1) sets out the Government's approach to Sustainable Development for the planning system. It states that:

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*

(para. 5)

2.4 To help meet this objective it goes on to highlight that:

In preparing development plans, planning authorities should:

(vi) Ensure that plans and policies are properly based on analysis and evidence. Where the outcome of that analysis and evidence remains uncertain, policy makers should exercise and demonstrate soundly based judgement, taking account of the other principles set out in this paragraph. Where justifiable on the basis of the evidence available, a precautionary approach to proposals for development may be necessary.

(vii) Take full account of the need for transparency, information and participation.

(para. 26)

2.5 And that:

In preparing development plans, planning authorities should seek to:

(iv) Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing....- taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including sustainable waste management, and the need to avoid flood risk and other natural hazards.

(para. 27)

Planning Policy Statement 3: Housing (PPS3) (CLG, June 2010)

2.6 The Government's approach to the delivery of housing through the planning system is detailed within Planning Policy Statement 3: Housing (PPS3). It looks to support a step-change in housing delivery by ensuring that the planning system enables an adequate supply of appropriate land for housing development.

2.7 In doing so it reinforces the need for an evidence-based approach to enabling delivery, promoting the role of the SHLAA:

***Evidence-Based Policy Approach** – Local Development Documents and Regional Spatial Strategy policies should be informed by a robust, shared evidence base, in particular, of housing need and demand, through a Strategic Housing Market Assessment and land availability, through a Strategic Housing Land Availability Assessment.*

(para. 11)

2.8 It goes on to highlight the significance of the SHLAA in relation to the identification of appropriate levels of housing. Noting that:

In determining the local, sub-regional and regional level of housing provision, Local Planning Authorities and Regional Planning Bodies, working together, should take into account:

- Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments and drawing on other relevant information such as the National Land Use Database and the Register of Surplus Public Sector Land.

(para. 33)

2.9 With regards to planning for future housing delivery, PPS3, as summarised within the Government's SHLAA Practice Guidance⁽⁴⁾ (see below), requires that local planning authorities:

- **Identify specific, deliverable sites for the first five years of a plan that are ready for development** and to keep this topped up over-time in response to market information;
- **Identify specific, developable sites for years 6-10**, and ideally years 11-15, in plans to enable the five year supply to be topped up;
- Where it is not possible to identify specific sites for years 11-15 of the plan, **indicate broad locations for future growth**; and
- **Not include an allowance for windfalls in the first 10 years of the plan** unless there are justifiable local circumstances that prevent specific sites from being identified.

2.10 It goes on to specify in Annex C that a SHLAA should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously-developed land and greenfield) that have development potential for housing, including within mixed use developments.

4 Practice Guidance on the preparation of Strategic Housing Land Availability Assessments, Department for Communities and Local Government (CLG), July 2007

- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

2.11 Furthermore, it highlights that:

where two or more Local Planning Authorities form a housing market area, Local Planning Authorities should work together either by preparing joint assessments or by ensuring consistency in methodology.

2.12 Finally, it notes that Practice Guidance will set out detailed methodologies for carrying out these assessments.

Strategic Housing Land Availability Assessments: Practice Guidance (CLG, July 2007)

2.13 In line with the commitment within PPS3, the Government has published detailed Practice Guidance on the preparation of Strategic Housing Land Availability Assessments (from here-on-in known as the 'Practice Guidance').

2.14 The Practice Guidance states that:

Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.

(para 1)

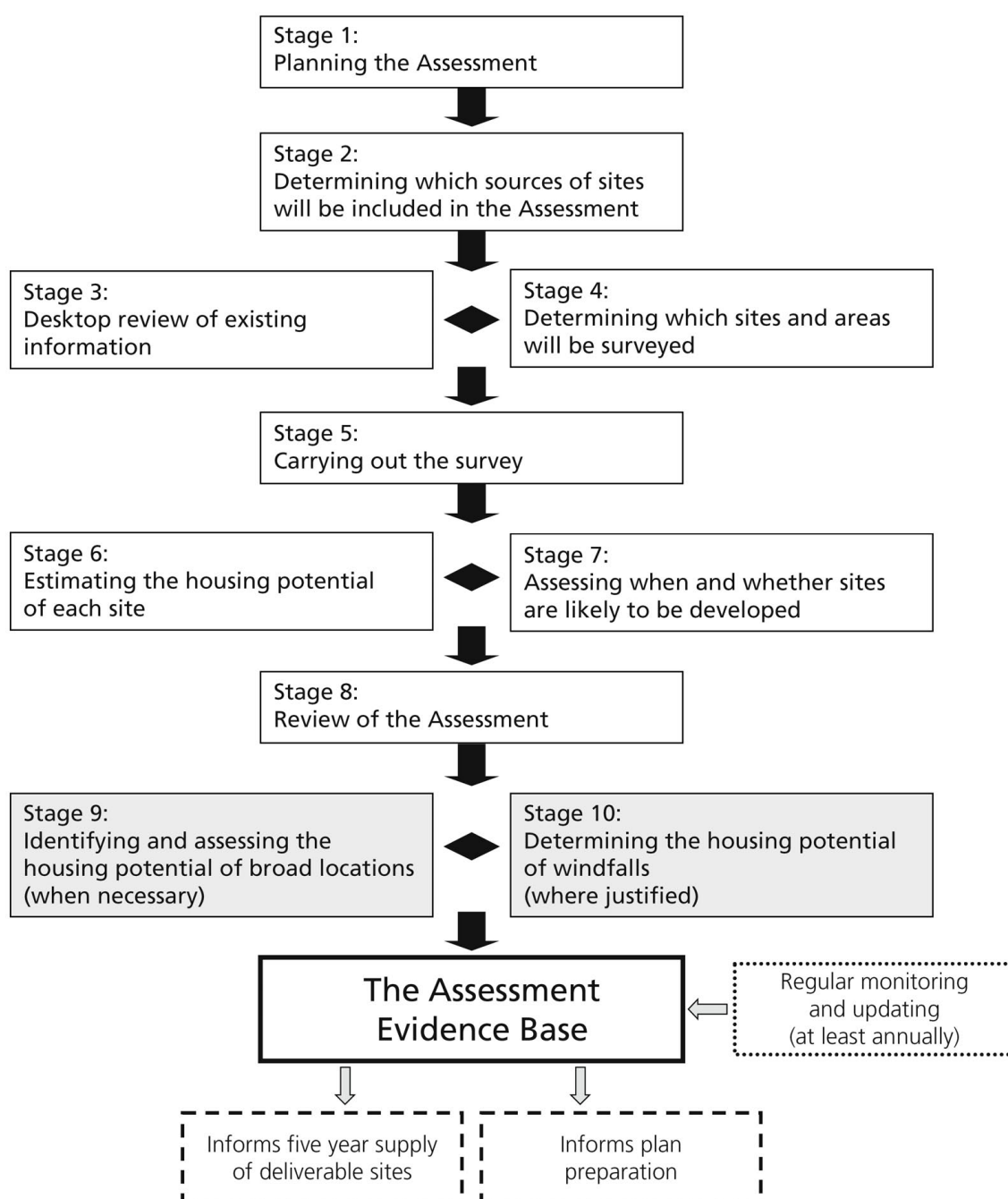
2.15 The Practice Guidance identifies that the primary role of the SHLAA is two fold in that it should:

- Identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.
- Assess the five year supply of deliverable housing sites for the purpose of National Indicator 159: Supply of ready to develop housing sites.

2.16 The document offers practical guidance on how to carry out a SHLAA and the approach which should be followed. It also advocates a partnership approach to SHLAA preparation, indicating that it should ideally be carried out on a sub-regional, housing market area basis, working together with key stakeholders.

2.17 The guidance offers a ten stage assessment process to support SHLAA preparation (Figure 2.1 'The Strategic Housing Land Availability Assessment process and outputs (CLG, 2007)'). It advocates the use of the standard methodology, stating that such an approach will ensure that findings are '*robust and transparently prepared*'. It goes on to highlight that if this is followed, then the methodology used for the preparation of the SHLAA should not be open to challenge, even during any independent examination.

Figure 2.1 The Strategic Housing Land Availability Assessment process and outputs (CLG, 2007)



Regional Planning Context

2.18 The Planning and Compulsory Purchase Act 2004 introduced statutory regional planning to England for the first time. The reforms put in place a regional element to the statutory Development Plan - the so-called Regional Spatial Strategy⁽⁵⁾.

⁵ The function of the Regional Spatial Strategy was subsequently combined with that of the Regional Economic Strategy under the powers of the *Local Democracy, Economic Development and Construction Act 2009*, with any such strategy to be known as the Regional Strategy.

2.19 The series of nine Regional Spatial Strategies covering England were staged to play a significant role in supporting the delivery of housing, identifying through their policies the expected level of housing to be delivered across each region, and dis-aggregating this to a prescribed figure for local planning authority to deliver across the prescribed plan period.

2.20 In July 2010, the Coalition Government signified its intent to remove the regional tier of governance, ordering the immediate revocation of any adopted Regional [Spatial] Strategy and the winding-up of the bodies responsible for the regional planning function⁽⁶⁾.

2.21 Subsequent to this announcement the High Court has deemed such revocation to be unlawful and as such, at the time of this report's preparation, any adopted Regional Spatial Strategies remain part of the statutory Development Plan.

2.22 The Government has however reaffirmed its intention to remove the regional tier of Development Plan through provisions contained in the forthcoming Localism Bill. Until such time however, Regional Spatial Strategies will continue to form part of the statutory Development Plan, and any duties placed upon local planning authorities in relation to them will remain in force.

2.23 North Devon and Torridge fall under the control of the Regional Spatial Strategy for the South West. This Strategy has not however been formally adopted and was still only in draft form when preparation ceased. To this end, the draft Strategy does not form part of the statutory development plan. It is possible however that the evidence provided to support its preparation may hold material weight in planning decisions.

2.24 Policy H1 of the latest draft of the South West Regional Spatial Strategy⁽⁷⁾ set out in Policy 'HMA10: Polycentric Devon and Cornwall HMA' the level of housing provision to be delivered in North Devon and Torridge. The draft policy proposed provision of 10,700 dwellings in Torridge and 10,900 in North Devon⁽⁸⁾ across the period 2006-2026.

2.25 With regard to North Devon, the draft Policy further detailed that of such overall provision, 4,800 dwellings should be provided within the existing urban area of Barnstaple, and 2,400 dwellings be provided within a prescribed 'Area of Search' adjacent to Barnstaple.

2.26 Whilst the Regional Spatial Strategy for the South West remains a draft Strategy, an adopted Regional Strategy is in place in the guise of Regional Planning Guidance for the South West (RPG10). This provides a requirement for Devon of 86,000 net additional homes (4,300 per annum) to be delivered across the period 1996-2016. RPG10 does not however apportion this figure to local planning authorities, rather leaving this task to the lower, sub-regional, tier and, in the case of North Devon and Torridge, the Devon Structure Plan.

Sub-Regional and Local Planning Context

2.27 The Saved Policies of the Devon Structure Plan 2001-2016 (adopted October 2004) currently form part of the Development Plan and provides the adopted higher-tier requirement for the number of dwellings to be delivered across local planning authority areas in Devon for that period. For North Devon this equates to a figure of 4,900 dwellings (327 per annum) for the period 2001-2016, with a corresponding figure of 5,100 dwellings (340 per annum) for Torridge.

6 Chief Planning Officer Letter: Revocation of Regional Strategies (CLG, 6th July 2010)

7 The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes

8 Excluding the area under the planning control of Exmoor National Park Authority

2.28 At the local level, the two local planning authorities are subject to the provisions of adopted Local Plans⁽⁹⁾. North Devon is subject to the provisions of the North Devon Local Plan⁽¹⁰⁾, whilst Torridge is covered by the Torridge District Local Plan⁽¹¹⁾.

2.29 Neither North Devon Council or Torridge District Council currently have any adopted Development Plan Documents in place as part of their respective Local Development Frameworks. Both are however working together to progress the preparation of a Joint North Devon and Torridge Core Strategy which will set out the vision for northern Devon and the strategic policies that will be used to guide development for the next fifteen to twenty years.

2.30 A pre-publication draft of the Core Strategy⁽¹²⁾ was prepared and subsequently subject to consultation in early 2010. This document set out within draft Policy COR3 and COR4 provisions for the delivery of 10,900 dwellings in North Devon and 10,700 in Torridge over the period 2006-2026, based upon the requirements of the latest draft of the Regional Spatial Strategy.

2.31 Since the preparation of such a draft, the Coalition Government has however indicated its intention to abolish Regional Spatial Strategies. Allied to this, it has indicated the need for local planning authorities to establish the appropriate levels of future housing growth for their area.

2.32 To this end, it has been necessary to revisit the Core Strategy and work is ongoing to prepare a revised draft. At the time of preparing this report, such work has not progressed to such a stage where potential future housing requirements have been established. The purpose of this SHLAA report will in fact be, in part, to support future decisions on such matters.

2.33 As such, at the time of writing, the adopted development plan for the two Districts are as identified in Table 6 'Adopted Development Plans for North Devon and Torridge'.

Table 6 Adopted Development Plans for North Devon and Torridge

North Devon	Torridge
Regional Planning Guidance for the South West (RPG10)	
Saved Policies of the Devon Structure Plan 2001-2016	
Saved Policies of the North Devon Local Plan 1995-2011 (2006)	Saved Policies of the Torridge District Local Plan 1997-2011 (2004)
Saved Policies of the Devon County Minerals Local Plan (2004)	
Saved Policies of the Devon County Waste Local Plan (2006)	

Strategic Housing Requirements

2.34 As highlighted above, the strategic housing requirements for local planning authorities have traditionally been cascaded through the higher-tier elements of the development plan (i.e. the Structure Plan / Regional Spatial Strategy).

2.35 The Coalition Government is however pursuing a programme of change through the localism agenda to pass the responsibility of setting the appropriate level of housing development down to

9 Saved under provisions of the Planning and Compulsory Purchase Act 2004

10 Saved Policies of the North Devon Local Plan 1995-2011 (Adopted July 2006)

11 Saved Policies of the Torridge District Local Plan 1997-2011 (Adopted September 2004)

12 North Devon and Torridge Joint Core Strategy: Pre-Publication January 2010

the local planning authorities. It cites that "*Local Planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land...*"⁽¹³⁾.

2.36 To this end, Government advice goes on to note that local planning authorities may *decide to retain their housing targets* that were set in the Regional [Spatial] Strategies or alternatively *may decide to review their housing targets*. It adds that any new housing requirements will continue to need to be based upon reliable information and be subject to a transparent planning process.

2.37 Through the continued preparation of the North Devon and Torridge Joint Core Strategy both local planning authorities have committed to the review of potential future housing requirements for their local planning authority areas.

2.38 As such, this report provides analysis against a number of sources which could support the derivation of potential future housing requirements. Namely, the housing delivery performance and future land supply is appraised against the:

- Adopted Devon Structure Plan (October 2004)
- Regional Spatial Strategy for the South West (Original Draft) (June 2006)
- Regional Spatial Strategy for the South West (Latest Draft) (July 2008)
- 'Option 1' Figures⁽¹⁴⁾
- Strategic Housing Market Assessment (December 2008)

2.39 The SHLAA does not offer a position upon which, if any, source should be utilised to derive the appropriate future strategic housing requirement for each local planning authority, nor provide any statement as to the relative weight which should be attached to each.

Changing Context

2.40 This SHLAA report is being prepared at a time of flux for planning. In addition to the changes mooted above with regard to the regional tier of the planning system, more fundamental reform is being proposed by the Coalition Government through the provisions of the Localism Bill.

2.41 Nonetheless, the provision and content of this SHLAA report still remains valid and valuable. Its content is based upon sound planning principles and it presents technical evidence which will be valuable in supporting decision making with regard to provision of future housing development, irrespective of the shape of the planning system in the future.

2.42 Subsequently, the likely continued role of the SHLAA has been reaffirmed through the consultation draft of the National Planning Policy Framework⁽¹⁵⁾. This states that local planning authorities 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 the identified requirement for housing over the plan period.*'

2.43 The draft Framework continues by proposing that, in the future, local planning authorities demonstrate a five-year plus twenty percent (i.e. six year) deliverable housing land supply, with the additional twenty percent '*to ensure choice and competition in the market for land*'. It should be noted that this is only a proposal and not yet a requirement on local planning authorities.

13 Chief Planning Officer Letter: Revocation of Regional Strategies, 6th July 2010 (CLG)

14 The 'Option 1' figure is the level of proposed housing provision submitted to the original Regional Spatial Strategy examination (Option 1 targets).

15 Draft National Planning Policy Framework (CLG, July 2011)

3 Purpose and Scope

Purpose

3.1 The purpose of the SHLAA is to provide an evidence-based appraisal of land and buildings that have the potential to deliver future housing development. It aims to provide robust and credible evidence to support sound decision making on future housing provision in an area.

3.2 The presumption is that this role will be accomplished through the identification and appraisal of individual sites, although Practice Guidance indicates that where justified this approach may be supplemented by consideration of the potential of 'broad locations' or, in specific circumstances, the use of a windfall allowance.

3.3 Its role is to support the requirements of PPS3 (paragraph 54) that a local planning authority should:

- identify sufficient specific **deliverable** sites to deliver housing in the first five years; and
- Identify a further supply of **developable** sites for housing to cover the years 6-10 and, where possible, for years 11-15.

3.4 The guidance adds that where it is not possible to identify specific sites for years 11-15 of the plan period, then broad locations for future growth should be identified.

3.5 PPS3 goes on to offer guidance on what constitutes a deliverable and developable housing site:

- **Deliverable** - a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site, or part of the site, within five years from the date of adoption of the plan;
- **Developable** - a site should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

3.6 At the heart of the SHLAA is therefore the appraisal of individual sites that have the potential to deliver housing. In line with Practice Guidance, each such site is appraised in terms of its suitability, availability and achievability to determine whether it is considered deliverable or developable.

3.7 The individual site based information, along with any supply from considered broad locations or windfall allowances (if required and justified) can then be compiled to provide evidence on the shorter-term deliverable, and longer-term developable, supply of future housing land.

3.8 Based upon the findings of such an appraisal, it is then possible to make a judgement as to whether each specific site should be considered, deliverable, developable, or alternatively:

- **Not Currently Developable** - it is unknown whether a site could be developed - this may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome, or that the site availability is unknown; or
- **Excluded from Further Consideration** - a site has been mis-identified, or is no longer available for development - this may be, for example, because redevelopment for housing or an alternative use has been completed.

Approach and Methodology

3.9 As noted in the previous section, the Practice Guidance sets out a standard approach to the preparation of a SHLAA. This SHLAA has been prepared in line with the specified methodology advocated within the Practice Guidance and following the prescribed ten stage approach (Figure 2.1 'The Strategic Housing Land Availability Assessment process and outputs (CLG, 2007)').

3.10 There are however parts of the standard methodology and assessment 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.

3.11 The comprehensive methodology is detailed in Northern Peninsula Housing Market Area Methodology for Strategic Housing Land Availability Assessments - August 2010 ('Northern Peninsula Methodology') (attached as Appendix 16: 'Northern Peninsula Housing Market Area SHLAA Methodology'). The methodology has been subject to public consultation and has been endorsed for SHLAA preparation by both local planning authorities.

3.12 The endorsed Northern Peninsula Methodology does not deviate from the nationally advocated approach but simply adds locally relevant detail on the methods and assumptions. The Practice Guidance states that if the standard Practice Guidance methodology is followed then the assessment should be robust and transparently prepared. Furthermore, the SHLAA should not be open to challenge, even through any Examination in Public of Development Plan Documents. It is the local authorities' belief that the preparation of this SHLAA complies with such a position.

3.13 The full detail of the approach followed in the preparation of this SHLAA report, including all of the locally derived assumptions, is available alongside this report within the separate endorsed Northern Peninsula Methodology. In the interests of avoiding repetition, this report does not replicate in full the details contained within the methodology.

3.14 This approach is considered to meet the minimum requirements (see below) whereby the assessment report should include an explanation of the methods, assumptions and judgements which have been applied in its preparation.

Best Practice

3.15 The SHLAA has been prepared following identified best practice at both the national and sub-regional level. The SHLAA preparation has taken due regard to national best practice as advocated through both the Practice Guidance⁽¹⁶⁾ and that published by the Planning Advisory Service⁽¹⁷⁾.

3.16 At the sub-regional level, preparation has been reviewed against practice being followed by other Local Authorities across the sub-region. This has been supplemented by the valuable information that has been infused via the ongoing Officer support provided by Devon County Council.

Minimum Requirements

3.17 The Practice Guidance sets out the minimum requirements of the SHLAA, noting that as a minimum, it should provide the following outputs:

16 Strategic Housing Land Availability Assessments: Practice Guidance (CLG, July 2007)

17 Strategic Housing Land Availability Assessment and Development Plan Document Preparation (Planning Advisory Service, July 2008)

1. Provide a list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations where necessary);
2. Assess the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be delivered;
3. Determine the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
4. Identify potential constraints on the delivery of identified sites; and
5. Make recommendations on how these constraints could be overcome and when.

3.18 And that it should be prepared using the following minimum process requirements:

1. The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active)⁽¹⁸⁾.
2. The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment.

3.19 This SHLAA report has been prepared, and the wider SHLAA preparation process undertaken, to meet the prescribed minimum output and process requirements as detailed above. The content of this SHLAA report including the presented findings, along with the detailed site assessment information and associated maps provided within the appendices, have been prepared to meet the defined minimum output requirements. Whilst the process requirements are considered to have been robustly met through a combination of:

- following advocated best practice;
- establishing and following a sub-regional SHLAA methodology;
- incorporating comprehensive consultation and stakeholder involvement; and
- preparing a comprehensive SHLAA report.

Geographical Scope

3.20 No particular sites or geographical areas have been excluded from consideration during the SHLAA preparation process. Any sites presented to the partner authorities and which fell within their geographical boundaries have been given due consideration as part of the assessment. The advocated approach enables all sites to be considered but offers a two stage process providing the opportunity for sites to be 'sieved' at an early stage for fundamental underlying constraints.

¹⁸ The Housing Corporation and English Partnerships no longer exist with their powers and responsibilities having been consumed by the umbrella organisation of the Homes and Communities Agency (HCA)

3.21 One such constraint is the consideration of site location and whether or not it potentially conforms with strategic policies for development distribution. By considering sites against such strategic policy, sites which do not conform with existing or emerging strategic policies on development distribution are able to be rapidly discounted from further consideration.

3.22 Whilst all identified sites are offered consideration within this SHLAA, the process of pro-actively searching potential sites has been more targeted, with search efforts focused on the principal settlements within the two partner authority areas.

3.23 As the report is pre-dating the introduction of the Core Strategy, and the associated review of strategic policies on development distribution, the SHLAA adopts an 'inclusive' approach to determining site potential and whether it is considered deliverable, developable or not currently developable. This is particularly relevant with regard to the determination of rural sites as being potentially developable.

3.24 This is an intentional approach intended to not artificially remove potential development options from consideration during development plan preparation. It should be noted however, that as development plan preparation progresses, and the future approach to appropriate development location, scale and distribution is established, the conclusions reached as to a site's deliverability or developability may vary. As such, sites which are currently considered deliverable or developable may no longer be regarded as such through a subsequent review.

Broad Locations and Windfall Allowances

3.25 The Practice Guidance allows for the identification of 'broad locations' when it has not been possible to define a sufficient supply of potential housing land through the identification of specific sites. In practice, this allows for the identification of parcels of land which have the potential to accommodate future growth and may include strategic extensions to settlements or developed areas where it is difficult to identify specific sites but it is considered that the urban fabric has the potential to accommodate additional housing development.

3.26 It has not been considered necessary to identify potential broad locations for future housing development as the SHLAA has been deemed to have identified a sufficient supply of specific sites. In reality, many of the parcels of land which could constitute broad locations have been specifically identified in and around the principal settlements.

3.27 PPS3 states a clear expectation that the supply of land for housing should be based upon specific sites, supplemented where necessary by the identification of broad locations. There is however a recognition that, exceptionally, there may be genuine local circumstances whereby incorporation of a windfall allowance could be justified.

3.28 Following on from the considerations above, and the notion that it has been possible to identify sufficient specific potential sites, there are not considered to be local circumstances that would justify the application of a windfall allowance at this time.

Development Assumptions

3.29 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. For convenience, a summary of the key development assumptions which have been used during preparation are however provided below.

Table 7 Summary of SHLAA Development Assumptions

Factor	Assumption	
Minimum Site Size Threshold⁽¹⁾	0.1ha / 5 or more dwellings (gross)	
Gross to Net Developable Area Ratio	<u>Site Size</u> 0.4ha and under Between 0.4ha and 2ha 2ha and above	<u>Ratio</u> 100% 80% 70%
Density of Development	<u>Site Location</u> Town Centre Sub-urban Strategic Extension Rural Settlement	<u>Net Density (dph)</u> 50 40 35 30
Commencement of Development	<u>Site Size</u> Less than 10 dwellings 10 to 49 dwellings 50+ dwellings	<u>Period to Commencement</u> 1 Year 2 Years 3 Years
Delivery Rates (Build-out)	<u>Year</u> Year 1 Year 2+	<u>Completion Rate (dpa)</u> Up to 20 dwellings Up to 40 dwellings per developer
	<u>Site Size</u> Up to 250 dwellings 250 to 499 dwellings 500 to 749 dwellings 750+ dwellings	<u>Number of Developers</u> Single Developer (40 dpa) Two Developers (80 dpa) Three Developers (120 dpa) Four Developers (160 dpa)
Viability	Assumption of : <ul style="list-style-type: none"> 35% affordable housing requirement No further s106 contribution requirements 	

1. Sites with planning permission for residential use which fall below such a threshold are subject to collective consideration as part of the SHLAA (see below).

Application of Site Size Threshold

3.30 Sites below the defined minimum site size threshold ('small sites') are not considered individually within the SHLAA report. This approach is followed for pragmatic reasons, reflecting the potential quantity of small sites which would need to be appraised and the associated significant resource requirements that would be required to undertake such an assessment.

3.31 Delivery from small sites does however offer a potentially significant source of additional future housing supply and as such, its potential is appraised as part of SHLAA preparation.

3.32 Any sites with extant planning permission for dwellings which fall below the defined threshold are considered within the SHLAA report. They are however appraised collectively, being categorised and aggregated into two distinct groups:

- sites with permissions that are yet to be implemented; and
- those which are subject to implementation.

3.33 With regard to the potential supply from sites with unimplemented planning consents for housing, an evidence-based discount rate is applied to the potential yield. This is applied to reflect the fact that, whilst in most cases development is likely to occur within the first five year delivery period, there are likely to be a number of sites where development is not completed - either because the planning permissions is allowed to lapse, the permission is renewed rather than implemented or because the proposal is only partly completed.

3.34 For this SHLAA, this discount is set at 15% of the potential site yield. This figure is based upon analysis of local planning permission data and reflects the actual historical take up of small site planning applications. This rate has subsequently been independently endorsed by the Stakeholder Panel as a reasonable and sound assumption. The capacity from sites which are subject to implementation are not discounted, reflecting the notion that the sites upon which development has started are likely to be completed.

3.35 The identified yield from small sites is deemed to be deliverable and as such, is presented to come forward within the first five years of the potential future supply. The yield from sites which are subject to implemented planning permissions is projected to deliver over the first three years (weighted towards the first two), whilst the discounted yield from those sites subject to unimplemented planning permissions is placed within the final three years of the five-year deliverable supply period.

3.36 The supply of 'small sites' only includes those which are subject to an extant planning permission for housing. It is recognised that further unidentified small sites are likely to come forward to deliver additional future housing provision over time, however no allowance can be made for such sites as it is not possible, within realistic resource limitations, to robustly identify or appraise them on a comprehensive basis. In such cases, the sites would constitute windfall development and as such, cannot be included within the housing land supply without robust local justification. Any such sites which are subsequently granted planning consent for housing in the future will be incorporated into the potential housing land supply as part of the appropriate future SHLAA review.

Non-Residential Uses

3.37 The SHLAA 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.).

Gypsy and Traveller Provision

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

4 Partnership Approach

4.1 As briefly touched upon in the introduction, and in line with the minimum requirements of the CLG Practice Guidance as specified in the previous section, this 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.

4.2 Government Guidance specifies that the SHLAA should be prepared using a *'joined-up and robust approach'* across a sub-market area in a partnership approach. The guidance goes on to note that *"key stakeholders should be involved at the outset of the Assessment, so that that can help shape the approach to be taken. In particular, house builders and local property agents should provide expertise and knowledge to help the partnership take a view on deliverability and developability of sites, and how market conditions may affect economic viability"*.

4.3 As a result pressures of varying Local Development Framework timetables it has not been possible to prepare a single sub-market wide SHLAA. However, this SHLAA has been founded upon strong partnership working and an open and transparent preparation process.

Joint Working

4.4 In line with this advocated best practice, SHLAA preparation has been undertaken on a sub-regional basis, inclusive from the outset of partner local planning authorities across the established housing market area. Those authorities working together on this basis have from the outset included:

- Exmoor National Park Authority
- North Cornwall District Council
- North Devon Council
- Torridge District Council
- West Somerset District Council
- Devon County Council

4.5 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, whilst retaining a watching brief, has favoured preparation in association with the authorities of the Taunton Housing Market Area with whom it holds a stronger relationship. The remaining local planning authorities (the 'partner authorities') have continued to actively work together to progress delivery of SHLAA reports.

4.6 A Joint Officer Group was established at the outset of SHLAA preparation and helped drive preparation across the sub-region. Grateful support has been received from Officers at Devon County Council who have shared their invaluable knowledge and helped to ensure a synergy of approach for SHLAA preparation on a pan-Devon basis. To this end, the approach followed by North Devon and Torridge is generally consistent with that followed across the wider Devon area and beyond.

Consultation on Methodology

4.7 As noted in the earlier section, a common SHLAA Methodology has been prepared to steer SHLAA preparation across the Northern Peninsula Housing Market Area. As part of an open and transparent approach to SHLAA preparation a draft of the methodology was made available for public consultation. This commenced on the 28th January 2009 and ran for a period of six weeks, supported by a broad publicity campaign and the direct invitation of views from over 500 individuals and organisations (Extracted from the Councils' Local Development Framework Consultee Database).

4.8 The consultation process delivered 159 representations from 21 respondents. It did not however raise any fundamental concerns with the advocated approach. The methodology was subsequently revised to take account of the submissions received, which primarily involved changes to improve clarity to the reader.

4.9 The amended methodology was then subject to a further process of review and then endorsement by the Stakeholder Panel who applied their 'real world' expertise to the proposed approach (see below). Finally, the methodology was then subject to consideration and endorsement by the individual partner local planning authorities through their democratic processes.

Stakeholder Panel

4.10 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 included members from public sector agencies such as Natural England, the local highway authority (Devon County Council) and the Environment Agency along with local community representatives. Full details of the Stakeholder Panel composition may be found in Appendix 1: 'Stakeholder Panel'.

4.11 The Panel has been actively involved throughout the entire preparation process of this North Devon and Torridge SHLAA report. The panel has been actively involved in the preparation of the methodology, assessment of individual sites and privy to a review of the draft findings.

4.12 Engaged early in the process, the Panel was offered the opportunity to review, comment and endorse the sub-regional SHLAA Methodology. This process culminated in the detailed consideration of the methodology through focused discussion sessions at the day-long Panel Inception Meeting.

4.13 The principal role of the Panel was to provide expert input into the assessment of individual sites, with a particular focus on the consideration of development achievability. Significantly, and to help ensure a robust outcome, Stakeholder Panel members were presented with detailed assessment information for every site.

4.14 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 interests in any sites being considered.

4.15 The Stakeholder 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 and is supporting the preparation of robust SHLAA reports.

Call for Sites

4.16 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 and via 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.

4.17 The '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 this SHLAA.

4.18 Additional sites which were brought to the Councils' attention after the completion of the 'Call for Sites' were included within the assessment where the timetable enabled their appropriate consideration. Details of any sites that were submitted too late for consideration within this SHLAA will be kept on file for inclusion within a subsequent SHLAA review.

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 northern Devon Core Strategy 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 adopted Structure Plan, Strategic Housing Market Assessment and those presented in the various drafts of the Regional Spatial Strategy.

Past 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 8 'Historic Dwelling Completions (NDC)' 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 1996-2010' offers a more detailed appraisal of historical dwelling completions, presenting a breakdown to Parish level and on an annualised basis.

Table 8 Historic Dwelling Completions (NDC)

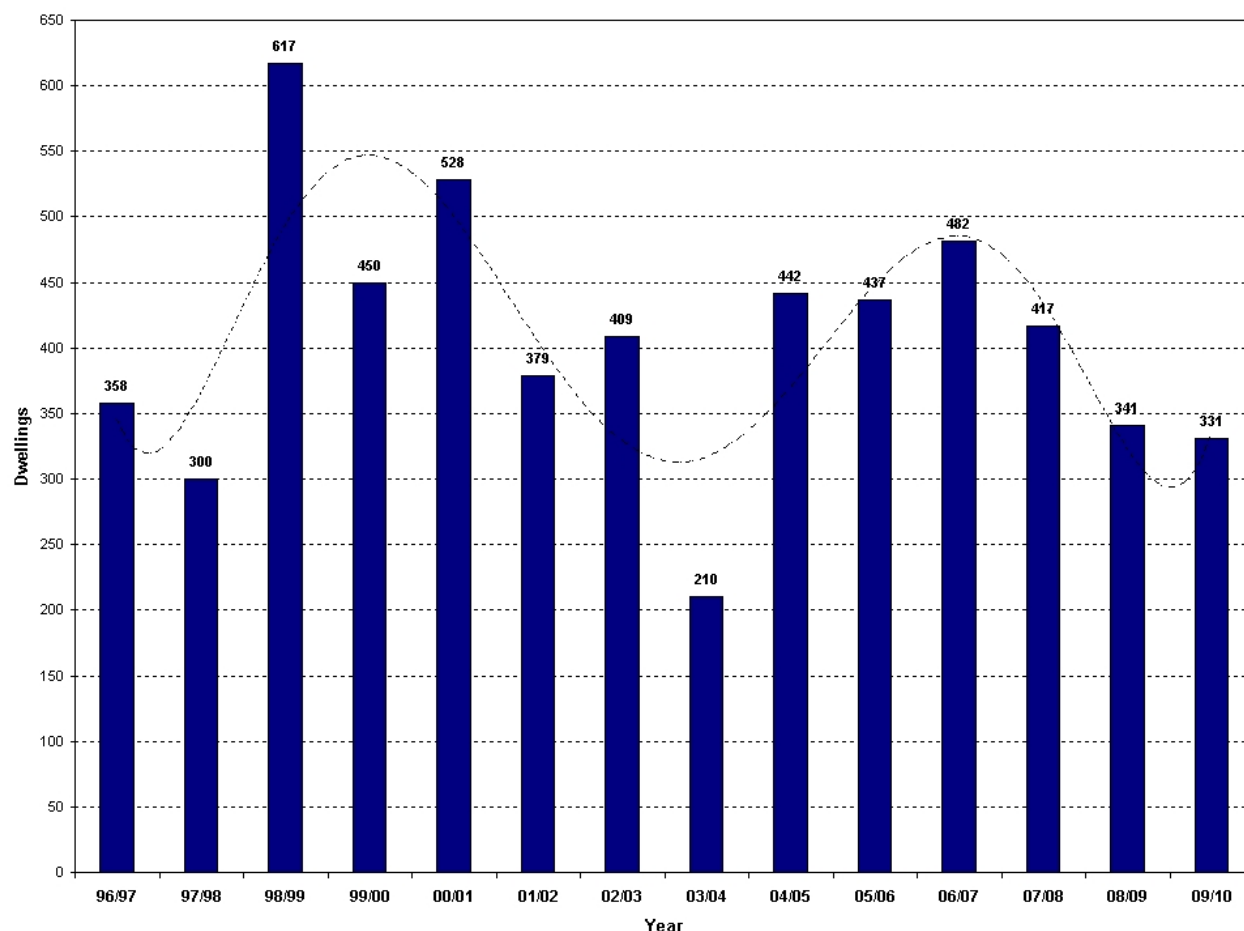
Period	Total	Average (dpa ⁽¹⁾)
1996-2001	2,249	449.8
2001-2010	3,448	383.1
2006-2010	1,571	392.8
1996-2010	5,701	407.2

1. Dwellings Per Annum

5.5 Looking to the long-term historical trend (1996-2010) there has been an average delivery rate of above 400 dwellings per annum within North Devon, however this falls to 383 dwellings per annum when viewing the shorter and more recent ten-year trend period (2001-2010). Looking only to the post-2006 period, in line with the latest (draft) plan period, the rate climbs back marginally to 393 dwellings per annum.

5.6 Since 1996, annual rates of dwelling completions peaked at 617 dwellings in 1998/99 with a low of 210 dwellings back in 2003/04. The two most recent annual periods (2008/09 & 2009/10) indicate a drop in delivery, with provision of 341 and 331 dwellings respectively in these years. This is likely to be a reflection of the recent economic downturn and challenging mortgage and housing market.

Figure 5.1 Dwelling Completions 1996-2010 (NDC)



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, averaging at a surplus of 56 dwellings per annum.

Future Dwelling Requirements

5.8 There is currently a degree of uncertainty as to the appropriate future residential delivery requirements. As such, the report offers an appraisal against a range of potential future dwelling requirements. No judgement is provided as part of this report as to which, if any, is the appropriate future dwelling requirement for the District.

5.9 The 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. The identified potential future requirements for North Devon are shown in Table 9 'Potential Future Housing Requirements (NDC)'.

Table 9 Potential Future Housing Requirements (NDC)

	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 (2006-2026)
Housing Requirement (A)	4,900	10,900	8,100	8,100	9,459
Achieved Development (B)	3,448	1,571	1,571	1,571	1,571
Residual Requirement (A-B)	1,452	9,329	6,529	6,529	5,561

Future Housing Land Supply

Context

5.10 As highlighted previously, the principal role of the SHLAA is to identify the potential future housing land supply. In line with the requirements of PPS3 and Practice Guidance, such a supply should be sub-divided into that which is considered:

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

5.11 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).

5.12 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.

5.13 For North Devon, the SHLAA has considered a total of **866** individual sites. Of these, 375 have been subject to a detailed site appraisal and a further 491 small sites with planning permission for housing have been considered on an aggregated basis.

5.14 Each element of the potential future housing land supply is considered in detail below.

A. Small Sites with Planning Permission

5.15 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 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.

5.16 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.

5.17 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

5.18 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 0.1ha or have a gross capacity of less than five dwellings. A site is considered to be implemented when development has commenced on site.

5.19 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.

5.20 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.

5.21 The dwelling yield from this source for North Devon is summarised in Table 10 'Potential from Small Sites with Implemented Planning Permission for Housing (NDC)'. 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 10 Potential from Small Sites with Implemented Planning Permission for Housing (NDC)

Number of Sites	180
Potential Capacity (Gross)	515
Under Construction (Gross)	231
Not Yet Commenced (Gross)	41
Completed Dwellings (Gross)	243
A(I) Implemented Site Capacity (Net)	272

5.22 The findings present a contribution from this source towards the deliverable future housing supply for North Devon of 272 dwellings on some 180 individual small sites with implemented planning permissions for housing.

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

5.23 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.

5.24 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.

5.25 The dwelling yield from sites with unimplemented planning consents from across North Devon is summarised in Table 11 'Potential from Small Sites with Unimplemented Planning Permission for Housing (NDC)'. 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 11 Potential from Small Sites with Unimplemented Planning Permission for Housing (NDC)

Number of Sites	311
Potential Capacity (Net)	450
Discount @ Endorsed Rate (15%)	67
A(II) Unimplemented Site Capacity (Net)	383

5.26 In summary, this source contributes a discounted yield of 383 dwellings towards the deliverable future housing supply for North Devon. This yield is offered from some 311 individual small sites with unimplemented planning permission for housing and is subject to a discount of 67 dwellings to take account of potential non-implementation.

B. Appraised Sites

5.27 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.

5.28 A total of 375 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 1,213 hectares with the average site size equating to 3.24 hectares.

5.29 Looking to the planning status of such sites, 73 sites are identified as being subject to extant planning permissions. Of these, development has commenced on 18 of the sites, with development on the remaining 55 shown as yet to commence. The remaining 302 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.

5.30 Some 155 (41.3%) sites were presented to the Council for consideration; either through the public 'Call for Sites' or through other direct submissions (Table 12 'Summary of Promoted Sites (NDC)'), with the remainder (58.7%) identified by reviewing the sources advocated within the endorsed Northern Peninsula Methodology.

Table 12 Summary of Promoted Sites (NDC)

Sites	Value	%
Total Appraised	375	100
Promoted by Third Parties	155	41.3
Identified from Other Sources	220	58.7

5.31 A breakdown of the nature of such submissions can be found in Table 13 'Promoted Sites - Submission Methods (NDC)'. It can be seen that around half of submissions made were received in an electronic format.

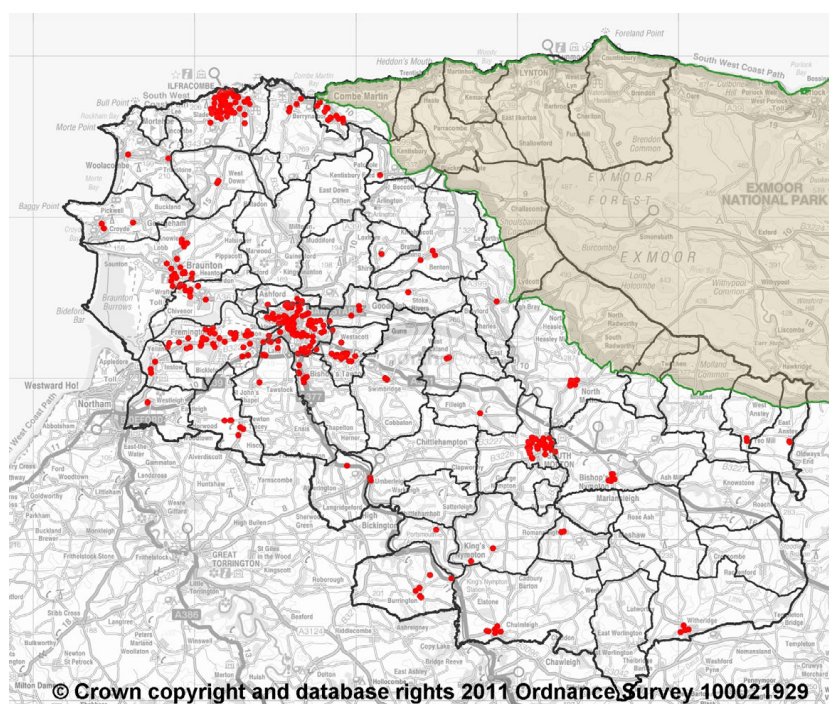
Table 13 Promoted Sites - Submission Methods (NDC)

	Value	% (1)
Proforma	152	98.1
Paper	85	54.8
Email	69	44.5
Consultation Portal	24	15.5
Letter / Other Submissions	22	14.2

1. Note that figures may not sum to 100% due to sites being promoted using multiple submission methods.

5.32 The appraised sites are distributed across the District as illustrated in Figure 5.2 'Distribution of appraised sites (NDC)'¹⁹. 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 rural settlements.

Figure 5.2 Distribution of appraised sites (NDC)



5.33 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 6: 'North Devon: Full Individual Site Assessments'.

19 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.

5.34 A summary schedule of the pertinent site-based appraisal information is also available in Appendix 4: 'North Devon: Schedule of Appraised Sites'.

5.35 The location and extent of each site may be seen on a series of maps which are available in Appendix 7: 'North Devon: Site Location Maps'. For convenience, each of the sites identified on the maps are shaded to depict the conclusion reached regarding the sites potential (i.e. is it considered deliverable, developable, etc.).

Appraised Sites - Potential Supply

5.36 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 14 'Summary of Appraised Sites (NDC)').

5.37 For North Devon, of the 375 appraised sites:

- 76 are deemed to be deliverable (at least in part);
- 132 are categorised as to be developable (at least in part); and
- 153 are considered to be not currently developable.

5.38 The remaining 14 sites have been excluded from further consideration; principally because development has been completed prior to the base date of the study.

5.39 Of those appraised, 208 (55%) 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 third (76 sites / 36.5%) offer a deliverable yield with the remaining two thirds (132 sites / 63.5%) presenting a potentially developable yield.

5.40 The total land take-up for the sites within North Devon provides an identified potential future land supply of 825 hectares (ha). A limited 63.99 hectares (7.8%) is accounted for within the deliverable site supply and the remaining significant proportion of 761.06 hectares (92.2%) is deemed developable⁽²⁰⁾.

Table 14 Summary of Appraised Sites (NDC)

	Count	Total Area (hectares)	Mean Area (hectares)	Standard Deviation of Area
Deliverable	76 (20.3%)	63.99 (5.3%)	0.84	1.42
Developable	132 (35.2%)	761.06 (62.7%)	5.77	12.14
Not Currently Developable	153 (40.8%)	380.86 (31.4%)	2.49	5.84
Exclude From Further Consideration	14 (4.7%)	7.47 (0.6%)	0.53	1.16
Total	375	1,213.38	3.24	

5.41 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).

²⁰ Note that these figures do not take account of sites which may be deemed to be only partially deliverable or developable.

5.42 Table 15 'Summary of Yield from Appraised Sites (NDC)' 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:

- **1,160** dwellings which are considered to be **deliverable** over the initial five-year period;
- a further **11,242** dwellings which are deemed to be **developable** over the subsequent ten year period; and
- **300** dwellings which could be developable beyond the fifteen year period.

5.43 The appraised sites offer a potential fifteen year supply of **12,402** dwellings across North Devon, supplemented by an additional **300** dwellings which could be potentially developable beyond that fifteen year period.

Table 15 Summary of Yield from Appraised Sites (NDC)

	Dwellings (Net)				
	1-5	6-10	11-15	16+	Total
Deliverable (first five years)	1,160				1,160 (9.1%)
Developable (six to fifteen years)		8,712	2,530		11,242 (88.5%)
Developable (beyond fifteen years)				300	300 (2.4%)
Total	1,160(9.1%)	8,712(68.6%)	2,530 (19.9%)	300 (2.4%)	12,702

Land Status (Greenfield / Previously Developed Land)

5.44 Table 16 'Breakdown of Appraised Supply by Land Status (NDC)' offers consideration of appraised sites by their land status - i.e. whether they are considered to be previously developed land or greenfield. A significant proportion of the identified potential future supply is found on greenfield land.

Table 16 Breakdown of Appraised Supply by Land Status (NDC)

	Site Count	Dwellings (Net)						Area (hectares)
		0-5	6-10	11-15	16+	Deliverable	Developable	
Greenfield	217 (57.8%)	540 (46.6%)	7,278 (83.5%)	2,102 (83.1%)	300 (100%)	540 (46.6%)	9,680 (83.9%)	1,012.07 (83.4%)
Previously Developed Land	136 (36.3%)	558 (48.1%)	796 (9.1%)	58 (2.3%)	0 ()	558 (48.1%)	854 (7.4%)	102.02 (8.4%)
Mixed	22 (5.9%)	62 (5.3%)	638 (7.3%)	370 (14.6%)	0 ()	62 (5.3%)	1,008 (8.7%)	99.29 (8.2%)
TOTAL	375	1,160	8,712	2,530	300	1,160	11,542	1,213.38

5.45 Some 57.8% of the appraised sites by quantity are considered to be greenfield, and when reviewed by site area, this jumps to some 83.4%. Breaking down the supply to that which is deliverable,

46.6% is identified as being on greenfield land. More significantly, some 83.9% of the potential developable dwelling supply is offered via greenfield sites.

Development Type (New Build / Conversion)

5.46 A breakdown is also offered by reviewing the development type (Table 17 'Appraised Supply by Development Type (NDC)'). 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 (84.3%) of potential sites would require new build development. When reviewed by potential dwelling supply this increases further to 91.4% of the deliverable supply and 93.0% of the longer-term developable supply.

Table 17 Appraised Supply by Development Type (NDC)

	Site Count	Dwellings (Net)						Area (hectares)
		0-5	6-10	11-15	16+	Deliverable	Developable	
New Build	316 (84.3%)	1,060	8,076	2,360	300	1,060 (91.4%)	10,736 (93.0%)	1,164.31 (95.9%)
Conversion	32 (8.5%)	67	60	0	0	67 (5.8%)	60 (0.5%)	5.77 (0.5%)
Combination	27 (7.2%)	33	576	170	0	33 (2.8%)	746 (6.5%)	43.30 (3.6%)
TOTAL	375	1,160	8,712	2,530	300	1,160	11,542	1,213.38

Planning Status

5.47 The appraised sites include a mix of sites which are both subject to, and not subject to, planning permission for housing (Table 18 'Appraised Supply by Planning Status (NDC)'). Of those appraised as part of this exercise, the overriding majority (80.5%) are not subject to an existing planning permission for housing. When reviewing the deliverable dwelling supply the situation is more balanced, and it can be seen that 56.7% of such supply is subject to extant planning permissions for housing. This is not the case for the developable dwelling supply, with 93.9% of such supply not being subject to planning permission for housing.

Table 18 Appraised Supply by Planning Status (NDC)

	Site Count	Dwellings (Net)					
		0-5	6-10	11-15	16+	Deliverable	Developable
Unimplemented Permissions	55 (14.7%)	405	529	170	0	405 (34.9%)	699 (6.1%)
Implemented Permissions	18 (4.8%)	253	0	0	0	253 (21.8%)	0 (0%)
Not subject to Planning Permission⁽¹⁾	302 (80.5%)	502	8,113	2,360	300	502 (43.3%)	10,773 (93.9%)
Total	375	1,160	8,712	2,530	300	1,160	11,542

1. Includes provision from two sites which have resolution to permit subject to s106.

Deliverable and Developable Housing Land Supply

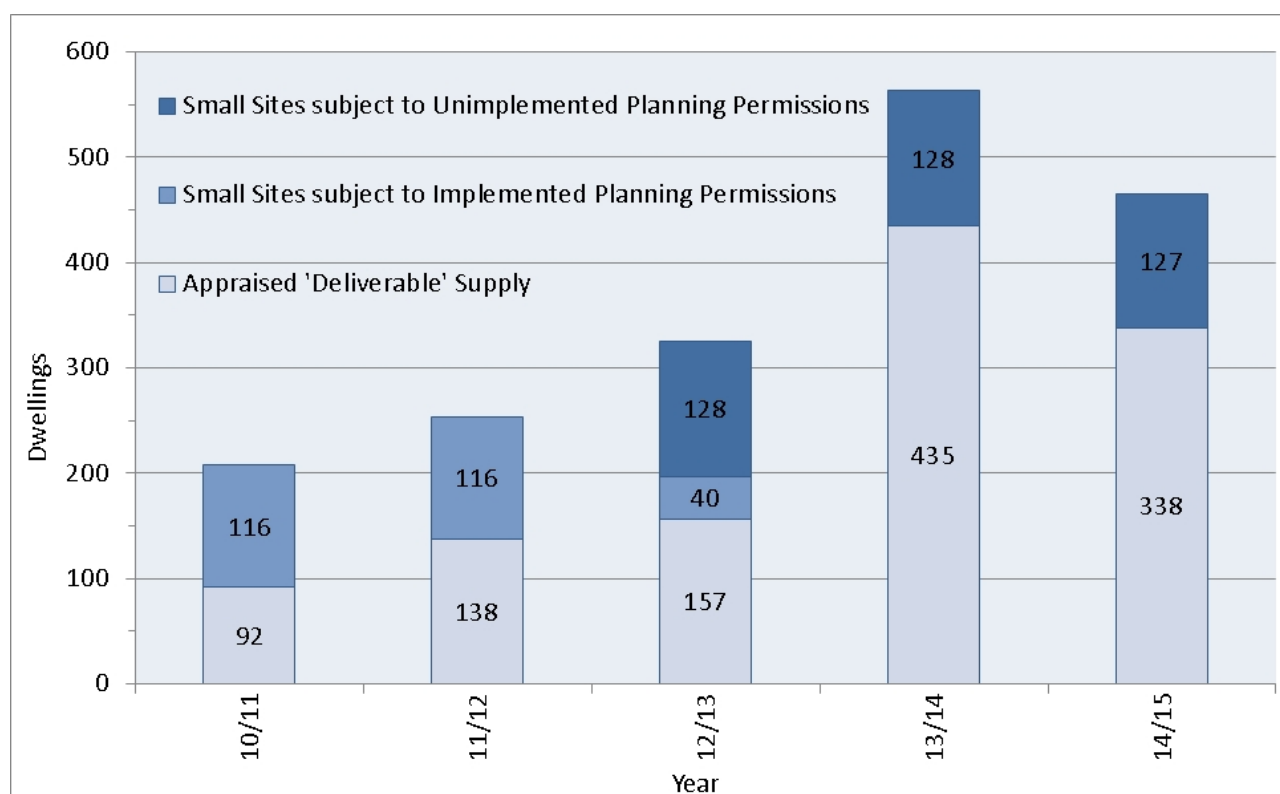
5.48 By combining the various sources of supply it is possible to determine the overall deliverable (five-year) and developable (fifteen-year) housing land supply for North Devon. Table 21 'Summary of Housing Land Supply (NDC)' reveals the potential future dwelling supply for North Devon. A summary of the various elements making up the potential future housing land supply is presented in Table 19 'Breakdown of Housing Land Supply (NDC)'.

Table 19 Breakdown of Housing Land Supply (NDC)

Small Site with Planning Consent (A) ⁽¹⁾	(II) Unimplemented	Count	311
		Dwellings (Net)	450
		Dwellings (Net with 15% Discount)	383
	(I) Implemented	Count	180
		Dwellings (Net)	272
Fully Appraised Sites (B) ⁽²⁾	Count		375
	Dwellings (Net)	Year 1-5	1,160
		Year 6-10	8,712
		Year 11-15	2,530
		Year 16+	300

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

Figure 5.3 Deliverable Housing Land Supply (NDC)



Deliverable Housing Land Supply

5.49 The SHLAA demonstrates a **deliverable** housing land supply within North Devon over the five-year period, 2010/11 to 2014/15, with the potential to deliver **1,815** dwellings (Table 20 'Deliverable Dwelling Supply (NDC)'). 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 20 Deliverable Dwelling Supply (NDC)

Source	Dwellings (Net)
Small Sites subject to Unimplemented Planning Consent (A)(II)	383
Small Sites subject to Implemented Planning Consent (A)(I)	272
Fully Appraised Sites (B)	1,160
Total	1,815

5.50 Using a series of assumptions⁽²¹⁾ 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 (NDC)'). 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.

Developable Housing Land Supply

5.51 Beyond the initial five-year period, the SHLAA identifies a further **developable** housing land supply for the subsequent ten year period (2015/16 to 2025/26) with the potential to yield **11,242** 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.

5.52 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 (NDC)'). 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

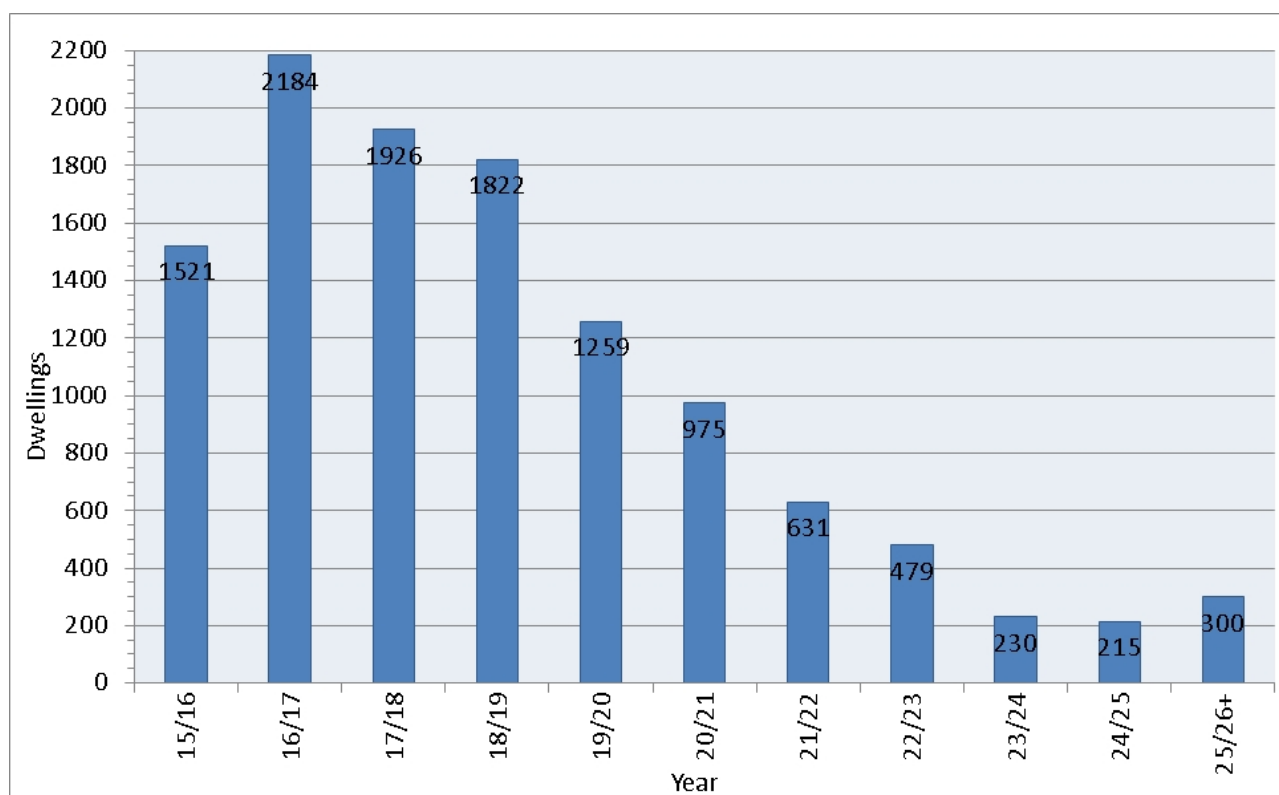
Table 21 Summary of Housing Land Supply (NDC)

	Dwellings (Net)
Five Year Deliverable Supply (Years 1-5)	1,815
Additional Developable Supply (Years 6-15)	11,242
Fifteen Year Developable Dwelling Supply (Years 1-15)	13,057
Beyond Fifteen Year Developable Supply (Year 16+)	300

5.53

21 See endorsed Northern Peninsula Methodology (Appendix 16: 'Northern Peninsula Housing Market Area SHLAA Methodology').

Figure 5.4 Developable Housing Land Supply (NDC)



The SHLAA can therefore be seen to identify for North Devon a total **developable** housing land supply over the full fifteen year period (2010/11 to 2025/26) equivalent to a yield of some **13,057** dwellings. In addition, a further 300 dwellings are identified as having the potential to be developable beyond 2026 (Table 21 'Summary of Housing Land Supply (NDC)').

5.54 Comparing the identified fifteen-year developable dwelling supply to potential future requirements, 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 2026).

Table 22 Fifteen-Year Developable Dwelling Supply (NDC)

	Dwellings
Requirement (A)	10,900
Completions (B)	1,571
Residual Requirement (C) =A-B	9,329
Developable Supply (D)	13,057
Surplus (+) / Deficit (-) (E) = D-C	+3,728

5.55 The highest identified potential future dwelling requirement is provided through the latest draft of the Regional Spatial Strategy. This promotes delivery of 10,900 dwellings for the period 2006 to 2026. Having regard to the completion of 1,571 dwellings between 2006 and 2010, the potential future requirement up to 2026 stands at 9,329 dwellings. Therefore, the SHLAA presents a developable housing land supply surplus against this requirement of **3,728** dwellings (Table 22 'Fifteen-Year Developable Dwelling Supply (NDC)').

Locality Based Analysis

5.56 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

5.57 The geographical area of North Devon is covered by a series of 57 individual Parishes (Figure 5.5 'Parishes (NDC)') 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.⁽²²⁾

Figure 5.5 Parishes (NDC)



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22 A guide to the abbreviations used to reference the North Devon Parishes (i.e. ILF for Ilfracombe) is available in Appendix 8: 'North Devon: Defined Geographies'.

5.58 The Parish level findings are presented in Appendix 5: 'North Devon: Summary of Findings by Parish'. The findings indicate that a contribution is offered to the potential future dwelling supply from 51 out of the 57 parishes. The largest contribution is offered from those Parishes in and around the larger settlements.

5.59 Looking to the full fifteen-year developable land supply, 86.7% of the potential dwelling yield is offered from only six Parishes. The largest overall yield is offered from Fremington (21.5%), followed by Barnstaple (17.9%), Landkey (16.0%), Ilfracombe (11.9%), South Molton (10.7%) and Tawstock (8.7%). Beyond these Parishes the potential yield on offer diminishes rapidly.

Housing Sub-Market Areas (SMAs)

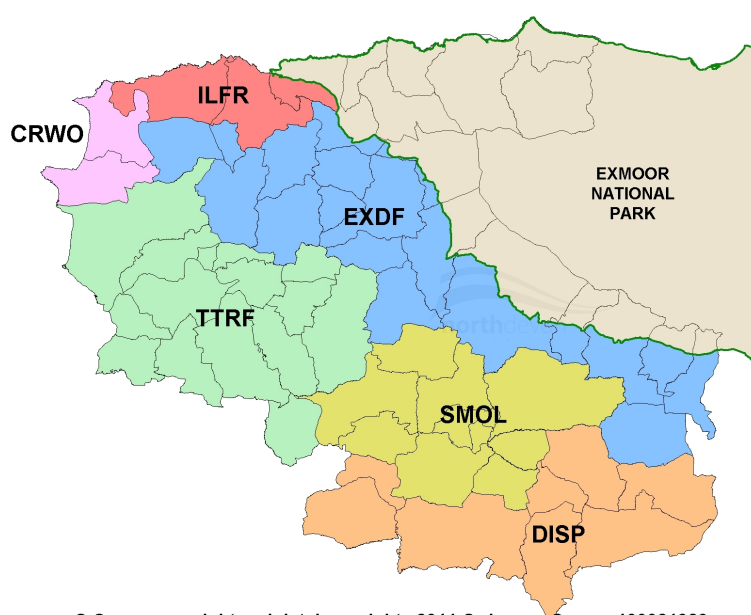
5.60 The Northern Peninsula Strategic Housing Market Assessment splits the Northern Peninsula Housing Market Area into a series of housing Sub-Market Areas (SMAs) based on the functionality of the housing market across the sub-region.

5.61 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.

5.62 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) (NDC)'):

- 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) (NDC)



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

5.64 Table 23 'Housing Land Supply by Housing Sub-Market Area (SMA) (NDC)' presents a breakdown of SHLAA findings by Sub-Market Area across North Devon.

5.65 The results show that the distribution of supply is not balanced across the varying Sub-Market areas. The largest proportion of both the deliverable (44.5%) and developable (75.9%) 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.

Table 23 Housing Land Supply by Housing Sub-Market Area (SMA) (NDC)

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)	Site Count	Dwellings (Net)		0-5	6-10	11-15	16+	1-5 Years (Net)	6-15 Years (Net)	(net)
TTRF	127	182	155	48	70	196	583	6,454	2,076	100	808 (44.5%)	8,530 (75.9%)	9,338 (71.5%)
ILF	65	108	92	36	56	84	136	968	370	200	284 (15.6%)	1,338 (11.9%)	1,622 (12.4%)
SMOL	40	59	50	24	41	50	284	1,056	84	0	375 (20.7%)	1,140 (10.1%)	1,515 (11.6%)
EXDF	30	42	36	34	46	22	99	141	0	0	181 (10.0%)	141 (1.2%)	322 (2.5%)
DISP	24	28	24	23	31	18	50	75	0	0	105 (5.8%)	75 (0.7%)	180 (1.4%)
CRWO	23	31	26	17	28	5	8	18	0	0	62 (3.4%)	18 (0.2%)	80 (0.6%)
TOTAL	309	450	383	182	272	375	1160	8,712	2,530	300	1,815	11,242	13,057

Market Town Area (MTA)

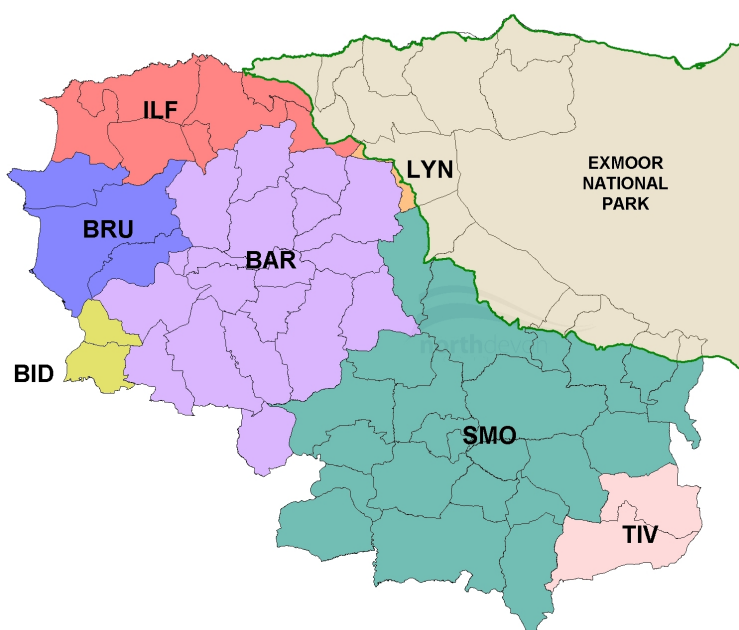
5.66 Devon County Council has divided the County area into a series of 28 "Devon Town" areas each defined around an individual Market or Coastal town and taking in its surrounding rural hinterland⁽²³⁾. Each has been defined by looking at the functional relationship of the surrounding rural area with the individual towns. For the purpose of the SHLAA these have been labelled as Market Town Areas (MTAs).

5.67 The geographical area of North Devon is subject to coverage by at least part of seven distinct Market Town Areas (Table 24 'Housing Land Supply by Market Town Area (MTA) (NDC)'):

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

5.68 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 outside of the local planning authority area.

Figure 5.7 Market Town Areas (MTA) (NDC)



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²³<https://new.devon.gov.uk/factsandfigures/area-profile/?geographicLevel=town>

5.69 Table 24 'Housing Land Supply by Market Town Area (MTA) (NDC)' presents a breakdown of the potential deliverable and developable dwelling supply across North Devon by Market Town Areas.

5.70 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 (69.4%) of the fifteen year identified dwelling supply.

Table 24 Housing Land Supply by Market Town Area (MTA) (NDC)

MTA	Small Site Planning Permissions					Fully Assessed Sites					Deliverable	Developable	Fifteen Year Dwelling
	Unimplemented			Implemented		Count	Dwellings (Net)				Dwellings	Dwellings	Supply
	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)
BAR	107	152	129	47	68	168	597	6,220	2,066	100	794 (43.7%)	8,286 (73.7%)	9,060 (69.4%)
BID	1	1	1	3	3	5	0	39	0	0	4 (0.2%)	39 (0.3)	43 (0.3%)
BRU	41	58	49	25	30	33	28	245	10	0	107 (5.9%)	255 (2.3%)	362 (2.8%)
ILF	88	142	121	48	81	89	136	1,022	370	200	338 (18.6%)	1,392 (12.3%)	1,730 (13.2%)
LYN	0	0	0	0	0	0	0	0	0	0	0 (0%)	0 (0%)	0 (0%)
SMO	67	90	77	51	80	76	387	1,186	84	0	544 (30.0%)	1,270 (11.3%)	1,814 (13.9%)
TIV	5	7	6	8	10	4	12	0	0	0	28 (1.5%)	0 (0%)	28 (0.2%)
TOTAL	309	450	383	182	272	375	1,160	8,712	2,530	300	1,815	11,242	13,057

Five-Year Housing Land Supply Appraisal

5.71 National planning policy on housing⁽²⁴⁾ 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.

5.72 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.

5.73 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

5.74 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

24 Paragraph 54 of Planning Policy Statement 3: Housing (CLG)

requirements. As such, the report offers an appraisal against a range of potential future dwelling requirements.

5.75 Table 25 'Five-year Housing Land Supply Requirements (NDC)' presents the relevant five-year housing land supply 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 25 Five-year Housing Land Supply Requirements (NDC)

	Devon Structure Plan		Regional Spatial Strategy (Latest Draft)		Regional Spatial Strategy (Initial Draft)		'Option 1' Figures		Strategic Housing Market Assessment	
	Total	dpa	Total	dpa	Total	dpa	Total	dpa	Total	dpa
Housing Requirement (A)	4,900	327	10,900	545	8,100	405	8,100	405	7,132	357
Achieved Development (B)	3,448	383	1,571	393	1,571	393	1,571	393	1,571	393
Residual Requirement (A-B)	1,452	242	9,329	585	6,529	408	6,529	408	5,561	348
Five-year Dwelling Requirement	1,210		2,915		2,040		2,040		1,738	

Housing Land Supply

5.76 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 PPS3. In line with Practice Guidance, no windfall allowance has been made within the deliverable land supply.

5.77 Table 20 'Deliverable Dwelling Supply (NDC)' 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 **1,815** dwellings, equivalent to an annualised yield of 363 dwellings.

Five Year Supply Appraisal

5.78 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 26 'Five-year Land Supply Appraisal (NDC)' shows a summary of the outcomes for each of the considered future dwelling requirement scenarios.

Table 26 Five-year Land Supply Appraisal (NDC)

	% of a 5-Year Supply	Equivalent Number of Years Supply
Devon Structure Plan	150.00	7.50
South West RSS (Latest Draft)	62.26	3.11
South West RSS (Initial Draft)	88.97	4.45
'Option 1'	88.97	4.45
Strategic Housing Market Assessment	104.43	5.22

5.79 The appraisal clearly indicates that it is possible to demonstrate a five-year housing land supply against the:

- Devon Structure Plan
- Strategic Housing Market Assessment

5.80 With regard to the requirements of the adopted Development Plan - the Devon Structure Plan, it is possible to demonstrate a significant supply margin above the established five-year requirement, with analysis indicating a **150%** provision (equivalent to a 7.5 year supply) against the requirements.

Housing Trajectory

5.81 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.

5.82 The comprehensive data for North Devon is presented overleaf in Table 27 'Housing Trajectory (NDC)'. This is represented graphically in Figure 5.8 'Housing Trajectory (NDC)' and Figure 5.9 'Housing Trajectory - Cumulative Position (NDC)'.

Housing Trajectory

Table 27 Housing Trajectory (NDC)

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+	
Future Year									0	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																	
Outstanding Small Site Permissions																										
Unimplemented Small Site Permissions										0	0	150	150	150												
Discounted Small Site Permissions (15% discount)										0	0	128	128	127												
Implemented Site Permissions										116	116	40	0	0												
Implemented Small Site Permissions (0% discount)										116	116	40	0	0												
Deliverable Supply																										
Deliverable Sites										92	138	157	435	338	122	40	0	0	0	0	0	0	0	0	0	
Developable Supply																										
Developable Sites															1399	2144	1926	1822	1259	975	631	479	230	215	300	
Projected Supply																										
Projected Completions										208	254	325	563	465	1521	2184	1926	1822	1259	975	631	479	230	215	300	
Cumulative Position																										
2001 - Present	379	788	998	1440	1877	2359	2776	3117	3448	3656	3910	4235	4798	5264	6784	8968	10894	12716	13975	14950	15581	16060	16290	16505	16805	
2006 - Present						482	899	1240	1571	1779	2033	2358	2921	3386	4907	7091	9017	10839	12098	13073	13704	14183	14413	14628	14928	
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	
Strategic Housing Market Assessment						357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	357	
"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	

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+	
Future Year									0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Completions																										
Residual Requirements																										
Structure Plan	4521	4112	3902	3460	3023	2541	2541	2541	2541	2333	2079	1754	1191	726	-795											
South West RSS (Latest Draft)						10418	10001	9660	9329	9121	8867	8542	7979	7514	5993	3809	1883	61	-1198	-2173	-2804	-3283	-3513	-3728	-4028	
Strategic Housing Market Assessment						6650	6233	5892	5561	5353	5099	4774	4211	3746	2225	41	-1885	-3707	-4966	-5941	-6572	-7051	-7281	-7496	-7796	
"Option 1"						7618	7201	6860	6529	6321	6067	5742	5179	4714	3193	1009	-917	-2739	-3998	-4973	-5604	-6083	-6313	-6528	-6828	
South West RSS (Initial Draft)						7618	7201	6860	6529	6321	6067	5742	5179	4714	3193	1009	-917	-2739	-3998	-4973	-5604	-6083	-6313	-6528	-6828	
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	248.8	247.5	221.7	51.0	-363.0											
South West RSS (Latest Draft)						545.0	548.3	555.6	566.2	583.1	608.1	633.4	657.1	664.9	683.1	599.3	423.2	235.4	8.7	-199.7	-434.6	-701.0	-1094.3	-1756.5	-3728.0	
Strategic Housing Market Assessment						356.6	350.0	346.3	346.6	347.6	356.9	364.2	367.2	350.9	340.5	222.5	4.6	-235.6	-529.6	-827.7	-1183.2	-1643.0	-2350.3	-3640.5	-7496.0	
"Option 1"						405.0	400.9	400.1	403.5	408.1	421.4	433.4	441.7	431.6	428.5	319.3	112.1	-114.6	-391.3	-666.3	-994.6	-1401.0	-2027.7	-3156.5	-6528.0	
South West RSS (Initial Draft)						405.0	400.9	400.1	403.5	408.1	421.4	433.4	441.7	431.6	428.5	319.3	112.1	-114.6	-391.3	-666.3	-994.6	-1401.0	-2027.7	-3156.5	-6528.0	
Cumulative Requirement																										
Structure Plan	326.7	653.3	980.0	1306.7	1633.3	1960.0	2286.7	2613.3	2940.0	3266.7	3593.3	3920.0	4246.7	4573.3	4900.0											
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	
Strategic Housing Market Assessment						357	713	1070	1426	1783	2140	2496	2853	3209	3566	3923	4279	4636	4992	5349	5706	6062	6419	6775	7132	
"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	
Relative Position (Monitor)																										
Structure Plan	52.3	134.7	18.0	133.3	243.7	399.0	489.3	503.7	508.0	389.3	316.7	315.0	551.3	689.7	1884.0											
South West RSS (Latest Draft)						-63	-191	-395	-609	-946	-1237	-1457	-1439	-1519	-543	1096	2477	3754	4468	4898	4984	4918	4603	4273	4028	
Strategic Housing Market Assessment						125	186	170	145	-4	-107	-138	68	177	1341	3168	4738	6203	7106	7724	7998	8121	7994	7853	7796	
'Option 1'						77	89	25	-49	-246	-397	-477	-319	-259	857	2636	4157	5574	6428	6998	7224	7298	7123	6933	6828	

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+
Future Year									0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Completions																									
South West RSS (Initial Draft)						77	89	25	-49	-246	-397	-477	-319	-259	857	2636	4157	5574	6428	6988	7224	7298	7123	6933	6828

Figure 5.8 Housing Trajectory (NDC)

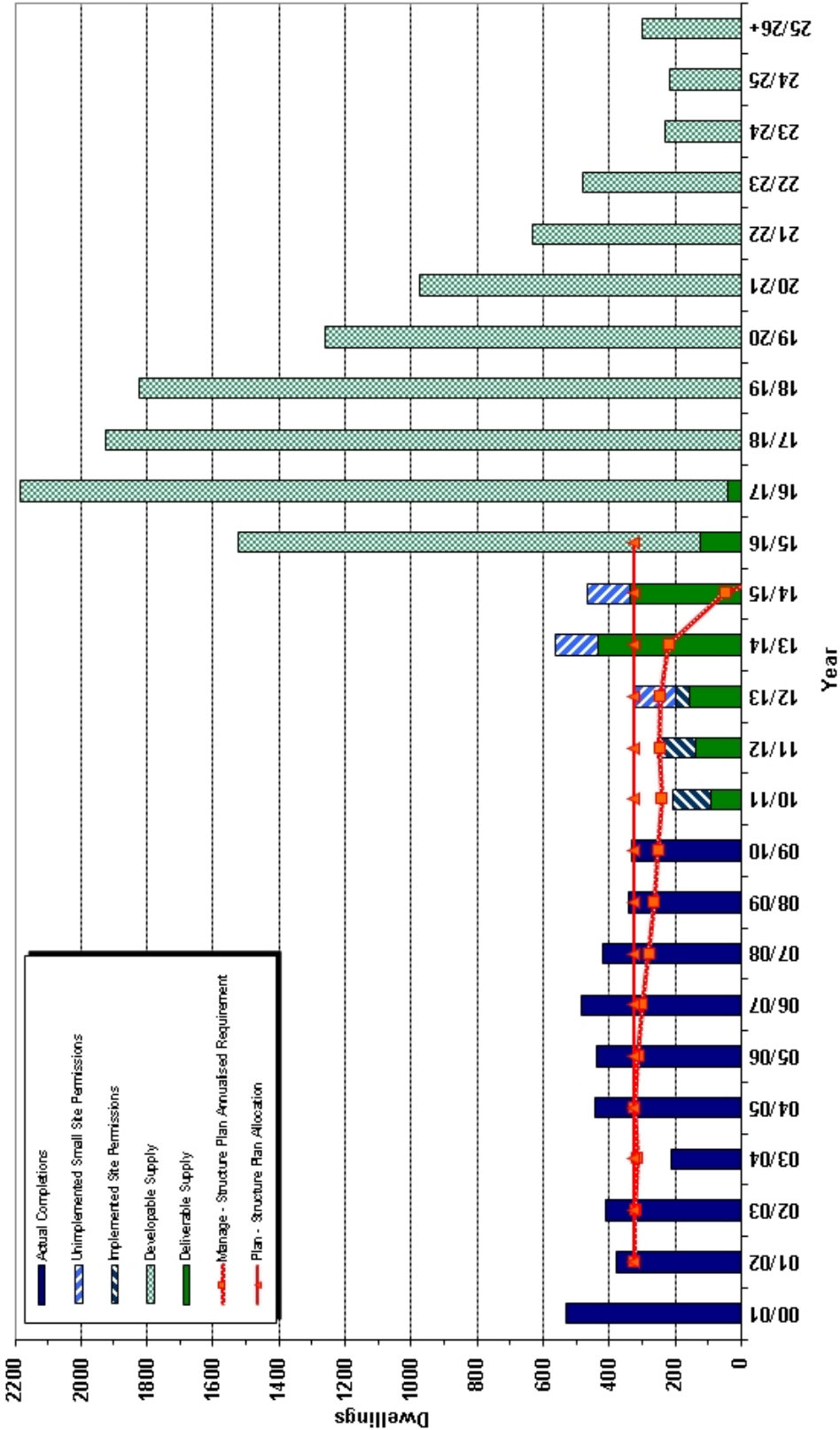
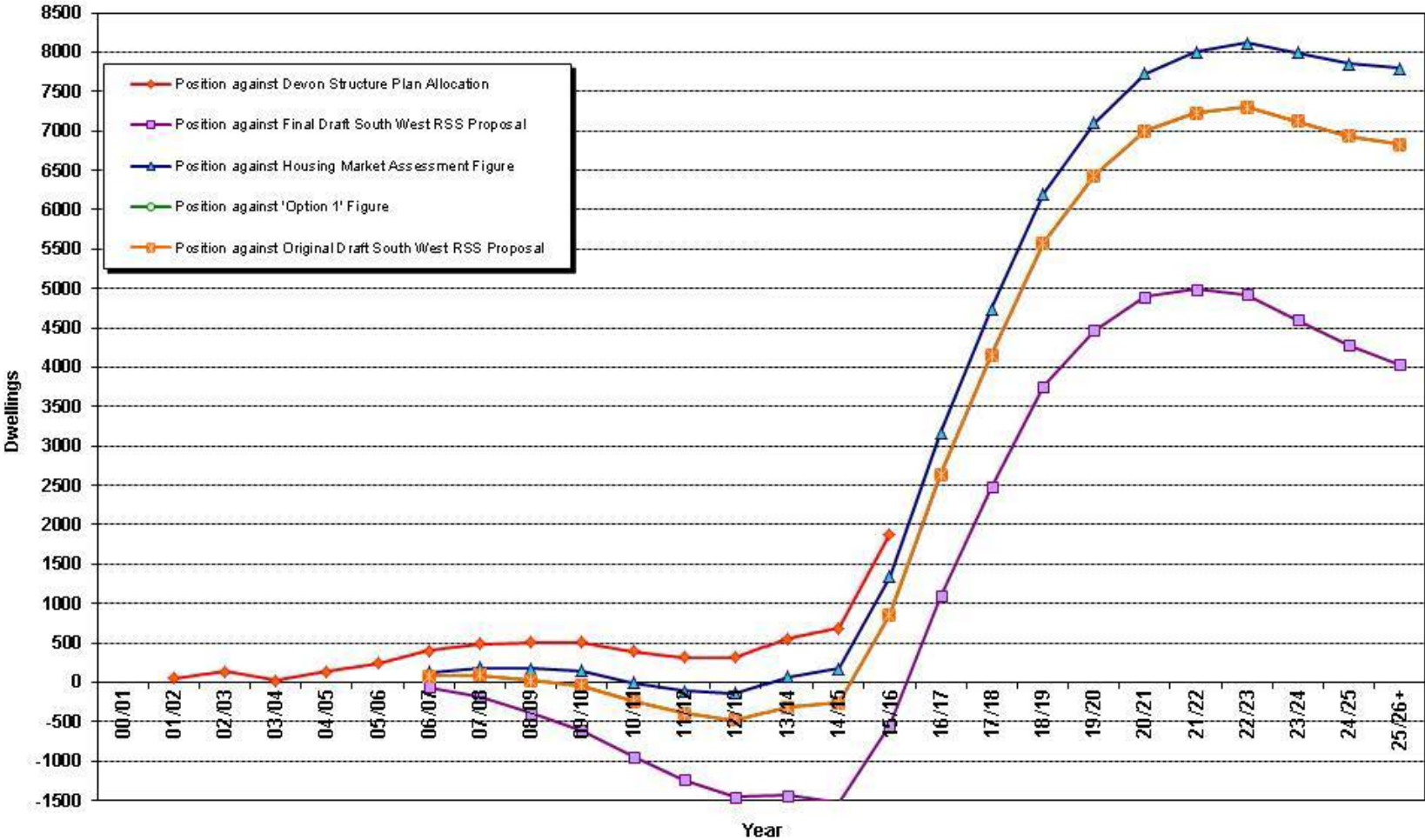


Figure 5.9 Housing Trajectory - Cumulative Position (NDC)



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 northern Devon Core Strategy 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 and those presented in the various drafts of the Regional Spatial Strategy.

Past 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 28 'Historic Dwelling Completions (TDC)' offers a summary of historic dwelling delivery on a plan period basis and over the longer term trend period back to 1991. Appendix 9: 'Torridge: Historical Completions 1991-2010' offers a more detailed appraisal of historical dwelling completions, presenting a breakdown to Parish level and on an annualised basis.

Table 28 Historic Dwelling Completions (TDC)

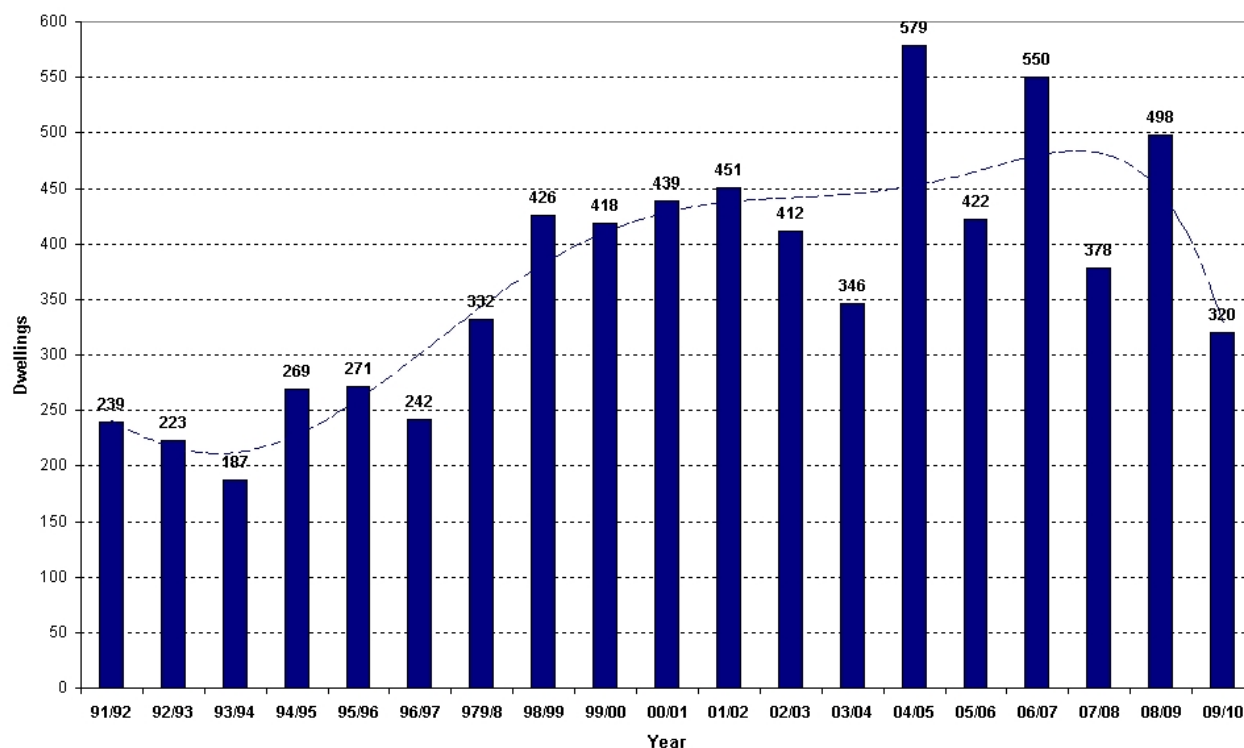
Period	Total	Average (dpa ⁽¹⁾)
1991-2001	3,046	304.6
2001-2010	3,956	439.6
2006-2010	1,746	436.5
1991-2010	7,002	368.5

1. Dwellings per annum

6.5 Looking to the long-term historical trend (1991-2010) there has been an average delivery rate of some 368 dwellings per annum within Torridge, climbing to 440 dwellings per annum when viewing the shorter and more recent ten-year trend period (2001-2010). Looking only to the post-2006 period, in line with the latest, draft, plan period, the average drops marginally to 436 dwellings per annum.

6.6 Since 1991, annual rates of dwelling completions peaked at 579 dwellings in 2004/05 with a low of 187 dwellings in 1993/94. The most recent annual period (2009/10) indicates a significant drop in delivery in comparison to recent years, with provision of only 320 dwellings. This is likely to be a reflection of the recent economic downturn and associated challenging mortgage and housing market.

Figure 6.1 Dwelling Completions 1991-2010 (TDC)



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 96.5 dwellings per annum.

Future Dwelling Requirements

Table 29 Potential Future Housing Requirements (TDC)

	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 (2006-2026)
Housing Requirement (A)	5,100	10,700	4,800	5,400	9,459
Achieved Development (B)	3,956	1,746	1,746	1,746	1,746
Residual Requirement (A-B)	1,144	8,954	3,054	3,654	7,713

6.8 There is currently a degree of uncertainty as to the appropriate future residential delivery requirements. As such, the report offers an appraisal against a range of potential future dwelling

requirements. No judgement is provided as part of this report as to which, if any, is the appropriate future dwelling requirement for the District.

6.9 The 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. The identified potential future requirements for Torridge are shown in Table 29 'Potential Future Housing Requirements (TDC)'.

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 PPS3 and the Practice Guidance, such a supply is sub-divided into that which is considered:

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

6.11 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:

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

6.12 The advocated approach detailed within the endorsed SHLAA 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, whilst sites below such a threshold, are considered, for pragmatic reasons, following an aggregated but evidence-based approach.

6.13 For Torridge, the SHLAA has considered a total of **737** individual sites. Of these, 401 have been subject to a detailed site appraisal and a further 336 small sites with planning permission for housing have been considered on an aggregated basis.

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 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.

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:

1. Small Sites subject to Implemented Planning Consent for Housing
2. Small Sites subject to Unimplemented Planning Consent for Housing

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

6.18 This source of supply comprises of sites which are subject to an implemented planning permission for housing and which fall below the defined site size threshold of 0.1ha 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.

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

6.21 The dwelling yield from sites with implemented planning permissions from across Torridge is summarised in Table 30 'Potential from Small Sites with Implemented Planning Permissions for Housing (TDC)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 10: 'Torridge: Schedule of Small Sites'.

Table 30 Potential from Small Sites with Implemented Planning Permissions for Housing (TDC)

Number of Sites	160
Potential Capacity (Gross)	257
Under Construction (Gross)	210
Not Yet Commenced (Gross)	33
Completed Dwellings (Gross)	14
Outstanding Site Capacity (Gross)	243
Dwelling Loss	15
A(I) Implemented Site Capacity (Net)	228

6.22 The findings present a contribution from this source towards the deliverable future housing supply for Torridge of 228 dwellings on some 160 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.

6.25 The dwelling yield from sites with unimplemented planning consents from across Torridge is summarised in Table 31 'Potential from Small Sites with Unimplemented Planning Permission for Housing (TDC)'. A comprehensive schedule of the individual sites making up the supply from this source may be found in Appendix 10: 'Torridge: Schedule of Small Sites'.

Table 31 Potential from Small Sites with Unimplemented Planning Permission for Housing (TDC)

Number of Sites	176
Potential Capacity (Gross)	266
Dwelling Loss	18
Potential Capacity (Net)	248
Discount @ Endorsed Rate (15%)	37
Unimplemented Site Capacity (Net)	211

6.26 In summary, this source contributes a discounted yield of 211 dwellings towards the deliverable future housing supply for Torridge. This yield is offered from some 176 individual small sites with unimplemented planning permissions for housing and is subject to a discount of 37 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 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 A total of 401 sites have been subject to this individual appraisal process across Torridge as part of SHLAA preparation. The appraised sites cover a combined area of 1,148 hectares with an average site size of 2.86 hectares.

6.29 Looking to the planning status of such sites, 87 sites are identified as being subject to extant planning permissions. Of these, development has commenced on 35 of the sites, with development on the remaining 52 yet to commence. The remaining 314 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 current undetermined planning applications.

6.30 Some 165 (41.1%) of the sites were presented to the Council for consideration; either through the public 'Call for Sites' or through other direct submissions (Table 32 'Summary of Promoted Sites (TDC)'), with the remainder (58.9%) identified by reviewing the sources advocated within the endorsed Northern Peninsula Methodology.

Table 32 Summary of Promoted Sites (TDC)

	Value	%
Sites Appraised	401	100
Promoted by Third Parties	165	41.1
Identified from Other Sources	236	38.9

6.31 A breakdown of the nature of such submissions can be found in Table 33 'Promoted Sites - Submission Methods (TDC)'. Even though the electronic submission route was heavily promoted, approximately 75% of the submissions received were still paper based.

Table 33 Promoted Sites - Submission Methods (TDC)

	Value	% (1)
Proforma	164	99.4
Paper	123	74.5
Email	21	12.7
Consultation Portal	23	13.9
Letter / Other Submissions	12	7.2

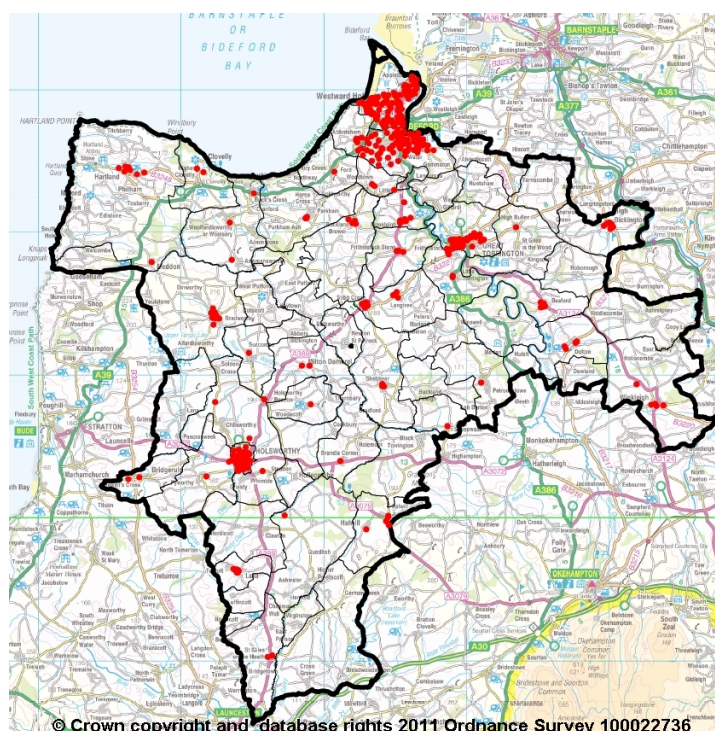
1. Note that figures may not sum to 100% due to sites being promoted using multiple submission methods.

6.32 The appraised sites are distributed across the District as illustrated in Figure 6.2 'Distribution of appraised sites (TDC)'⁽²⁵⁾. 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.

6.33 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 13: 'Torridge: Full Individual Site Assessments'.

6.34 A summary schedule of the pertinent site-based appraisal information is also available in Appendix 11: 'Torridge: Schedule of Appraised Sites'.

Figure 6.2 Distribution of appraised sites (TDC)



25 Note that Distribution of appraised sites (TDC) only depicts appraised sites and does not show the location of the 'small sites' which fall below the applied site size threshold.

6.35 The location and extent of each site may be seen on a series of maps which are available in Appendix 14: 'Torridge: Site Location Maps'. For convenience, each of the sites identified on the maps are shaded to depict the conclusion reached regarding the sites' potential (i.e. is it considered deliverable, developable, etc.).

Appraised Sites - Potential Supply

6.36 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 34 'Summary of Appraised Sites (TDC)').

6.37 For Torridge, of the 401 appraised sites:

- 73 are deemed to be deliverable (at least in part);
- 113 are categorised as to be developable (at least in part); and
- 182 are considered to be not currently developable.

6.38 The remaining 33 sites have been excluded from further consideration; principally because development has been completed prior to the base date of the study.

6.39 Of those appraised, 186 (46.3%) 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 two fifths (73 / 40.8%) offer a deliverable yield with the remainder (113 / 59.2%) presenting a potentially developable yield.

6.40 The total land take-up for the sites in Torridge provides a potential future housing land supply of 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.⁽²⁶⁾

Table 34 Summary of Appraised Sites (TDC)

	Site Count	Total Area (hectares)	Mean Area (hectares)	Standard Deviation of Area
Deliverable	73 (18.2%)	110.9 (9.7%)	1.52	2.74
Developable	113 (28.2%)	612.7 (53.3%)	5.42	9.36
Not Currently Developable	182 (45.4%)	397.3 (34.6%)	2.18	9.13
Exclude From Further Consideration	33 (8.2%)	27.5 (2.4%)	0.83	2.11
Total	401	1,148.5	2.86	

6.41 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. The 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).

6.42 Table 35 'Summary of Yield from Appraised Sites (TDC)' presents a summary of the deliverable and developable dwelling yield offered from the appraised sites. For Torridge, the SHLAA identifies a potential yield of:

²⁶ 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.

- **1,734** dwellings which are considered to be potential **deliverable** over the initial five year period;
- a further **10,034** dwellings which are deemed to be **developable** over the subsequent ten year period; and
- **1,177** dwellings which could be potentially developable beyond that fifteen year period.

6.43 The appraised sites offer a potential fifteen year supply of **11,768** dwellings across Torridge, supplemented by an additional **1,177** dwellings which could be potentially developable beyond that fifteen year period.

Table 35 Summary of Yield from Appraised Sites (TDC)

	Dwellings (Net)				
	1-5	6-10	11-15	16+	Total
Deliverable (first five years)	1,734				1,734 (13.4%)
Developable (six to fifteen years)		5,954	4,080		10,034 (77.5%)
Deliverable (beyond fifteen years)				1,177	1,177 (9.1%)
Total	1,734 (13.4%)	5,954 (46.0%)	4,080 (31.5%)	1,177 (9.1%)	12,945

Land Status (Greenfield / Previously Developed Land)

6.44 Table 36 'Breakdown of Appraised Supply by Land Status (TDC)' 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 is found on greenfield land.

Table 36 Breakdown of Appraised Supply by Land Status (TDC)

	Site Count	Dwellings (Net)						Area (hectares)
		0-5	6-10	11-15	16+	Deliverable	Developable	
Greenfield	233 (58.1%)	1,019	4,271	3,826	1,177	1,019 (58.7%)	8,097 (80.7%)	814.46 (70.9%)
Previously Developed Land	105 (26.2%)	426	388	86	0	426 (24.6%)	474 (4.7%)	72.09 (6.3%)
Mixed	63 (15.7%)	289	1,295	168	0	289 (16.7%)	1,463 (14.6%)	261.96 (22.8%)
TOTAL	401	1,734	5,954	4,080	1,177	1,734	10,034	1,148.52

6.45 Some 58.1% of the appraised sites by quantity are considered to be greenfield, however when the sites reviewed by area, this jumps to 70.9%. Breaking down the supply to that which is deliverable, 58.7% is identified as being on greenfield land. More significantly, some 80.7% of the identified potential developable dwelling supply is offered from greenfield sites.

Development Type (New Build / Conversion)

6.46 Analysis of appraised sites is also offered by a breakdown of development type (Table 37 'Appraised Supply by Development Type (TDC)'). 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 (over 90%) of potential sites would be delivered through new build development. When reviewed by potential dwelling supply this increases further to 91.4% of the deliverable supply and 99.6% of the longer-term developable supply.

Table 37 Appraised Supply by Development Type (TDC)

	Site Count	Dwellings (Net)						Area (ha)
		0-5	6-10	11-15	16+	Deliverable	Developable	
New Build	366 (91.3%)	1,586	5,909	4,080	1,177	1,586 (91.4%)	9,989 (99.6%)	1,015.09 (88.4%)
Conversion	15 (3.7%)	78	0	0	0	78 (4.5%)	0 (0.0%)	2.94 (0.2%)
Combination	20 (5.0%)	70	45	0	0	70 (4.0%)	45 (0.4%)	130.48 (11.4%)
TOTAL	401	1,734	5,954	4,080	1,177	1,734	10,034	1,148.52

Planning Status

6.47 The appraised sites include a mix of sites which are both subject to, and not subject to, planning permission for housing (Table 38 'Appraised Supply by Planning Status (TDC)'). Of those appraised as part of this exercise, the overriding majority (78.3%) are not subject to an existing planning permission for housing. When reviewing the deliverable dwelling supply the situation is reversed, and it can be seen that the majority of the such supply is subject to extant planning permissions for housing (86.7%). The opposite can be seen for the developable dwelling supply, with 94.7% of such supply not being subject to planning permission for housing.

Table 38 Appraised Supply by Planning Status (TDC)

	Site Count	Dwellings (Net)					
		0-5	6-10	11-15	16+	Deliverable	Developable
Unimplemented Permissions	52 (12.9%)	848	453	43	0	848 (48.9%)	496 (4.9%)
Implemented Permissions	35 (8.7%)	655	31	0	0	655 (37.8%)	31 (0.3%)
Not subject to Planning Permission	314 (78.3%)	231	5,470	4,037	1,177	231 (13.3%)	9507 (94.7%)
Total	401	1,734	5,954	4,080	1,177	1,734	10,034

Deliverable and Developable Housing Land Supply

6.48 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 39 'Breakdown of

Housing Land Supply (TDC)' 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 39 'Breakdown of Housing Land Supply (TDC)'.

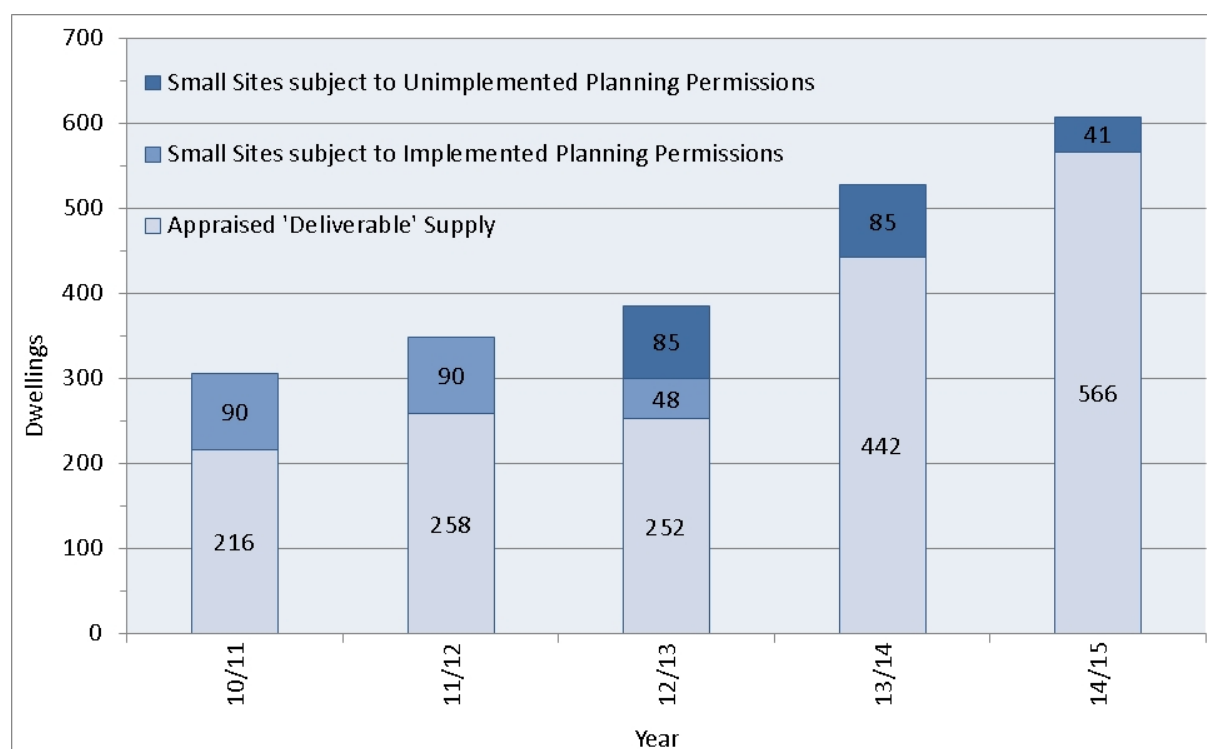
Table 39 Breakdown of Housing Land Supply (TDC)

Small Site with Planning Consent ⁽¹⁾	Unimplemented	Count	176
		Dwellings (Net)	248
		Dwellings (Net with 15% Discount)	211
	Implemented	Count	160
		Dwellings (Net)	228
Fully Appraised Sites ⁽²⁾	Count		401
	Dwellings (Net)	Year 1-5	1,734
		Year 6-10	5,954
		Year 11-15	4,080
		Year 16+	1,177

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 (TDC)



Deliverable Housing Land Supply

6.49 The SHLAA demonstrates a **deliverable** housing land supply for Torridge over the five year period, 2010/11 to 2014/15, with the potential to deliver **2,173** dwellings (Table 40 'Deliverable Dwelling Supply (TDC)'). 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.

Table 40 Deliverable Dwelling Supply (TDC)

Source	Dwellings (Net)
Small Sites subject to Unimplemented Planning Consent (A)(II)	211
Small Sites subject to Implemented Planning Consent (A)(I)	228
Fully Appraised Sites (B)	1,734
Total	2,173

6.50 Using a series of assumptions⁽²⁷⁾ 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 (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.

Developable Housing Land Supply

6.51 Beyond the initial five-year period, the SHLAA identifies a further **developable** housing land supply for the subsequent ten year period (2015/16 to 2025/26) with the potential to yield **10,034**. 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.

6.52 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

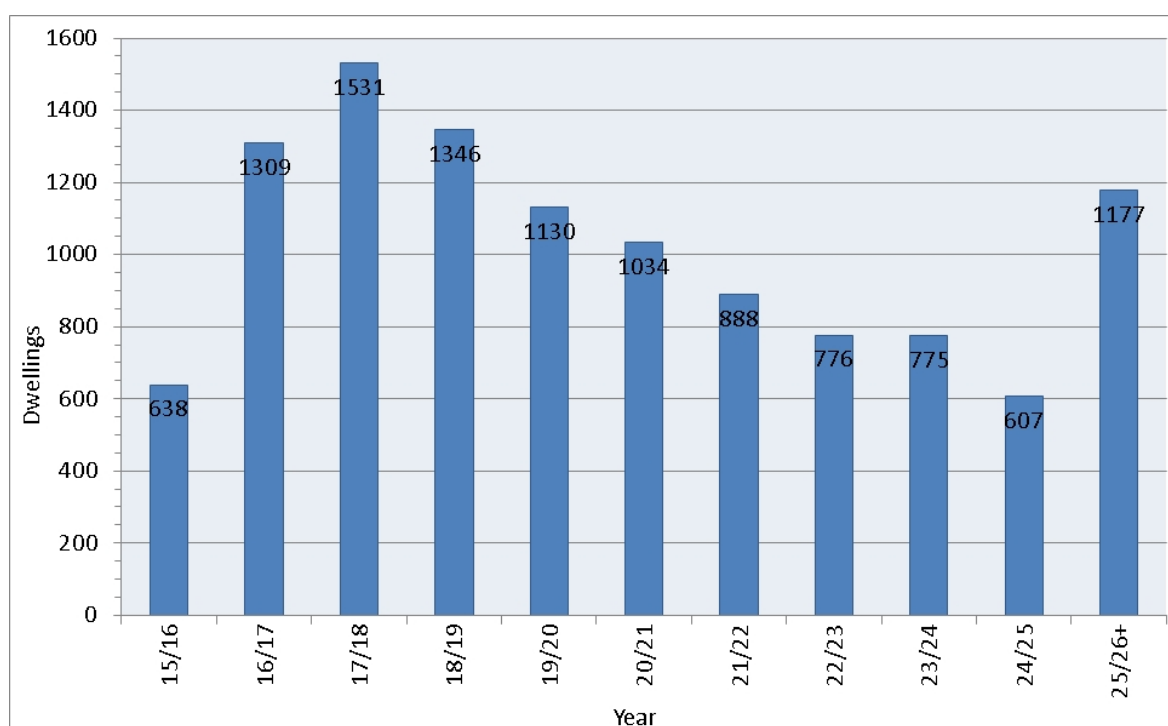
6.53 The SHLAA identifies in Torridge a total **developable** dwelling supply over the full fifteen year period (2010/11 to 2025/26) equivalent to a yield of some **12,207** dwellings. In addition, a further 1,177 dwellings are identified as having the potential to be developable beyond 2026 (Table 41 'Summary of Housing Land Supply (TDC)').

Table 41 Summary of Housing Land Supply (TDC)

	Dwellings (Net)
Five Year Deliverable Supply (Years 1-5)	2,173
Additional Developable Supply (Years 6-15)	10,034
Fifteen Year Developable Dwelling Supply (Years 1-15)	12,207
Beyond Fifteen Year Developable Supply (Year 16+)	1,177

27 See endorsed Northern Peninsula Methodology (Appendix 16: 'Northern Peninsula Housing Market Area SHLAA Methodology').

Figure 6.4 Developable Housing Land Supply (TDC)



6.54 Comparing the identified developable dwelling supply to potential future requirements, 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 2026).

Table 42 Fifteen Year Developable Dwelling Supply (TDC)

	Dwellings
Requirement (A)	10,700
Completions (B)	1,746
Residual Requirement (C) = A-B	8,954
Developable Supply (D)	12,207
Surplus (+) / Deficit (-) (E) = D-C	+3,253

6.55 The highest identified potential future dwelling requirement is provided through the latest draft of the Regional Spatial Strategy. This promotes delivery of 10,700 dwellings for the period 2006 to 2026. Having regard to the completion of 1,746 dwellings between 2006 and 2010, the potential future requirement up to 2026 stands at 8,954 dwellings. Therefore, the SHLAA presents a **developable** housing land supply **surplus** against this requirement of **3,253** dwellings (Table 42 'Fifteen Year Developable Dwelling Supply (TDC)').

Locality Based Analysis

6.56 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

6.57 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.⁽²⁸⁾

6.58 The Parish level findings are presented in Appendix 12: 'Torridge: Summary of Findings by Parish'. The findings indicate that a contribution is offered to the potential future dwelling supply from 53 out of the 64 Parishes. As one would anticipate, the largest contribution is offered from those Parishes containing the larger settlements.

6.59 Looking to the full fifteen-year developable land supply, 87.7% of the potential dwelling yield is offered from only four Parishes. The largest overall yield is offered by Bideford (51.5%), followed by Northam (17.5%), Holsworthy (11.5%) and Great Torrington (5.2%). Beyond such Parishes, the potential yield diminishes rapidly, with Bradworthy being the rural Parish offering the largest potential yield (1.2%).

Figure 6.5 Parishes (TDC)



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28 A guide to the abbreviations used to reference the Torridge Parishes (i.e. GTT for Great Torrington) is available in Appendix 15: 'Torridge: Defined Geographies'.

Housing Sub-Market Area (SMA)

6.60 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.

6.61 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.

6.62 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) (TDC)'):

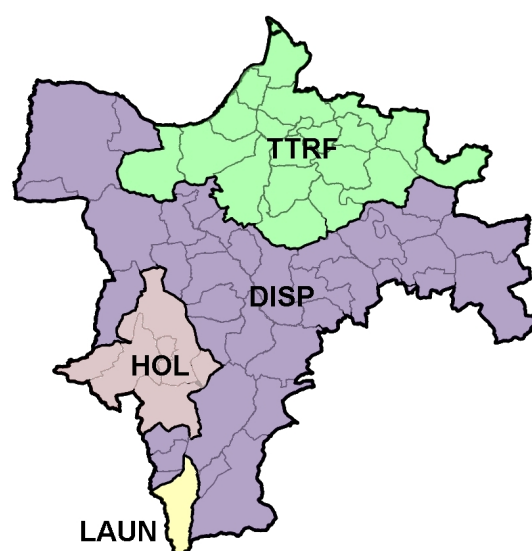
- Dispersed Rural Areas (DISP)
- Holsworthy (HOLS)
- Launceston (LAUN)
- Taw & Torridge: Towns and Rural Fringe (TTRF)

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

6.64 Table 43 'Housing Land Supply by Housing Sub-Market Area (SMA) (TDC)' presents a breakdown of findings by Sub-Market Areas across Torridge.

6.65 The results show that the distribution of supply is not balanced across the varying Sub-Market Areas, with the majority of both the deliverable (68.2%) and developable (84.3%) future dwelling supply found within the Taw & Torridge: Towns and Rural Fringe Sub-Market Area.

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



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Table 43 Housing Land Supply by Housing Sub-Market Area (SMA) (TDC)

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	59	79	67	61	84	67	125	314	89	0	276 (12.7%)	403 (4.0%)	679 (5.6%)
TTRF	92	134	114	70	109	286	1,259	5,099	3,362	935	1,482 (68.2%)	8,461 (84.3%)	9,943 (81.5%)
HOLS	24	34	29	25	30	46	350	516	629	242	409 (18.8%)	1,145 (11.4%)	1,554 (12.7%)
LAUN	1	1	1	4	5	2	0	25	0	0	6 (0.3%)	25 (0.3%)	31 (0.2%)
TOTAL	176	248	211	160	228	401	1,734	5,954	4,080	1,177	2,173	10,034	12,207

6.66 This can be explained by the fact that this Sub-Market Area contains the principal urban area for the District incorporating Bideford and Northam.

Market Town Area (MTA)

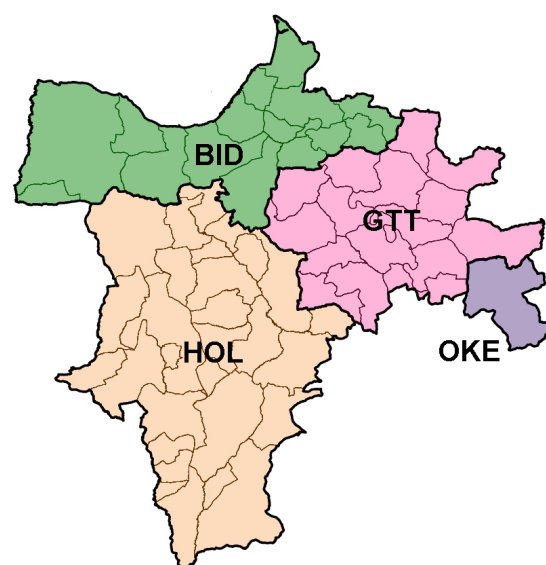
6.67 Devon County Council has divided the County area into a series of 28 "Devon Town" areas each defined around an individual Market or Coastal town and taking in its surrounding rural hinterland ⁽²⁹⁾. Each has been defined by looking at the functional relationship of the surrounding rural area with the individual towns. For the purpose of the SHLAA these have been labelled as Market Town Areas.

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

- Bideford (BID)
- Braunton (BRU)⁽³⁰⁾
- Great Torrington (GTT)
- Holsworthy (HOL)
- Okehampton (OKE)

6.69 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.

Figure 6.7 Market Town Areas (MTA)



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Table 44 Housing Land Supply by Market Town Area (MTA) (TDC)

MTA	Small Site Planning Permissions					Fully Assessed Sites					Deliverable	Developable	Fifteen Year
	Unimplemented			Implemented		Site Count	Dwellings (Net)				Dwellings 1-5 Years (Net)	Dwellings 6-15 Years (Net)	Supply (net)
	Site Count	Dwellings (Net)	Dwellings (Net with 15% Discount)	Count	Dwellings (Net)		0-5	6-10	11-15	16+			
BID	87	129	110	61	98	235	1204	4648	3082	886	1,412 (65.0%)	7,730 (77.0%)	9,142 (74.9%)
BRU ⁽¹⁾	0	0	0	0	0	0	0	0	0	0	0 (0%)	0 (0%)	0 (0%)
GTT	30	40	34	26	38	75	117	654	367	49	189 (8.7%)	1,021 (10.2%)	1,210 (9.9%)
HOL	57	74	63	70	89	86	413	652	631	242	565 (26.0%)	1,283 (12.8%)	1,848 (15.1%)
OKE	2	5	4	3	3	5	0	0	0	0	7 (0.3%)	0 (0%)	7 (0.1%)
TOTAL	176	248	211	160	228	401	1,734	5,954	4,080	1,177	2,173	10,034	12,207

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

29

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

6.70 Table 44 'Housing Land Supply by Market Town Area (MTA) (TDC)' presents a breakdown by Market Town Area of the potential deliverable and developable dwelling supply.

6.71 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 some 74.9% of the total identified dwelling supply.

Five-Year Housing Land Supply Appraisal

6.72 National planning policy on housing⁽³¹⁾ 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.

6.73 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.

6.74 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

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. As such, the report offers an appraisal against a range of potential future dwelling requirements.

Table 45 Five-year Housing Land Supply Requirements (TDC)

	Devon Structure Plan		Regional Spatial Strategy (Latest Draft)		Regional Spatial Strategy (Initial Draft)		'Option 1' Figures		Strategic Housing Market Assessment	
	Total	dpa	Total	dpa	Total	dpa	Total	dpa	Total	dpa
Housing Requirement (A)	5,100	340	10,700	535	4,800	240	5,400	270	9,459	473
Achieved Development (B)	3,956	439.5	1,746	437	1,746	437	1,746	437	1,746	437
Residual Requirement (A-B)	1,144	190.6	8,954	560	3,054	191	3,654	228	7,713	482
Five Year Dwelling Requirement	953		2,798		955		1,149		2,410	

31 Paragraph 54 of Planning Policy Statement 3: Housing (CLG)

6.76 Table 29 'Potential Future Housing Requirements (TDC)' presents the relevant five-year housing land supply 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.

Housing Land Supply

6.77 Building upon the information contained earlier within this report, 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 PPS3. In line with Practice Guidance, no windfall allowance has been made within the deliverable land supply.

6.78 Table 41 'Summary of Housing Land Supply (TDC)' provides a breakdown of the deliverable supply into these components. The SHLAA identifies a five-year deliverable housing land supply for Torridge of **2,173** dwellings, equivalent to an annualised yield of 434.6 dwellings.

Five Year Supply Appraisal

6.79 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 46 'Five-year Land Supply Appraisal (TDC)' shows a summary of the outcomes for each of the considered future dwelling requirement scenarios.

Table 46 Five-year Land Supply Appraisal (TDC)

	% of a 5-Year Supply	Equivalent Number of Years Supply
Devon Structure Plan	227.90	11.40
South West RSS (Latest Draft)	77.66	3.88
South West RSS (Initial Draft)	227.54	11.38
'Option 1'	189.12	9.46
Strategic Housing Market Assessment	90.17	4.51

6.80 The appraisal clearly indicates that it is possible to demonstrate a five-year housing land supply against the:

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

6.81 With regard to the requirements of the adopted Development Plan - the Devon Structure Plan, it is possible to demonstrate a significant supply margin above the established five-year requirement, with analysis indicating a **227.9%** provision (equivalent to a 11.4 year supply) against the requirements.

Housing Trajectory

6.82 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.

6.83 The comprehensive data for Torridge is presented overleaf in Table 47 'Housing Trajectory (TDC)'. This is represented graphically in Figure 6.8 'Housing Trajectory (TDC)' and Figure 6.9 'Housing Trajectory - Position against potential housing requirements (TDC)'.

Table 47 Housing Trajectory (TDC)

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+
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																
Outstanding Small Site Permissions																									
Unimplemented Small Site Permissions										0	0	100	100	48											
Discounted (-15%) Small Site Permissions										0	0	85	85	41											
Implemented Small Site Permissions										90	90	85	0	0											
Discounted (-0%) Small Site Permissions										90	90	85	0	0											
Deliverable Supply																									
Deliverable Sites										216	258	252	442	566											
Developable Supply																									
Developable Sites															638	1309	1531	1346	1130	1034	888	776	775	607	1177
Projected Supply																									
Projected Completions										306	348	385	527	607	638	1309	1531	1346	1130	1304	888	776	775	607	1177
Cumulative Position																									
2001-Present	451	863	1209	1788	2210	2760	3138	3636	3956	4262	4510	4995	5522	6129	6767	8076	9607	10953	12083	13117	14005	14781	15556	16163	17340
2006-Present						550	928	1426	1746	2052	2400	2785	3312	3919	4557	5866	7397	8743	9873	10907	11795	12571	13346	13953	15130
Potential Requirements (Plan)																									
Structure Plan	340	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
Strategic Housing Market Assessment						473	473	473	473	473	473	473	473	473	473	473	473	473	473	473	473	473	473	473	473
'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
Residual Requirements																									
Structure Plan	4649	4237	3891	3312	2890	2340	2340	1962	1464	1144	838	490	105	-422	-1029	-1667									
South West RSS (Latest Draft)						10150	9772	9274	9274	8954	8648	8300	7388	6781	6143	4834	3303	1957	827	-207	-1095	-1871	-2646	-3253	-4430

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+
Future Year									0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Strategic Housing Market Assessment						8909	8531	8033	7713	7407	7059	6674	6147	5540	4902	3593	2062	716	-414	-1448	-2336	-3112	-3887	-4494	-5671
'Option 1'						4850	4472	3974	3654	3348	3000	2615	2088	1481	843	-466	-1997	-3343	-4473	-5507	-6395	-7171	-7946	-8553	-9730
South West RSS (Initial Draft)						4280	3872	3374	3054	2748	2400	2015	1488	881	243	-1066	-2597	-3943	-5073	-6107	-6995	-7771	-8546	-9153	-10330
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	167.6	122.5	35.0	0.0	0.0										
South West RSS (Latest Draft)						535.0	534.2	542.9	545.5	559.6	576.5	592.9	608.8	615.7	616.5	614.3	537.1	412.9	279.6	137.8	0.0	0.0	0.0	0.0	0.0
Strategic Housing Market Assessment						473.0	468.9	473.9	472.5	482.1	493.8	504.2	513.4	512.3	503.6	490.2	399.2	257.8	102.3	0	0	0	0	0	0
'Option 1'						270.0	255.3	248.4	233.8	228.4	223.2	214.3	201.2	174.0	134.5	84.3	0	0	0	0	0	0	0	0	0
South West RSS (Initial Draft)						240.0	223.7	215.1	198.5	190.9	183.2	171.4	155.0	124.0	80.1	24.3	0	0	0	0	0	0	0	0	0
Cumulative Requirements																									
Structure Plan	340	680	1020	1360	1700	2040	2380	2720	3060	3400	3740	4080	4420	4760	5100										
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
Strategic Housing Market Assessment						473	946	1419	1892	2365	2838	3311	3784	4257	4730	5202	5675	6148	6621	7094	7567	8040	8513	8986	9459
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
Relative Position																									
Structure Plan	111	183	189	428	510	720	758	916	896	862	870	915	1102	1369	1667										
South West RSS (Latest Draft)						15	-142	-179	-394	-623	-810	-960	-968	-896	-793	-19	977	1788	2383	2882	3235	3476	3716	3788	4430
Strategic Housing Market Assessment						77	-18	7	-146	-313	-438	-526	-473	-338	-172	664	1722	2595	3252	3813	4228	4531	4933	4967	5671
'Option 1'						280	388	616	666	702	780	895	1152	1489	1857	2896	4157	5233	6093	6857	7475	7981	8486	8823	9730
South West RSS (Initial Draft)						310	448	706	786	852	960	1105	1392	1759	2157	3226	4517	5623	6513	7307	7955	8491	9026	9393	10330

Figure 6.8 Housing Trajectory (TDC)

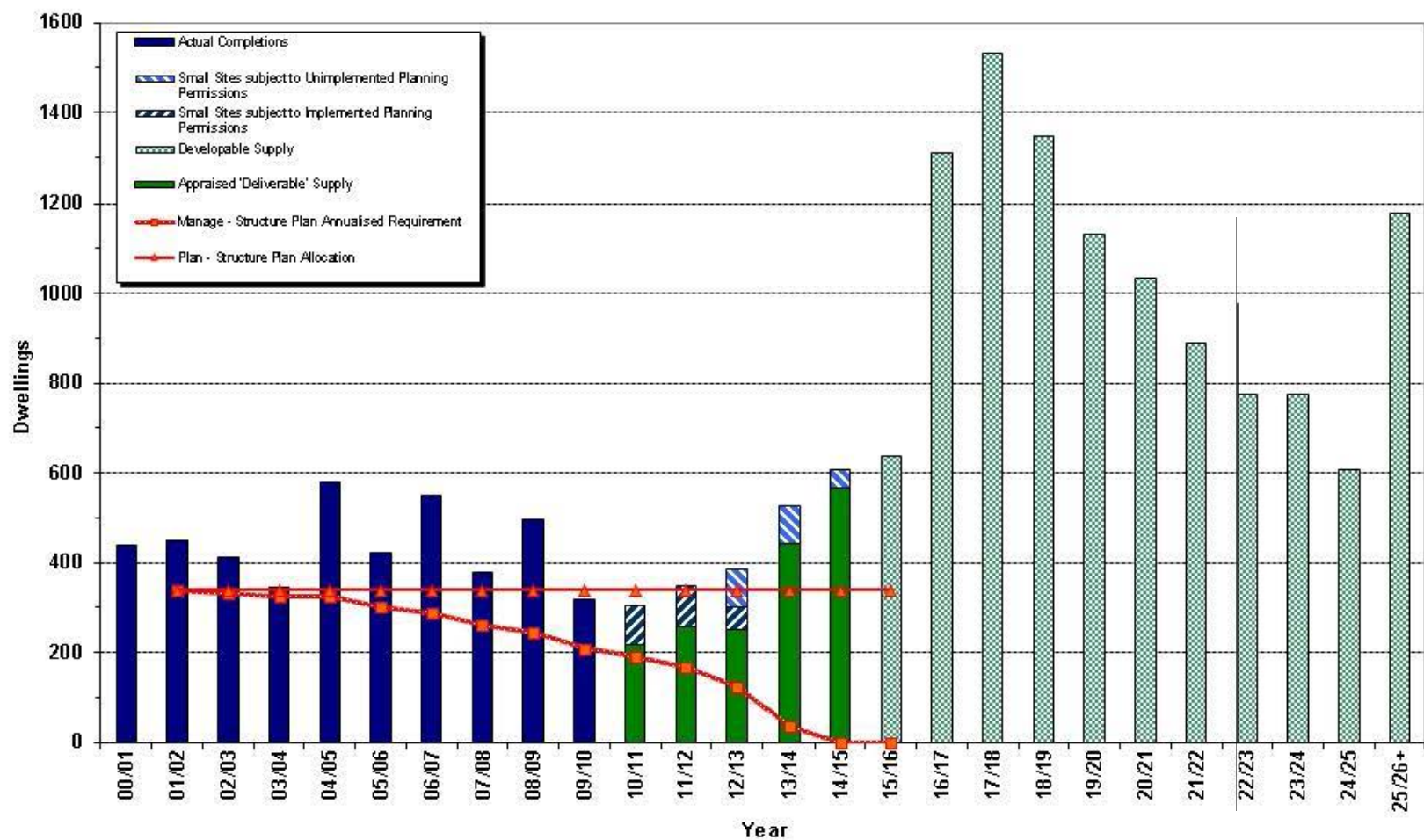
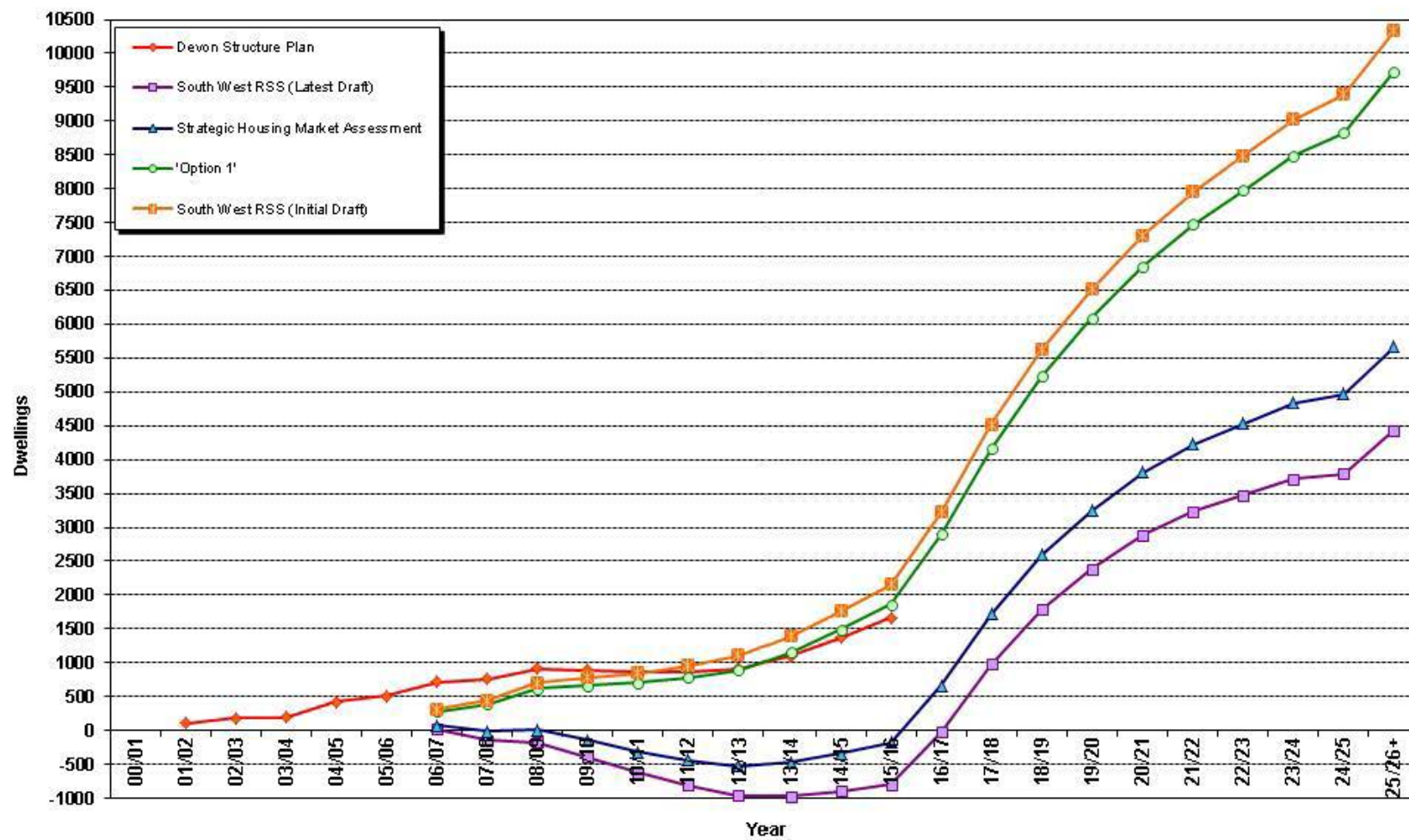


Figure 6.9 Housing Trajectory - Position against potential housing requirements (TDC)



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 1st April 2010 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 Core Strategy, 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 Core Strategy) 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 **1,815** dwellings for North Devon. An additional **11,242** 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 **13,057** dwellings with a further 300 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 requirements for North Devon over the next fifteen years. Against the highest identified potential requirement (the residual requirements of the latest Draft of the Regional Spatial Strategy) the SHLAA demonstrates a developable housing land supply surplus for North Devon of **3,728** dwellings.

7.10 Looking to the identified potential future housing scenarios, the SHLAA indicates a **7.5** year deliverable supply of dwellings when considered against the residual housing requirements of the adopted Development Plan as specified in the Devon Structure Plan. This equates to **150%** provision of a five-year deliverable housing land supply against this requirement.

Torridge

7.11 Turning to Torridge, the report indicates a five-year **deliverable** housing land supply of **2,173** dwellings. An additional **10,034** 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 **12,207** dwellings, with an additional 1,177 dwellings identified as being developable beyond that period.

7.12 The SHLAA identifies a sufficient developable housing land supply to meet identified potential requirements for Torridge over the next fifteen years. Against the highest identified potential requirements (the residual requirements of the latest Draft of the Regional Spatial Strategy) the SHLAA demonstrates a developable housing land supply surplus for Torridge of **3,253** dwellings.

7.13 Turning to the shorter term, the SHLAA indicates a **11.4** year deliverable supply of dwellings when considered against the residual housing requirements of the adopted Development Plan (Devon Structure Plan). This equates to **228%** provision of a five-year deliverable housing land supply against this requirement.

Broad Locations and Windfall Allowances

7.14 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 The 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 the statement 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 exercise 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 The Practice Guidance indicates that the Assessment 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 initial SHLAA 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 likely to be undertaken on an annual basis. The first such review is programmed to be undertaken in the Autumn of 2011. This is however intended to be a roll-forward and update of the existing assessment rather than a full re-survey.

8.9 Any additional sites presented to the two local planning authorities in advance of such a review will be incorporated into the assessment. It is not intended to undertake an additional formal 'Call for Sites'.

8.10 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 Planning Policy Statement 3: Housing. 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.

8.11 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 Core Strategy 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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