



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

Executive Summary

August 2011



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- 1** This report forms the outcomes of a Strategic Housing Land Availability Assessment (SHLAA) for northern Devon, covering the two local planning authorities of North Devon Council (excluding Exmoor National Park) and Torridge District Council. It is the first SHLAA to cover each of the local planning authorities and is founded on information with a base date of 1st April 2010.
- 2** The SHLAA aims to identify land and buildings that have the potential to deliver future housing and determine if and when they could be developed. It is a key part of the evidence base for local planning authorities in demonstrating future housing delivery.
- 3** The assessment has been prepared in accordance with national SHLAA Practice Guidance and to meet the requirements of Planning Policy Statement 3: Housing. To supplement the national guidance, and to add more detailed local guidance to the process, a sub-regional methodology has been prepared by the local planning authorities within the Northern Peninsula Housing Market Area.
- 4** In line with best practice, the SHLAA has been prepared with extensive public and stakeholder engagement. This has included the use of an independent Stakeholder Panel of development industry, public sector and community representatives.
- 5** The report is founded upon the detailed appraisal of individual sites in terms of their suitability, availability and the likely achievability for development (supplemented by the collective consideration of smaller sites based upon a series of evidence based assumptions). Based upon the outcomes of these appraisals, the report presents an analysis of housing potential, categorising the potential dwelling supply into that which is considered deliverable and developable. The study also identifies the sites which have been subject to appraisal but which are not currently considered to offer any housing potential.
- 6** The supply is also divided into five-year tranches covering the periods 1 to 5 years, 6 to 10 years, 11 to 15 years and 16 years and beyond. Further to the overarching findings, the report includes the presentation of the complete individual site assessments, supported by cross-referenced site identification maps.
- 7** The findings also include a detailed housing trajectory for each local planning authority. This draws together details of the potential future supply, along with a record of completed development and an appraisal of potential performance against a range of future housing scenarios.
- 8** In addition, the report provides analysis via a number of geographies, breaking down potential future supply by Parish, Housing Sub-Market Area and Market Town Area.
- 9** Finally, the report offers the information required to make an assessment against the requirement for local planning authorities to demonstrate the provision of a five-year deliverable housing land supply.

Findings

Historical Dwelling Completions

- 10** Table 1 'Historic Dwelling Completions (North Devon & Torridge)' provides a summary of dwelling completions for both North Devon and Torridge across recent planning periods.

Table 1 Historic Dwelling Completions (North Devon & Torridge)

Period	North Devon		Torridge	
	Total	Average (dwellings per annum)	Total	Average (dwellings per annum)
2001-2010	3,448	383.1	3,956	439.6
2006-2010	1,571	392.8	1,746	436.5

Potential Future Housing Requirements

11 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.

12 Table 2 'Summary of Potential Future Dwelling Requirements (North Devon & Torridge)' provides a summary of the potential future dwelling requirements, taking account of previous completions over the associated plan period.

Table 2 Summary of Potential Future Dwelling Requirements (North Devon & Torridge)

	Devon Structure Plan (2001-2016)		Regional Spatial Strategy (Latest Draft) (2006-2026)		Regional Spatial Strategy (Initial Draft) (2006-2026)		'Option 1' Figures (2006-2026)		Strategic Housing Market Assessment (2006-2026)	
	North Devon	Torridge	North Devon	Torridge	North Devon	Torridge	North Devon	Torridge	North Devon	Torridge
	Housing Requirement	4,900	5,100	10,900	10,700	8,100	4,800	8,100	5,400	9,459
Achieved Development	3,448	3,956	1,571	1,746	1,571	1,746	1,571	1,746	1,571	1,746
Residual Requirement	1,452	1,144	9,329	8,954	6,529	3,054	6,529	3,654	5,561	7,713

Deliverable and Developable Housing Land Supply

13 The report presents the potential **deliverable** and **developable** land supply for each of the local planning authorities (Table 3 'Summary of Housing Land Supply (North Devon & Torridge)').

14 For both local planning authorities, the SHLAA identifies sufficient potential housing land to meet both the identified potential short-term (five-year deliverable) and longer-term (fifteen-year developable) housing requirements. It does so by identifying provision from specific individual sites and without provision from any broad locations or windfall allowance.

Table 3 Summary of Housing Land Supply (North Devon & Torridge)

	North Devon Dwellings (Net)	Torridge Dwellings (Net)
Five Year Deliverable Supply (Years 1-5)	1,815	2,173
Additional Developable Supply (Years 6-15)	11,242	10,034
Fifteen Year Developable Dwelling Supply (Years 1-15)	13,057	12,207
Beyond Fifteen Year Developable Supply (Year 16+)	300	1,177

15 Looking to the short-term, the SHLAA identifies sufficient deliverable dwellings to meet the residual requirements of the adopted Development Plan (Devon Structure Plan) for each local planning authority. Against such requirements, the SHLAA demonstrates provision of a 150% five-year supply for North Devon, and 227.9% supply for Torridge (Table 4 'Five-Year Deliverable Housing Land Supply (North Devon & Torridge)').

Table 4 Five-Year Deliverable Housing Land Supply (North Devon & Torridge)

	North Devon		Torridge	
	% of a 5-Year Supply	Equivalent Number of Years Supply	% of a 5-Year Supply	Equivalent Number of Years Supply
Devon Structure Plan	150.00	7.50	227.90	11.40
South West RSS (Latest Draft)	62.26	3.11	77.66	3.88
South West RSS (Initial Draft)	88.97	4.45	227.54	11.38
'Option 1'	88.97	4.45	189.12	9.46
Strategic Housing Market Assessment	104.43	5.22	90.17	4.51

16 Moving to the longer-term, fifteen-year developable supply, again the SHLAA demonstrates the ability to meet potential requirements for both North Devon and Torridge. The most demanding potential future requirement is currently offered for both authorities via the latest draft of the Regional Spatial Strategy⁽¹⁾. Comparing the potential supply to this residual requirement, the SHLAA demonstrates a developable housing land supply surplus of 3,728 dwellings for North Devon and of 3,253 dwellings for Torridge (Table 5 'Developable Dwelling Supply against Draft Regional Spatial Strategy Requirements (North Devon and Torridge)').

17 In addition to the developable supply up to 2026, the SHLAA identifies further potentially developable supply for both local planning authorities beyond this date. For Torridge, a further 1,177 dwellings are identified as potentially developable beyond 2026, with a corresponding figure of 300 for North Devon.

1 The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of States Proposed Changes (July 2008). It should be noted that it is the Coalition Governments intention to remove Regional Spatial Strategies, and therefore their prescribed housing requirements, through powers contained within the Localism Bill.

Table 5 Developable Dwelling Supply against Draft Regional Spatial Strategy Requirements (North Devon and Torridge)

	North Devon Dwellings (Net)	Torridge Dwellings (Net)
Requirement (A)	10,900	10,700
Completions (B)	1,571	1,746
Residual Requirement (C) =A-B	9,329	8,954
Developable Supply (D)	13,057	12,207
Surplus (+) / Deficit (-) (E) = D-C	+3,728	+3,253

Review and Monitoring

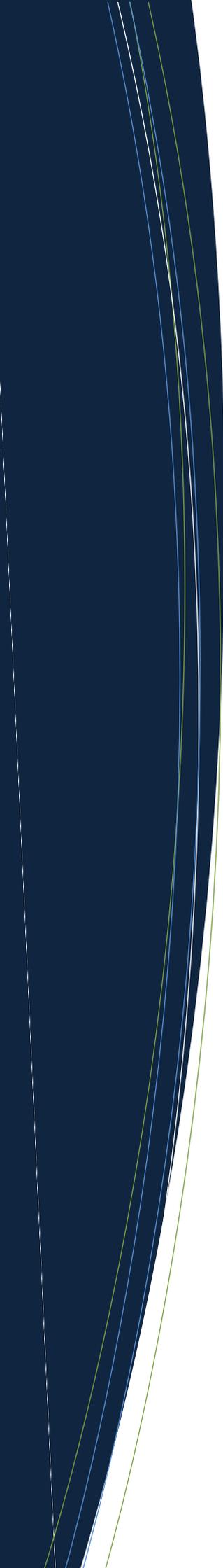
18 The SHLAA will be kept under review and will be updated on a regular basis to maintain robust evidence on potential future dwelling supply. It is intended that the first SHLAA review for North Devon and Torridge will commence in Autumn 2011.

The SHLAA is a technical assessment that provides evidence on potential future housing land.

It does not allocate any land or buildings for future housing development nor define any policy principles regarding such matters. Any such allocations will be made through Development Plan Documents (DPDs) which will be subject to rigorous preparation processes including the application of a Sustainability Appraisal, stages of public consultation and independent examination.

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 applications.



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