

7 Conclusions

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

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

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

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

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

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

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

North Devon

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

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

Torridge

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

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

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

Broad Locations and Windfall Allowances

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