

Planning policy

Housing Monitoring Update

Up to 31 March 2022



August 2022

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Contents

1	Introduction	1
2	Completions	5
3	Projections.....	12
4	Five Year Land Supply Calculations	17

1 Introduction

- 1.1 This document provides a housing monitoring update for East Devon District Council to a base date of **31 March 2022**. The report considers the following:
- Housing completions over a 12 month period (1 April 2021 – 31 March 2022) including:
 - Total net completions district wide (including by parish, settlement and Built-up Area Boundary),
 - Breakdown of completions on brownfield and greenfield sites, and
 - Affordable housing;
 - Housing projections and housing trajectory for the Local Plan period;
 - Five year land supply calculations for the period 1 April 2022 to 31 March 2027.
- 1.2 Section 113 of the Localism Act (2011) removed the requirement for councils to submit an Annual Monitoring Report (AMR) to the Secretary of State, but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.3 The latest National Planning Policy Framework (NPPF), published July 2021, requires councils to be able to demonstrate a five year supply of land for housing plus either a 5%, 10% or 20% buffer requirement depending on such factors as demonstrating a supply through an annual position statement or recently adopted plan, or past performance. Paragraph 74 of the NPPF states that local planning authorities should:
- “include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) *5% to ensure choice and competition in the market for land; or*
 - b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
 - c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

1.4 In addition to this, paragraph 11 of the revised NPPF states:

“Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

*For **decision-taking** this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date*, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

**This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years – see paragraphs 1.7 to 1.11 below.*

1.5 This report considers the extent to which extant permissions (including sites currently under construction) and future additional windfalls contribute towards meeting the five year requirement.

- 1.6 The National Planning Policy Framework (NPPF) can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Housing Delivery Test

- 1.7 Since November 2018, councils have also had to pass the new Housing Delivery Test (HDT). Rather than simply looking at what *can* be achieved over the following five years, the HDT checks what *has* been achieved over the previous three.
- 1.8 The HDT compares the delivery of housing over the past three years against the required amount, with delivery of the full amount resulting in a score of 100%.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 1.9 The number of net homes delivered is the national statistic for net additional dwellings over a rolling three year period, with adjustments for net student / other communal accommodation.

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

net increase in bedrooms in student communal accommodation in local authority
average number of students in student only households in England

PLUS

net increase in bedrooms in other communal accommodation in local authority
average number of adults in households in England

- 1.10 Where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of either the latest adopted figure or the minimum annual local housing need figure.
- 1.11 Where the latest adopted housing requirement figure is over five years old, unless the strategic policies have been reviewed and found not to require updating, the figure used for areas with a Local Plan will be the minimum annual local housing need figure.

1.12 For more information on the calculations, the HDT Measurement Rule Book can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

1.13 The HDT comprises three elements:

- i) If delivery has been less than 95%, the council should prepare an Action Plan to address the reason for the shortfall;
- ii) If delivery has been less than 85%, the council should also include a 20% buffer in calculating its Five Year Land Supply (rather than 5% or 10%);
- iii) If delivery has been less than 75%, the presumption in favour of sustainable development would then apply.

1.14 The results of the fourth HDT (covering 2018/19 to 2020/21) were released in January 2022. East Devon District Council passed the test with a score of 123%, meaning no action is required.

<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

1.15 Previous results were:

Third HDT (2017/18 to 2019/20) – 122%;
Second HDT (2016/17 to 2018/19) – 121%;
First HDT (2015/16 to 2017/18) – 149%.

1.16 The result of the fifth HDT (covering 2019/20 to 2021/22) are expected in around December 2022 / January 2023.

2 Completions

How do we know if a house has been completed?

- 2.1 Housing completions are monitored throughout the year using the Housing Monitoring database (which uses the Microsoft Access platform), which is linked to the main EDDC Uniform database. This includes new builds, change of uses and conversions.
- 2.2 When the Basic Land and Property Unit (BLPU) state of any given dwelling's Unique Property Reference Number (UPRN) changes (to BLPU State 2 – 'In Use' and a Primary Classification of 'Residential') within Uniform (i.e. a property is Council Tax banded), this will feed through to the appropriate planning record on the Housing Monitoring database.

How is a "dwelling" defined?

- 2.3 For the purposes of housing monitoring, generally, a dwelling is defined as being a separately Council Tax banded property. As an example, this would mean that if a house that had previously been a single Council Tax banded dwelling were to be split into four flats, each being separately Council Tax banded, then there would be an assumed three net new dwellings on the site upon completion.
- 2.4 Annexes are not counted as a dwelling unless they become separately Council Tax banded, have the appropriate planning permission and are not tied conditionally to only be used as ancillary to the main dwelling.
- 2.5 In addition to this, the Housing and Economic Land Availability Assessment (HELAA) methodology for the Exeter Housing Market Area (HMA) April 2017 states that care and extra-care homes should contribute towards dwelling numbers despite units not being separately Council Tax banded. The reasoning for this is that as elderly people move into care / extra-care homes they "free up" open market dwellings for others to move into.
- 2.6 The methodology conservatively assumes that one dwelling is freed up by every two nursing or care home beds created. This is based on primary research conducted within the HMA whereby existing care homes were contacted to find out numbers of residents, the proportion that were permanent and the proportion that had previously lived alone. This research suggested that on average 50% of residents were permanent and had previously lived alone which suggests that when they permanently moved to the care home they were leaving an empty house.

n.b. New care/nursing home places in the October 2013-March 2014 monitoring period assumed 1.4:1 as a ratio, whilst from April 2014 to September 2014 1.67:1 was the assumed ratio. The Government's new Housing Delivery Test uses a ratio of 1.8:1; however, gains and losses in communal accommodation are now reported separately to the main figures, with an assessment made on the number of bedrooms in question.

Total completions

2.7 A full schedule of completions and projections with planning permission by site from the start of the Local Plan period can be found in the appendix to this report. **As shown in the table below, over the 12 month period 1 April 2021 to 31 March 2022, a net total of 1,047 dwellings have been completed in East Devon.** This includes 568 at the district's "West End" (land to the east of Exeter including the new town of Cranbrook) and 479 in the Rest of East Devon. The gross figure is 1,069 (930 on major sites of ten dwellings or more and 139 on minor sites of less than dwellings).

	Apr 13 to Mar 14	Apr 14 to Mar 15	Apr 15 to Mar 16	Apr 16 to Mar 17	Apr 17 to Mar 18	Apr 18 to Mar 19	Apr 19 to Mar 20	Apr 20 to Mar 21	Apr 21 to Mar 22
West End	486	531	403	335	326	392	560	455	568
Rest of East Devon	344	498	624	389	540	537	505	417	479
Annual TOTAL	830	1,029	1,027	724	866	929	1,065	872 Revised to 867 by the DLUHC after taking the net loss of 9 care home bedrooms into account	1,047 Expected to be revised to 1,039 by the DLUHC after taking the net loss of 15 care home bedrooms into account

2.8 The COVID-19 pandemic has made little impact on 2021/22 completions compared to the previous monitoring period, with 1,047 being the second highest number of net new completions in the period covering the current Local Plan so far. The average level of completions over the last five years is now 955, which is above the revised annual target of 940.

2.9 Fifty-four per cent of the dwellings built in 2021/22 were in the West End, compared with 46% in the Rest of East Devon; this is the third year in a row that the West End has outperformed the Rest of East Devon.

- 2.10 As the Cranbrook expansion zone sites at Bluehayes, Treasbeare, Cobdens and Grange see completions over the next few years, it is anticipated the share of completions in the West End compared to the Rest of East Devon will become even greater.

Communal accommodation

- 2.11 Two care homes have been reported as being lost during the 2021/22 monitoring period; these are: Abbeyfield, Axminster (8 beds) and Bindon Residential Homes, Sidmouth (42 beds). One new care home has been reported as newly opening: Raleigh Manor, Exmouth (75 beds), which replaces Moreton Care Home (40 beds) that has not been previously recorded as closed. This has resulted in a net loss of 15 bedrooms across communal accommodation.

n.b. As mentioned, these figures are now reported to the Department for Levelling Up, Housing & Communities' (DLUHC) – formerly known as the Ministry of Housing, Communities & Local Government (MHCLG) – separately from net completions.

Completions by parish

- 2.12 The table below shows gross completions during the 2021/22 monitoring period by parish. Parishes where there were no 2021/22 completions are not listed. Town councils are highlighted in yellow.

Parish	Total	Parish	Total
Axminster	62	Membury	1
Brampford Speke	1	Musbury	1
Branscombe	1	Newton Pop & H'ford	3
Broadclyst	242	Otterton	14
Broadhembury	4	Ottery St Mary	41
Buckerell	1	Payhembury	3
Budleigh Salterton	15	Plymtree	1
Clyst Honiton	2	Rockbeare	3
Clyst St Mary	3	Seaton	3
Colaton Raleigh	3	Sheldon	1
Colyton	6	Sidmouth	23
Cranbrook	328	Sowton	2
Dunkeswell	2	Stockland	1
Exmouth	165	Stoke Canon	1
Farringdon	2	Talaton	1
Feniton	2	Uplyme	5
Gittisham	53	Whimple	2
Honiton	57	Woodbury	7
Lympstone	7		

Completions by settlement

2.13 The table below shows gross completions during the 2021/22 monitoring period by settlement. Settlements where there were no 2021/22 completions are not listed.

Settlement	Total	Settlement	Total
Aunk	1	Musbury	1
Axminster	60	Newton Poppleford	3
Budleigh Salterton	15	North Of Blackhorse	152
Clyst St Mary	2	Otterton	14
Colaton Raleigh	1	Ottery St Mary	36
Colyford	3	Plymtree	1
Colyton	3	rural areas	29
Cranbrook	330	Seaton	3
Dunkeswell	2	Sidmouth	23
Exmouth	167	Stoke Canon	1
Exton	1	Talaton	1
Farringdon	2	Tipton St John	4
Feniton	2	Uplyme	3
Honiton	110	West Clyst	88
Jack In The Green	1	Woodbury	3
Lympstone	5	Woodbury Salterton	2

Completions by Built-up Area Boundary (BuAB)

2.14 The table below shows gross completions during the 2021/22 monitoring period by BuAB. BuABs where there were no 2021/22 completions are not listed.

BuAB	Total	BuAB	Total
Axminster	59	Newton Poppleford	1
Budleigh Salterton	15	North of Blackhorse	152
Clyst St Mary	2	open countryside	124
Colyton	3	Ottery St Mary	36
Cranbrook	329	Seaton	3
Exmouth	165	Sidmouth	23
Feniton	2	Uplyme	1
Honiton	57	West Clyst	88
Lympstone	5	Woodbury	3
Musbury	1		

Greenfield / brownfield split

2.15 The table below shows the breakdown of gross completions between greenfield and brownfield sites during the 2021/22 monitoring period. Greenfield describes any site on land which has not previously been developed. Brownfield therefore describes sites of previously developed land, the definition of which can be found within the glossary of the revised NPPF but is reproduced below for ease of reference:

“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

		Dwgs	%
Greenfield	General	768	72%
	Agricultural / Forestry Building Conversion	23	2%
	Garden Sites	37	3%
	TOTAL	828	77%
Brownfield	Redevelopment	180	17%
	Conversions / COUs	61	6%
	TOTAL	241	23%
	GRAND TOTAL	1,069	100%

2.16 The table above shows that 77% of completions in the district during the 2021/22 monitoring period were on greenfield sites, which is 6% less than during the 2020/21 monitoring period.

Affordable completions

2.17 The Housing Needs and Strategy team report a total of **241 affordable units** having being delivered during 2021/22, including 47 for social rent, 109 for affordable rent and 85 shared ownership.

Key facts for the year:

- EDDC acquired 11 properties from the open market this year using Right to Buy receipts to add to council stock;
- A further two phases of development at Cranbrook have completed the affordable units;

- A Rural Exception Site in Otterton completed providing 10 affordable units;
- Large commuted sum received from Churchill development at Green Close, Sidford to be spent on affordable housing.

Windfall completions

2.18 Windfalls refer to sites built-out which are the result of speculative planning applications. They have not been allocated in the Local Plan.

2.19 The table below shows that over the past 12 months 382 of the 1,047 net completions have been windfalls. This equates to 36.5% of net completions in the last year. However, of these 382 net windfall completions, only 40 were in the West End (Old Park Farm II) and the remaining 342 were in the Rest of East Devon. This means that of the 479 net completions in the Rest of East Devon, 71.4% were windfalls.

Gross site capacity	1-2 dwellings	3-5 dwellings	6-9 dwellings	10-20 dwellings	21+ dwellings	TOTAL
RoED	78	24	15	47	178	342
West End	0	0	0	0	40	40
TOTAL	78	24	15	47	218	382
Percentage	20.42%	6.28%	3.93%	12.30%	57.07%	100%

2.20 In addition to the headline totals, the above table shows how many windfalls have been delivered on sites of different sizes. The gross site capacity refers to the gross number of dwellings due to be delivered on a site as a whole. As an example, if two windfall dwellings were completed in the last 12 months on a site due to take a total of five gross new dwellings, they would be listed in the 3-5 dwellings column.

2.21 In terms of calculating five year land supply, paragraph 71 of the revised NPPF allows for future windfalls to be counted towards supply, however the figure should not include residential gardens:

“Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

2.22 This being the case, the assessment on the facing page shows the number of net windfall completions in the last year on sites other than back gardens. Further analysis of windfalls for the purposes of projections can be found in section 3.

Gross site capacity	1-2 dwellings (excluding garden-greenfield sites)	3-5 dwellings (excluding garden-greenfield sites)	6-9 dwellings (excluding garden-greenfield sites)	10-20 dwellings (excluding garden-greenfield sites)	21+ dwellings (excluding garden-greenfield sites)	TOTAL
RoED	58	19	3	47	178	305
West End	0	0	0	0	40	40
TOTAL	58	19	3	47	218	345
Percentage	16.81%	5.51%	0.87%	13.62%	63.19%	100%

3 Projections

- 3.1 This section is an assessment of projected completions for the remainder of the plan period. The adopted Local Plan runs from 2013 to 2031.
- 3.2 Projections can be broken down into:
- Extant permissions -
 - These are sites that already have planning permission (either in full or outline and including sites that are already under construction / sleeping) that are expected to be built-out;
 - Future windfalls -
 - These are an allowance for completions on windfall sites that do not yet have permission, based on historic windfall completions;
 - Cranbrook expansion zones -
 - These are predicted completions on the four Cranbrook expansion zones – Treasbeare, Bluehayes, Cobdens and Grange.

n.b. The Axminster Masterplan area is no longer taken into consideration as it is currently too difficult to predict when dwellings will begin to be delivered on these sites.

- 3.3 The National Planning Policy Framework (NPPF) defines a “deliverable” site as follows:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.4 Projections are based on the status of sites and extant planning permissions at 01 April 2022. Projected build-out rates for small sites (1-9 dwellings in total) generally follow the approach advocated by the Exeter Housing Market Area (HMA) Housing and Economic Land Availability Assessment (HELAA) methodology market conditions model, unless we are aware of an alternative build-out rate:

Size of site (no. of dwellings)	Commencement of sites			Build-out rate	
	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Years 1-5	Years 6+
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1st year - 12 dwellings maximum 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 50 dwellings per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1st year - 12 dwellings maximum 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 50 dwellings per year maximum
501-1,000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum 2nd year onward - 50 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum 2nd year onward - 75 dwellings per year	1st year - 25 dwellings maximum 2nd year onward - 150 dwellings per year

3.5 Projected build-out rates for large sites (10+ dwellings in total) have been calculated by consulting with the relevant developer responsible for each site under construction or with an extant permission (last carried out in 2021).

Windfall projections

3.6 As mentioned, paragraph 71 of the NPPF allows for future additional windfall completions to be taken into account so long as historic windfall delivery is considered and with the implication that sites on gardens are not counted.

3.7 The Exeter HMA HELAA methodology sets out a clear process by which windfalls will be calculated assessing delivery of windfalls (excluding gardens and sites of more than 20 gross dwellings) over the last five full years. That being the case, the assessment below shows net windfall completions (excluding gardens) over the last five full years (1 April 2017 to 31 March 2022).

3.8 Net completed windfall dwellings are split into the gross capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future:

Gross site capacity	Apr 2017 to Mar 2018	Apr 2018 to Mar 2019	Apr 2019 to Mar 2020	Apr 2020 to Mar 2021	Apr 2021 to Mar 2022	Average per year
1-2 dwgs	75	68	69	50	58	64
3-5 dwgs	58	45	29	30	19	36.2
6-9 dwgs	31	28	17	35	3	22.8
10-20 dwgs	56	34	18	22	47	35.4
Totals	220	175	133	137	127	158

3.9 The table in 3.9 identifies a basic net average windfall projection of 158 dwellings. The methodology then requires this figure to be tempered by projected windfall completions on sites with planning permission or resolution to grant permission subject to S106. The table below shows how this figure is tempered accordingly:

Final projected windfall allowance	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
Total windfalls with permission	550	501	201	94	29
<i>Of which that are on sites of 20 or less dwgs and not on garden-greenfield land</i>	245	172	14	3	16
Basic windfall projection (A)	158	158	158	158	158
Total eligible net windfalls (B)	158	158	14	3	16
Adjusted windfall projection (A-B)	0	0	144	155	142

3.10 Because there are more permissions (total eligible net windfalls) than the basic windfall projection in 2022/23 and 2023/24, we cannot increase our predicted number of completions in these monitoring periods. In the periods 2024/25 through to 2026/27, however, the basic windfall projection is more than the total number of permissions – so we can add the difference to these two sets of figures (adjusted windfall projection) to our predictions for these monitoring periods. Moving forward through the rest of the Local Plan period, where there are monitoring periods with zero eligible net windfalls, we can add the full 158 basic windfall projection to our prediction.

3.11 Of course, this is still a conservative estimate (in reality, larger windfall sites will on occasion come forward for development; as will garden sites) but using the Exeter HMA HELAA methodology we can add an extra 441 windfalls to our projections for the next five years.

Overall projections and trajectory

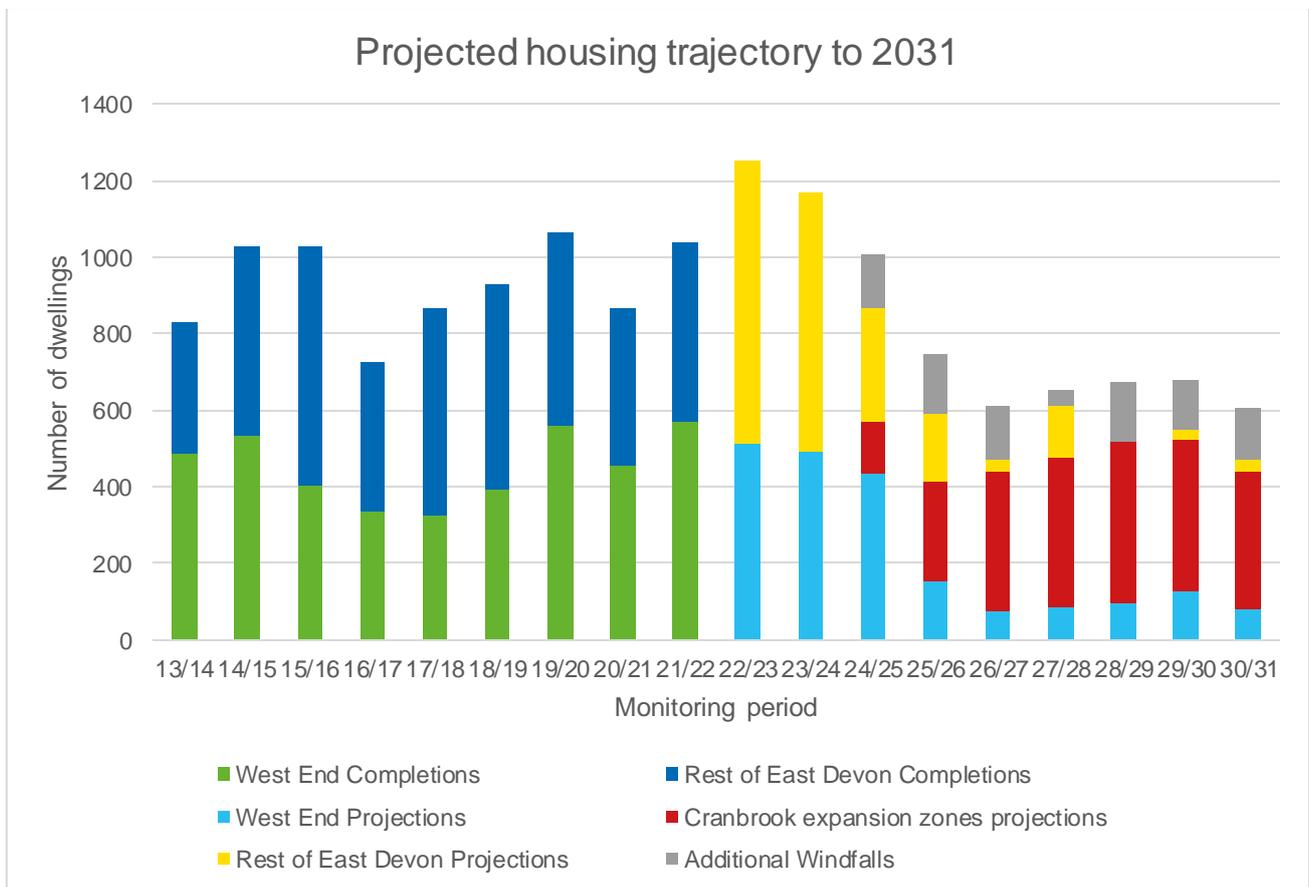
3.12 Having gone through the various elements of supply above, the tables below set out the projected development for the plan period to 31 March 2031:

Tables of projected housing completions for 2022/23 to 2030/31

Year	Extant permissions	Cranbrook expansion zones projections	Exeter HMA HELAA calculated additional predicted windfalls	Total projections	Year	Extant permissions	Cranbrook expansion zones projections	Exeter HMA HELAA calculated additional predicted windfalls	Total projections
2022/23	1,251	0	0	1,251	2027/28	215	394	46	655
2023/24	1,167	0	0	1,167	2028/29	98	419	158	675
2024/25	729	135	144	1,008	2029/30	157	394	129	680
2025/26	330	260	155	745	2030/31	112	357	139	608
2026/27	101	369	142	612					

Year	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
Totals	1,251	1,167	1,008	745	612	655	675	680	608
	4,783 ←					Projected five year housing delivery for 2022/23 to 2026/27			

3.13 The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031. This is not intended to give a precise year-on-year prediction of how many new homes will be built each year, but is output from applying the methodology for calculating development and gives an overview of the potential future pattern of development.



3.14 The table on the following page shows all the data used for the various components of supply and projections in the graph above.

Data for overall housing trajectory graph

Period	West End Completions	Rest of East Devon Completions	West End Projections	Cranbrook expansion zones projections	Rest of East Devon Projections	Additional Windfalls	Total Comp/Pro
13/14	486	344					830
14/15	531	498					1,029
15/16	403	624					1,027
16/17	335	389					724
17/18	326	540					866
18/19	392	537					929
19/20	560	505					1,065
20/21	455	412					867*
21/22	568	471					1,039*
22/23			513	0	738	0	1,251
23/24			493	0	674	0	1,167
24/25			434	135	295	144	1,008
25/26			155	260	175	155	745
26/27			72	369	29	142	612
27/28			84	394	131	46	655
28/29			97	419	1	158	675
29/30			127	394	30	129	680
30/31			81	357	31	139	608

*After DLUHC adjustments for care home beds have been made

Natural England – River Axe phosphate levels

3.15 Due to Natural England advising that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe, two sites with outline planning permissions have been excluded from calculations. However, as neither of these permissions had been granted reserved matters, they had not previously been included in five year land supply calculations.

4 Five Year Land Supply Calculations

- 4.1 The aim of demonstrating a five year land supply is to prove that there is enough housing coming forward to meet requirements. On top of this, the current Government is seeking to increase housing delivery in the immediate future by requiring councils to demonstrate a minimum of 5% extra provision, increasing to 20% in places where delivery has persistently been below requirements.
- 4.2 This council does not have a pattern of persistently delivering below housing requirements (when measured against Local Plan targets or, more so, Government Housing Delivery Test numbers) and therefore it is appropriate to apply a 5% buffer.
- 4.3 The adopted Local Plan has a housing requirement of 17,100 new homes for the 2013-2031 plan period, equivalent to an average of 950 dwellings per annum. However, now the plan has been adopted for more than five years, we refer to latest Government guidance. The latest guidance indicates we should be using a baseline figure of **946** dwellings per annum.

Five year land supply calculations

	Calculation	RoED	West End	Combined	Item
		6,537	10,563	17,100	Requirement (from Strategy 1 of the adopted Local Plan 2013-31)
A		363	587	950	Annual basic requirement for each of the 18 years covered by the Local Plan
B		361	585	946	Revised basic requirement (reduction of 0.42%)
C	Bx5	1,805	2,925	4,730	Basic five year requirement
D	Bx9	3,249	5,265	8,514	Requirement to have been delivered by 31 March 2022
E		4,320	4,056	8,376	Completions from 01 April 2013 to 31 March 2022
F	D-E	-1,071 SURPLUS	1,209 SHORTFALL	138 SHORTFALL	Difference between shortfall and surplus
G	C+F	734	4,134	4,868	Five year requirement (excluding 5% buffer)
H	Gx1.05	770	4,341	5,111	Five year target (including 5% buffer)
I	H/5	154	868	1,022	Annual target (assuming 5% buffer)

Supply element at 31 March 2022 expected to deliver 01 April 2022- 31 March 2027					
	Calculation	RoED	West End	Combined	Total
J		1,911	1,667	3,578	Extant permissions
K		N/A	764	764	Cranbrook expansion zones projections
L		419	22	441	Future windfalls (split 95% / 5% between RoED and West End)
M	J+K+L	2,330	2,453	4,783	Total deliverable supply
N	H-M	-1,560 SURPLUS	1,888 SHORTFALL	328 SHORTFALL	Surplus / Shortfall (assuming 5% buffer)
O	M/I	15.13	2.18	4.68	Years of land supply (assuming 5% buffer)

- 4.4 Row O in the above assessment shows that taking into account all deliverable sites across the district as a whole, the council is able to demonstrate only 4.68 years of land supply.
- 4.5 According to the above calculation, there is a shortfall (number of dwellings less than the required supply for the next five years) of 328 dwellings (row N). This averages out at 65.6 dwellings per year over the five year period.
- 4.6 The calculation also demonstrates the impact that West End sites have on the failure to achieve a Five Year Land Supply. Clearly, due to the scale of planned development at the West End, a lower than five year supply (2.68) has a huge impact on the overall combined supply for the district as a whole (the Rest of East Devon has a supply of 15.13 years when the West End is excluded). The delay in the four Cranbrook expansion zones moving forward has seriously impacted on this figure; completions on these sites are not anticipated until 2024/25.

