



West Devon
Borough
Council

West Devon Borough Council

Five Year Housing Land Supply Statement

January 2015



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Introduction

a. Why are we preparing this Five Year Housing Land Supply Statement 2013?

1.1 This statement has been prepared:

- to set out the current planning policy context in relation to housing land supply;
- to confirm the Council's position in terms of the Borough's five year housing land supply and the delivery of allocated sites;
- to show how the Council intends to address the requirements of the National Planning Policy Framework.

1.2 This document does not set new planning policies or amend those already adopted.

b. What is the scope of this Statement?

1.3 The primary purpose of this statement is to assess the Council's position in relation to its housing land supply. In particular, it will provide details of the Borough's recent housing completions, outstanding commitments and progress on allocated sites in order to demonstrate whether the Council has a five year supply of deliverable sites.

1.4 The statement will also review the Council's empty housing stock and rate of windfall development to ensure that this is taken into account in the consideration of overall housing land supply.

1.5 Finally, this statement will identify the key areas of work to be undertaken as part of the housing strategy in the new Local Plan and the steps currently being taken by the Council to progress this work.

c. What is the status of this Statement?

1.6 This document does not contain any policies and is not intended to be used as planning policy guidance. It will be used as a piece of evidence to help inform planning decisions, particularly in instances where proposals for residential development do not meet with our adopted housing strategy.

1.7 This update does not supersede any existing adopted policies in the Core Strategy or Local Plan but should be read in conjunction with them and the requirements of the National Planning Policy Framework.

1.8 This statement reports on the current five year land supply based on the adopted development plan policies for West Devon. The Core Strategy and saved Local Plan policies provide a development strategy for the Borough until 2026. This is the adopted development plan document until such time that it is replaced with a new Local Plan (known as Our Plan). Once adopted, Our Plan will provide the statutory decision making framework for planning in West

Devon (for the area outside of the Dartmoor National Park). A timetable for the preparation of Our Plan is shown at Appendix 2.

- 1.9 Work has now progressed on gathering evidence for a new Local Plan. The Council has been working with other authorities in the Plymouth Housing Market Area (the Dartmoor National Park, South Hams, Cornwall Council and Plymouth City Council) to determine future housing needs for the period to 2031. The key piece of evidence which has been collected is the **Strategic Housing Market Needs Assessment (SHMNA) July 2013**
- 1.10 This study was undertaken by consultants, GVA, on behalf of all five authorities in the HMA. It provides information about the housing market across the HMA and includes both demographic trend-based projections and job-led projections on which to assess objectively assessed need. This evidence has been recently 'sensitivity tested' by consultants Edge Analytics by using more up to date projections and confirms the robustness of the original SHMNA, albeit with some minor adjustments to reflect slight changes in forecast population and household change.
- 1.11 The information provided in the SHMNA will inform the preparation of Our Plan and will be used to assist the Council in identifying an appropriate objectively assessed need for housing in the Borough.
- 1.12 Until such time as Our Plan is adopted, the Council will use the relevant housing requirements and policies contained in the adopted Core Strategy and Local Plan to manage and deliver its housing land supply, whilst also considering the implications of the new evidence in relation to housing need. More details about this are provided in Section 2 of this statement.

2. Current Policy Context

a. What does national planning policy say?

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a 'presumption in favour of sustainable development' this should be seen as the golden thread running through both plan making and decision making.
- 2.2 The National Planning Policy Framework (NPPF) states that every effort should be made to objectively identify and meet the housing needs of an area. With particular reference to housing land supply, the NPPF requires local planning authorities to:
- Maintain a five years supply of specific deliverable¹ sites with an additional buffer of 5-20% to ensure choice and competition in the market for land;
 - Identify a supply of specific developable² sites for years 6-10 and 11-15;
 - Illustrate the expected rate of delivery through a housing trajectory.
- 2.3 Local planning authorities are permitted to take windfall development into consideration in the housing land supply if there is compelling evidence to justify this.

b. What is West Devon's housing requirement?

- 2.3 West Devon is currently in a transition period between having an adopted plan (the Core Strategy) which sets a housing requirement of 220 homes per year (4,400 overall between 2006 and 2026) and the publication of a draft Local Plan (Our Plan) which will use up to date evidence to identify a locally appropriate housing target.
- 2.4 The key difference between the housing requirement in the Core Strategy and the housing target in Our Plan is that the former was imposed on the Borough Council by the draft Regional Spatial Strategy (RSS) whereas the latter is determined by the Borough Council based on evidence gathered locally in the SHMNA about West Devon's housing market and future needs:

¹ To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- **Core Strategy housing requirement set by RSS:**

The current housing target of 4,400 homes over the plan period is based on the RSS requirements.

However, it is generally considered that the evidence which was used to underpin the housing requirements set by the Regional Strategies is now out of date and in that respect is no longer relevant when assessing housing need or targets.

Whilst this position is supported by legal judgements and Inspector's advice over the last few years, the requirements which were set for West Devon by the RSS allowed a balance to be achieved between meeting identified housing needs and protecting the special environmental quality of the area. There was also an allowance built into the projections that assumed a proportion of the Borough's housing needs would be met in Plymouth where higher rates of housing growth were planned. These constraints and the Borough's relationship with the city of Plymouth still exist and therefore continue to form a very important consideration when updating our evidence and identifying future housing needs.

- **Our Plan housing targets based on 'objectively assessed needs':**

The objectively assessed need is the total housing need arising from households that are "*willing and able to buy or rent, either from their own resources or with assistance from the state*" (PAS Guidance paragraph 2.8). It equates to the number of new homes that would need to be provided if land supply was not constrained in any way by planning.

For this reason, an assessment of objectively assessed need excludes any analysis of supply side constraints, i.e. anything that might restrict the delivery of housing such as land availability, environmental constraints or infrastructure capacity.

Once the objectively assessed need has been established, the Council can then identify an appropriate housing target for the Borough. The housing target does not necessarily equal the objectively assessed need. However, the National Planning Policy Framework makes it clear that an authority cannot set a housing target which is lower than its objectively assessed need. If, for whatever reason, it cannot accommodate the objectively assessed need within its boundaries, it should work with its neighbouring authorities to address any unmet requirements.

The Borough can set a housing target which is over and above the objectively assessed need. In doing so, it would need to consider:

- Whether there is a deliverable and sustainable supply of land to achieve a higher level of housing growth; and
- How the housing target helps to achieve the authority's wider policy objectives and priorities.

A topic paper on objectively assessed need has been prepared and has been published as part of an informal consultation alongside this Statement. It explains in more detail what the Council considers is the Borough's objectively assessed need and how this has been translated into a housing target for West Devon.

Taking all of the relevant evidence and information into consideration, the topic paper concludes that the Borough's objectively assessed need is between 190 and 216 homes per year and that the future housing target should be at the higher end of this range at 216 homes per year.

2.5 At this stage, it is important to remember that the future housing target identified in the draft topic paper has not yet been tested through a consultation or examinations process and therefore is not the adopted housing target for the Borough. Given the uncertainties surrounding the RSS housing requirement, neither is it possible to rely on this figure as the Borough's housing need. However, there is no significant difference between the figures provided in the RSS or the emerging evidence and, for the purposes of this Statement, a calculation of five year land supply will therefore be tested against both figures identified under the two different scenarios.

c. Are the adopted local policies consistent with the NPPF?

2.8 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan but requires proportional weight to be applied to policies depending on their conformity with the NPPF. Proposed development that accords with an up-to-date Local Plan should be approved.

2.9 As per paragraph 157 of the NPPF, development plans should allocate sites to promote development. As such, the adopted housing allocations in the Borough are considered to be in conformity and, where they are yet to be implemented, the Council will continue to promote these sites for development. Progress on the delivery of the allocated sites varies and full details are provided in Section 3, Table 1.

3. Examining our Housing Land Supply

a. What progress is being made on our allocated sites?

3.1 Table 1 below provides information about progress on all allocated sites in the Borough:

Table 1 - Local Plan and Core Strategy Allocations

Policy Ref	Site Address	Status
H3	Land at Wonnacotts, Okehampton	Not started. Part of site in WDBC ownership. Constraints identified in 2014 Land Availability Assessment (LAA) which suggest site is not deliverable within the next 5 years.
H4	Land to the east of Okehampton	Under construction
H5	Land between Giblands and Laburnum, Okehampton	Complete
H7	Land at Bishopsmead, Tavistock	Complete
H8	Land at the Manor, Tavistock	Complete
H10	Woollen Mill, North Tawton	Not started. Constraints identified in 2014 Land Availability Assessment (LAA) which suggest site is not deliverable within the next 5 years.
H11	Land to the east of High Street, North Tawton	Complete
H13	Land north of Claremont Place, Hatherleigh	Complete
H14	Land north of Oslo, Hatherleigh	Complete
H15	Land at Pentille Road, Bere Alston	Complete
H16	Land at Rowan Cottages, Lewdown	Not started. Constraints identified in 2014 Land Availability Assessment (LAA) which suggest the whole site is not deliverable within the next 5 years. An extended and/or alternative site to be explored as part of Our Plan.

H17	Land north of Spreyton Village, Spreyton	Complete
H18	Land east of Lyndhurst, Highampton	Not started. Constraints identified in 2014 Land Availability Assessment (LAA) which suggest site is not deliverable. Alternative site to be explored as part of Our Plan.
H20	Land at Town Farm, Bridestowe	Complete
SP22	East of Okehampton Strategic Allocation	<p>Not started. Outline application for up to 375 homes on Parcel 2 (Land north of Crediton Road) submitted in October 2013. Application not yet determined but subject to approval development is anticipated to start on site in the next five years.</p> <p>The Council's 2011 Core Strategy allocates this site for development and further guidance on the development of both SP22A and B is provided in the East of Okehampton Masterplan SPD (adopted Jan 2014).</p>
SP23*	<p>South and South West of Tavistock Strategic Allocation</p> <p>*(includes Local Plan allocation H9)</p>	<p>SP23A: Not started. Permission granted for up to 750 homes (ref. 00554/2013) subject to S106 legal agreement being signed by 31st January 2015. Reserved Matters application to follow with on-site construction expected to begin winter 2015.</p> <p>SP23B: Not started. Council working with relevant parties to deliver a mixed use scheme, including residential.</p> <p>The Council's 2011 Core Strategy allocates this site for development and further guidance on the development of both SP23A and B is provided in the South and South West of Tavistock Masterplan SPD (adopted April 2013).</p>

b. Are there other sites which are considered to be deliverable in the next 5 years?

3.2 Outside of Okehampton and Tavistock, the Core Strategy makes provision for 430 homes to be delivered in the local centres (Hatherleigh, North Tawton, Lifton and Bere Alston) and the villages of the Borough. This figure includes the outstanding Local Plan allocations listed in Table 1. The Council is working with communities in these settlements to encourage the use of Neighbourhood Planning powers or other local community-led planning processes to determine appropriate levels of development to meet the balance of housing requirement for local centres and villages as set out in the Core Strategy.

3.3 There are two sites which have gained planning permission in Hatherleigh and North Tawton in 2014 which are considered to be deliverable in the next five years as detailed in Table 2.

Table 2 - Other Sites

Site Address	Status
Hatherleigh Market, Hatherleigh	Not started. Outline planning permission granted for 106 homes in 2014 (ref. 00760/2013). Reserved Matters application to follow with on-site construction expected to begin 2015/16.
Batheway Fields, North Tawton	Not started. Full planning permission granted for 61 homes in 2014.

3.4 In addition to these sites, the Council is starting a process of identifying minimum planned requirements for all of the main towns, local centres and main villages in the Borough (outside of the Dartmoor National Park). The proposed planned requirements have been published as part of an informal consultation alongside this Statement. Allocations to deliver these will be made either through Neighbourhood Plans or through a separate allocations development plan document and will be expected to be deliverable within years 6-15 (i.e. 2019/20 – 2028/29).

c. Should we be taking windfall development into account?

3.5 The NPPF states that local planning authorities may “*make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply (para. 48)*”.

3.6 Windfall development is defined as sites which have not been specifically identified as available in the development plan process and normally comprises previously developed sites that have unexpectedly become available. The Council has previously monitored the level of windfall development in the Borough by measuring all unallocated sites of either 10 or more dwellings or more than 0.5 hectares in size. However, due to the recent changes in permitted development rights and the incidence of smaller windfall sites coming forward more recently in the Borough, the Council has reviewed its historic data and has recorded levels of annual windfall development which have been delivered on **all** unallocated sites, regardless of their size. The following table shows the amount of windfall development that has been delivered on this basis since 2006:

Table 3 - Windfall Development

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14
Number of windfall units	147	77	186	106	172	56	36	63
Overall completions	204	530	356	225	415	93	72	102
% supply from windfall	72%	15%	52%	47%	41%	60%	50%	62%

- 3.7 As this table demonstrates, a significant amount of windfall development has occurred in the Borough since 2006. The trends show higher levels in the earlier part of the plan period with lower levels more recently which reflect the state of the housing market nationally and the weakness of the economy in recent years. Nevertheless, and even with lower levels more recently, it is evident that windfall does make up a considerable proportion of the Borough's housing supply. Apart from 2007/2008 when a large amount of Local Plan allocations were delivered, annual windfall rates have exceeded 40% since 2006.
- 3.8 Furthermore, the amount of windfall sites currently within the Borough's housing supply (i.e. those sites currently with planning permission or under construction) comprise 40% of the overall supply as shown in Table 4. It is estimated that this level of windfall development is only set to increase in the next few years as relaxations to permitted development rights invite more prior approval notifications for the change of use of agricultural buildings and retail units to dwellings. Between 1st April 2014 and 6th November 2014, the Council registered 25 prior approval notifications for changes of use from existing agricultural buildings or retail units to dwellings. Table 5 details the outcomes of these notifications. At this stage it is difficult to tell whether this rate of notifications will continue at a similar rate, decline or increase, but it is reasonable to assume that whilst these relaxations exist, there will be a proportion of sites being delivered on this basis. Whilst existing windfall is included within the number of units currently counted as under construction or with planning permission, new windfall opportunities are expected to come forward annually contributing to a rolling supply of housing from this source.

Table 4 - Number of windfall units as part of overall supply as of 1st April 2014

	Units under construction	Units with planning permission	Total
Total supply	131	488	619
Number of windfall units	82	167	249
% supply from windfall development	62.5%	34.2%	40.2%

Table 5 - Prior Approval Notifications 1st April 2014 - 6th November 2014

	Total Registered	Prior Approval Given/Not Required	Prior Approval Refused	Decision Outstanding
Change of use from agricultural building to dwelling	24	11	5	8
Change of use from retail unit to dwelling	1	0	1	0

- 3.9 The Land Availability Assessment (LAA) Final Report (November 2014) also highlights a number of potential larger windfall sites which could be delivered to further boost the supply of housing in the next five years. The LAA does not consider sites of less than 5 units and

therefore no assessment of smaller windfall opportunities has been carried out as part of that process.

3.10 Taking all of the evidence and trends into consideration, the Council considers that there is compelling evidence to show that windfall development is a reliable source of supply and an appropriate proportion should therefore be included within the five year land supply calculations. Based on past trends and the evidence collected in relation to what is included in the future housing supply, it is considered that an allowance of no more than 40% of the overall supply should be included within the calculations. Given more recent lower levels of windfall and overall completions, it is considered that a conservative estimate supply is necessary in order to ensure that there is not an overreliance on this source of supply. On this basis an allowance of 60 units per year has been applied as an average across the whole of the plan period (2011-2031). Overall, the Council has historically averaged an annual windfall rate of 105 homes per year and therefore the proposed future windfall rate of 60 homes per year is only just over half of the historic rate of delivery, demonstrating a conservative estimate in this regard. It is anticipated that windfall completions will be lower in the next couple of years in line with lower projected overall completion rates but that this will average out in the next five years as those windfall sites currently recorded as having planning permission or being under construction are completed.

d. Do we have any empty housing stock?

3.11 Paragraph 51 of the NPPF requires local planning authorities to identify and bring back into residential use empty housing and buildings where it is appropriate to do so.

3.12 The current amount of long term empty properties (i.e. properties empty for more than 6 months) in West Devon currently stands at 254 equating to just 1% of the Borough’s housing stock. This figure also includes the area of West Devon within the Dartmoor National Park. The Council does not have an adopted Empty Homes Strategy although there are a number of incentives that the Council offers to owners of long-term empty properties to help bring them back into use either through sale or rent as an affordable home.

e. Does the borough have a good record of housing delivery?

Table 6 - Net Dwelling Completions 2006-2013

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	Average
Net Dwelling Completions	204	530	356	225	415	93	72	102	250
Annual Target	220	220	220	220	220	220	220	220	220
Over/Under Supply	-16	+310	+136	+5	+195	-127	-148	-118	+30

- 3.11 As Table 4 demonstrates, West Devon has delivered a total of 1997 dwellings since 2006. This exceeds the overall target during this seven year period of 1760 dwellings (based on a 220 per annum target) by 237 homes. Whilst the Borough has experienced a lower rate of annual completions in the past three years, it has not resulted in a problematic lack of supply because of the higher rates of growth achieved earlier in the plan period. The lower rate of completions seen in recent years is unusual for West Devon and can be attributed to a number of factors. In particular, it is likely to reflect the state of the housing market nationally and the weakness of the economy in recent years. The H4 allocated site in Okehampton has taken longer to come forward than anticipated and is an example of sites not being progressed during recent periods of economic uncertainty.
- 3.12 The transition between the Local Plan and the Core Strategy is also likely to have affected recent rates of delivery, with the supply of Local Plan allocations coming to a close ahead of the Core Strategy being adopted. However, with the Core Strategy now in place the allocated sites are being actively pursued with permission granted on SP23A in Tavistock for up to 750 homes and a live application to be determined on Parcel 2 of SP22A in Okehampton. The housing trajectory included later in this section reflects the recent patterns and forecasts a steady uplift in completions over the next five years as the other allocated sites gain permission for development and those with permission begin to be built out. Further commentary about West Devon's record of housing delivery is provided in the draft topic paper on objectively assessed need which has been published alongside this Statement.
- 3.13 The NPPF requires all authorities to provide a 5% buffer to the five year housing land supply to ensure choice and competition in the market for land. Where authorities have a persistent record of under delivery of housing, this buffer should be increased to 20%. West Devon consistently delivers a stable supply of residential development, often over and above the annual requirement of 220 as Table 4 demonstrates. The last three years, although unusually low, have been accounted for. Furthermore, the Council has over delivered during existing plan period (since 2006) and is therefore not a position of having accrued any backlog during this time. National Planning Practice Guidance states that when considering under supply, *“the assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle”* (Paragraph: 035 Reference ID: 3-035-20140306). As such, the Council has assessed the position since 2006 and considers that applying a 5% buffer to its five year land supply calculations is appropriate. This position will continue to be monitored and any changes will be reflected in future monitoring reports.
- 3.14 In addition to the net completions recorded, there have also been 14 completions since 2006 for agricultural workers/supervisory dwellings. A further 8 units have planning permission or are under construction for these types of units. Although these are not counted in the net completions or commitments data, they are an important element of supply in meeting the needs of households with specific requirements.

f. Do we have a five year land supply of deliverable sites?

3.15 Most of the proposed future housing development in West Devon will take the form of relatively large extensions to Okehampton and Tavistock, as identified in the 2011 adopted Core Strategy. In these areas, the supply of housing will be managed over the whole plan period through monitoring the delivery of sites within prescribed timescales. In addition to these sites, minimum planned requirements will be set for a number of other settlements in the Borough which will be expected to be delivered through Neighbourhood Development Plans or a separate allocations development plan document. More details about this are provided in paragraph 3.4.

3.16 The five year land supply also takes into consideration existing commitments in the form of sites with planning permission and sites currently under construction.

3.17 The table below shows the number of dwellings which the Council knows to be deliverable in the next five year period (2013/14-2018/19). This is based on a realistic assessment of available housing land taking into account:

- A 220 and 216 per annum housing target
- Phasing strategies
- Sites being confirmed as available, suitable and achievable
- Current economic circumstances
- Adopted development plan policies
- A windfall allowance of 60 homes per year

Table 7 - Housing Land Supply 2014/15-2018/19 based on Core Strategy/RSS Housing Requirement

2014/15 – 2018/19	Assumed readily deliverable supply
Under Construction	131
Planning Permission	488
Allocated/Other Sites*	287
Windfall (60 per year)	300
Total Deliverable Supply	1206
Total Required Supply at 220 homes per year + 5%	1155

3.18 This assessment gives a baseline figure of 5.2 years of assumed readily deliverable housing supply and provides the required 5% buffer when considered against the Core Strategy/RSS requirement.

Table 8 - Housing Land Supply 2014/15-2018/19 based on emerging housing target for Our Plan

2014/15 – 2018/19	Assumed readily deliverable supply
Under Construction	131
Planning Permission	488
Allocated/Other Sites*	287
Windfall (60 per year)	300
Total Deliverable Supply	1206
Total Required Supply at 216 homes per year + 5%	1134

3.19 This assessment gives a baseline figure of 5.3 years of assumed readily deliverable housing supply and provides the required 5% buffer when considered against the emerging housing target for Our Plan.

** These sites have been included in the Council's five year land supply on the basis that they are considered to be available, suitable and achievable in the short term. It does not determine any future decision making in respect of the Council's position in the granting or otherwise of planning permission.*

3.20 A list of all sites included within these figures is provided in Appendix A.

g. Do we have a longer term land supply for years 6 to 15?

3.21 Beyond 2018/19, there is a further supply of housing land for 1530 dwellings on allocated sites alone. Taking this into account, there is sufficient housing land available in the Borough for development to give over 12.4 years worth of housing land supply based on the Core Strategy/RSS housing requirement and 12.6 years worth of housing based on the emerging housing target for Our Plan (not including 5% buffer).

3.22 The adopted South and South West of Tavistock Masterplan and the emerging East of Okehampton Masterplan provide frameworks in which to phase the allocated sites across the plan period. The anticipated phasing of development has been based on the best knowledge available at present although this will be subject to review throughout the plan period as more of the variables about market conditions and infrastructure costs become known.

3.23 Historically, allocations in Tavistock have tended to come forward slightly ahead of sites in Okehampton and this has helped to manage the supply of new development over the plan period. Past trends show that allocated sites in Tavistock have delivered an average of 60 homes per annum in the earlier years of the plan period (2006 – 2011) while the allocations in Okehampton have been delivered more steadily at an average of 50 homes per annum since 2007, with outstanding Local Plan allocations still being delivered.

3.24 Across the rural areas, development has come forward at an average rate of 87 dwellings per year between 2006 and 2013. As work on Our Plan progresses and allocations are made to meet minimum planned requirements through either Neighbourhood Plans or an allocations

development plan document, it is anticipated that a reasonable amount of the supply for years 6 to 15 will come from this source.

3.25 Table 9 shows how the total supply will be made up over the plan period. This is based on the emerging strategy as set out in the Pre-Submission Draft Plan. These figures have not yet been tested through any formal consultation or examination processes and are therefore subject to change.

Table 9 - Total Supply for Plan Period (2011-2031)

Existing commitments (allocations/planning permissions/sites under construction)	2436
Completions since 2011	267
Windfall allowance	960
Proposed planned requirements for main towns, local centres and villages	660
Total deliverable supply	4323

3.26 These commitments are reflected in the housing trajectories below:

Figure 1 - Housing Trajectory against Core Strategy/RSS Requirements

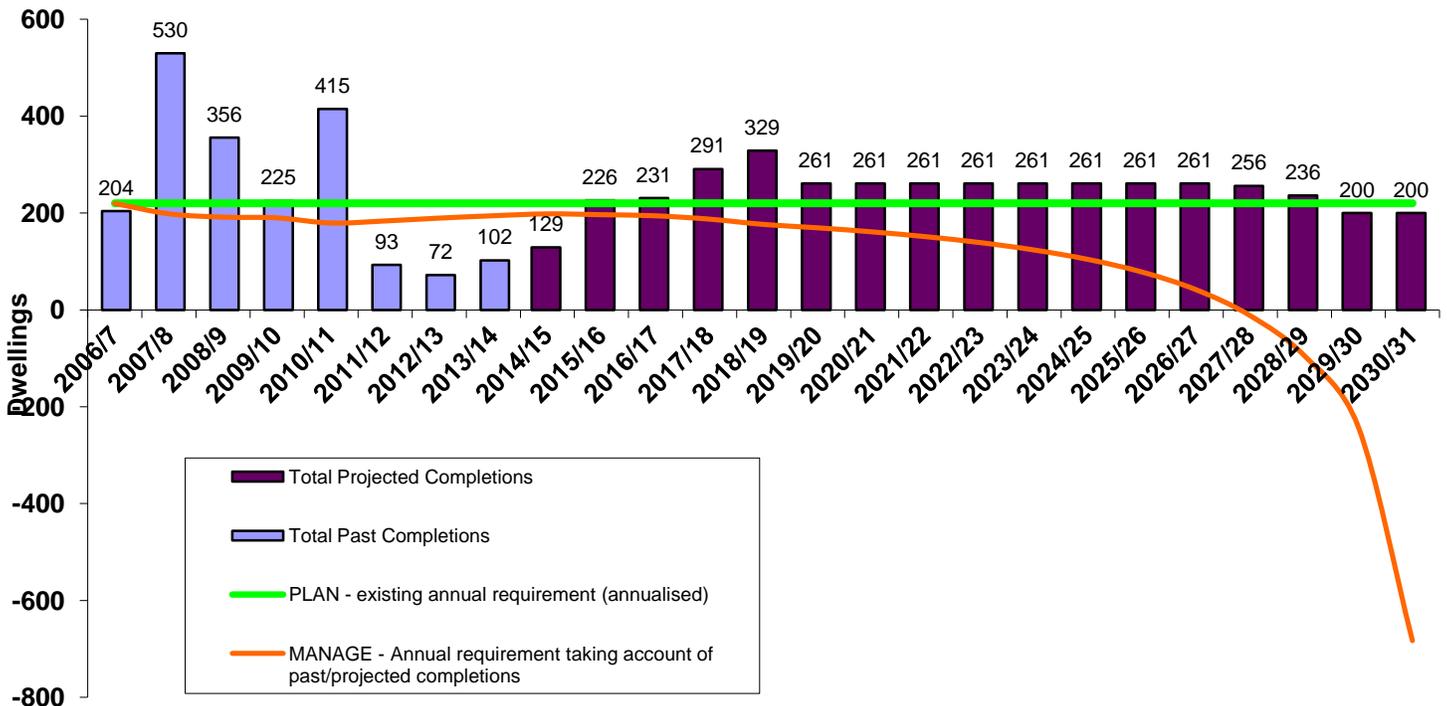
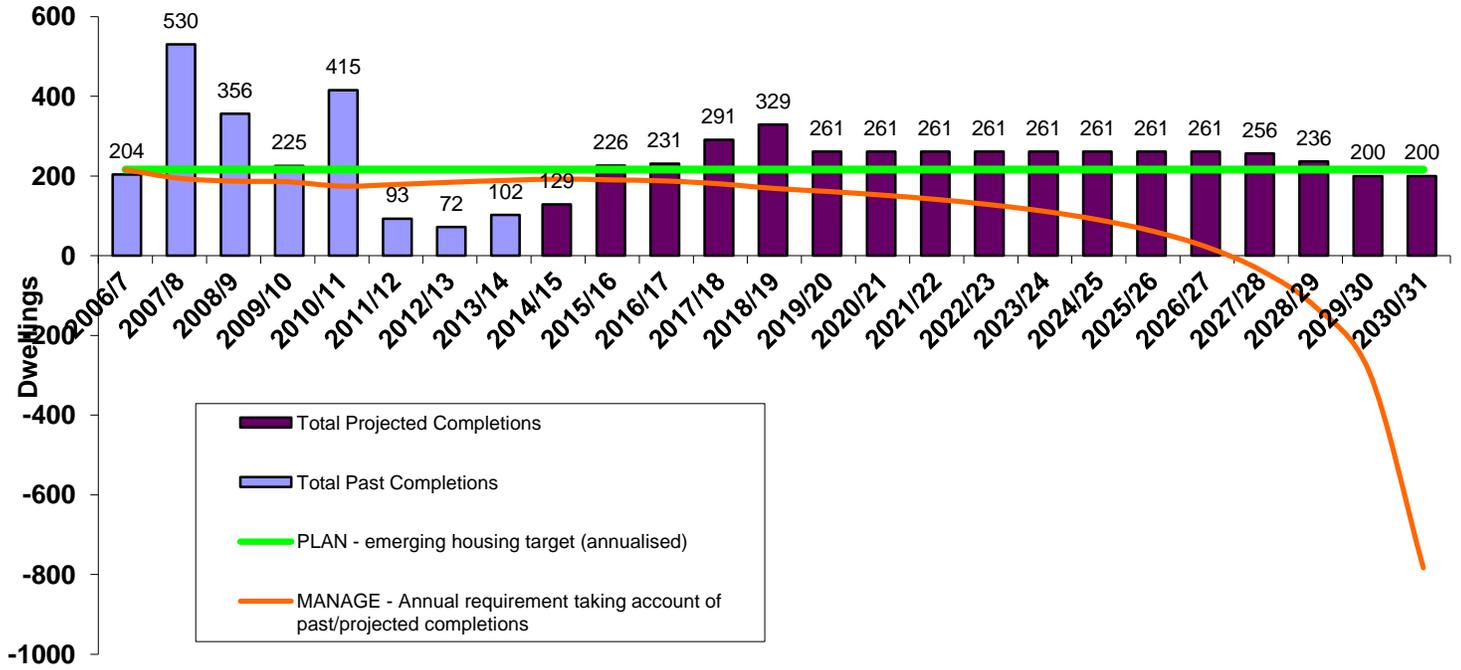


Figure 2 - Housing Trajectory against emerging housing target



4. Monitoring Arrangements

a. How will we continue to monitor our housing land supply?

- 4.4 Each year, the Council will publish an up to date five year land supply statement which will include the most up to date information relating to housing land supply in the Borough.
- 4.5 The Council will continue to engage actively with the developers of allocated sites and to work closely with individual communities to ensure that development is enabled where there is a need and where local planning projects support them (e.g. Neighbourhood Plans and the locally developed Plan-It approach).
- 4.6 Through the preparation of the new Local Plan the Council will gather evidence to determine our extent of housing need, compile a register of all deliverable sites and involve local communities in finding ways to positively and sustainably provide new homes in the Borough. Appendix 2 provides an indicative timetable for the preparation of the new Local Plan.

Appendix 1 - Existing Commitments

Sites Under Construction

Parish (North)	File No	Number of Units - Net
Bridestowe	00052/2010	1
Bridestowe	02205/2011	1
Germansweek	12226/2008	2
Germansweek/Hatherleigh	12631/2009	1
Hatherleigh	11176/2007	2
Hatherleigh	02485/2012	1
Jacobstowe	00429/2013	1
Northlew	00003/2010	1
Northlew	00951/2010	1
Northlew	00447/2013	1
North Tawton	12077/2008	1
North Tawton	01346/2011 Agricultural Workers Dwelling	1
North Tawton	03115/2012	1
Okehampton	3489/2002/oke	1
Okehampton	11462/2008	3
Okehampton	12689/2009	1
Okehampton	02349/2012	1
Okehampton	03201/2012	1
Okehampton Hamlets	02477/2012	27
Okehampton Hamlets	02728/2012	24

Sampford Courtenay	01013/2010	1
Sampford Courtenay	00990/2013 Agricultural Workers Dwelling	1
South Tawton	5529/2004	6
Spreyton	12824/2009	2
Spreyton	02664/2012 Agricultural Workers Dwelling	1
	NET TOTALS	81

Parish (South)	File No	Number of Units - Net
Bere Ferrers	6655/2005	1
Bere Ferrers	10699/2007	2
Bere Ferrers	11159/2008	1
Bere Ferrers	00229/2010	1
Bere Ferrers	01135/2010	1
Bere Ferrers	01221/2011	1
Bere Ferrers	01994/2011	2
Buckland Monachorum	00833/2010	2
Buckland Monachorum	00675/2010 Agricultural Workers Dwelling	1
Dunterton	13272/2009	1
Lamerton	01976/2011	1
Lamerton	00627/2013	1
Lifton	11306/2008	2
Lifton	02576/2012	1
Lifton	00546/2013	1
Marystowe	00636/2010	1
Tavistock	11570/2008	7
Tavistock	12768/2009	1
Tavistock	13081/2009	4

Tavistock	12791/2009	1
Tavistock	13039/2009	1
Tavistock	13177/2009	4
Tavistock	01028/2010	2
Tavistock	01885/2011	1
Tavistock	00154/2013	6
Tavistock	00231/2013	1
Tavistock	00655/2013	1
Gulworthy	01981/2011	2
	NET TOTALS	50

Sites with Planning Permission

Parish (North)	File No	Number of Units - Net
Bridestowe	01021/2013	1
Bridestowe	01170/2013	1
Drewsteignton	02830/2012	1
Drewsteignton	00638/2013 Agricultural Workers Dwelling	1
Exbourne	00947/2013	1
Hatherleigh	00814/2010	1
Hatherleigh	01834/2011	1
Hatherleigh	01033/2013	1
Highampton	01296/2011	1
Highampton	01564/2011 Agricultural Workers Dwelling	1
Highampton	11472/3	1
Inwardleigh	00131/2014	1
Inwardleigh	00600/2013	1

Northlew	12724/2009	1
North Tawton	13457/2009	16
North Tawton	03286/2012	2
North Tawton	00574/2013	2
North Tawton	02914/2012	3
North Tawton	00956/2013	1
Okehampton	11462/2008	9
Okehampton	01015/2010	5
Okehampton	01635/2011	1
Okehampton	01844/2011	1
Okehampton	01726/2011	1
Okehampton	02511/2012	1
Okehampton	03279/2012	0
Okehampton	00351/2013	2
Okehampton	00720/2013	1
Okehampton	00432/2013	2
Okehampton	00316/2013	1
Okehampton	00998/2013	2
Okehampton	00840/2013	2
Okehampton	00975/2013	4
Okehampton	00919/2013	9
Okehampton	00029/2014	1
Okehampton Hamlets	02477/2012	246
Okehampton Hamlets	02420/2012	43
Okehampton Hamlets	02418/2012	9
Okehampton Hamlets	02728/2012	24
Sampford Courtenay	03314/2012	1

Spreyton	12824/2009	2
Spreyton	03312/2012 Agricultural Workers Dwelling	1
	NET TOTALS	404

Parish (South)	File No	Number of Units - Net
Bere Ferrers	01442/2011	1
Bere Ferrers	01442/2011	1
Bere Ferrers	01819/2011	1
Bere Ferrers	02017/2011	1
Bere Ferrers	02823/2012	1
Bere Ferrers	00297/2013	4
Bere Ferrers	00536/2013	1
Bere Ferrers	00262/2013	17
Bradstone	00345/2013 Agricultural Workers Dwelling	1
Buckland Monachorum	01036/2010	1
Buckland Monachorum	00404/2013	1
Lamerton	00995/2010	1
Lewtrenchard	02542/2012	1
Lewtrenchard	00973/2013	1
Lewtrenchard	00973/2013	1
Lifton	10618/2007	4
Lifton	01328/2011	3
Milton Abbot	01995/2011	1
Stowford	02429/2012	1
Stowford	02781/2012	1
Tavistock	01395/2011	1
Tavistock	01469/2011	1
Tavistock	01343/2011	1

Tavistock	01592/2011	4
Tavistock	02676/2012	2
Tavistock	02985/2012	1
Tavistock	03298/2012	3
Tavistock	03134/2012	1
Tavistock	02886/2012	1
Tavistock	03169/2012	3
Tavistock	02996/2012	1
Tavistock	03076/2012	9
Tavistock	01007/2013	5
Tavistock	00573/2013	1
Tavistock	01191/2013	2
Gulworthy	00358/2010	5
	NET TOTALS	84

Allocated/Other Sites

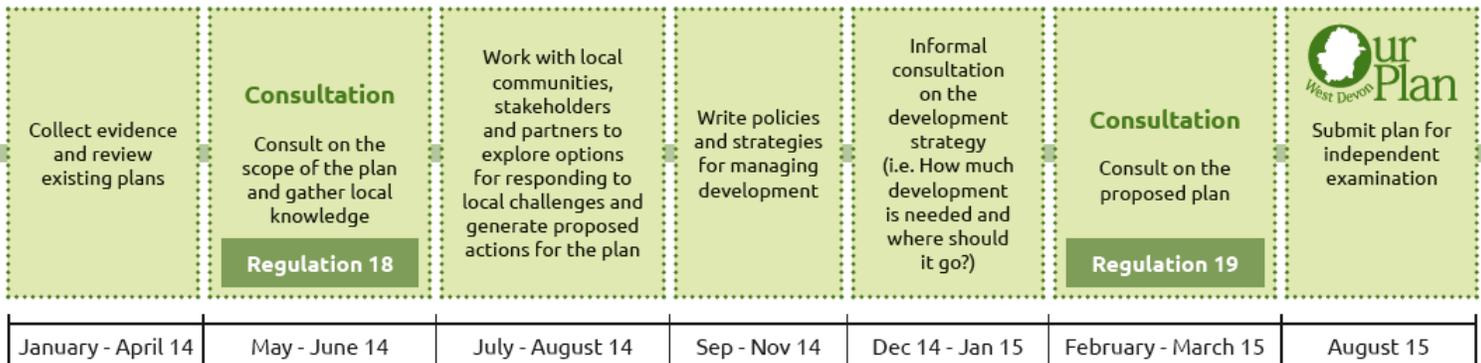
Allocated/Other Sites	Status	Anticipated Delivery Years 1-5 2013/14 - 2017/18
H3 (Wonnacotts)	Not started.	0
H4 (East of Oke)	Started. Counted in under construction and planning permission figures	0
H5 (Giblands and Laburnum)	Completed	0
H7 (Bishopsmead)	Completed	0
H8 (The Manor)	Completed	0
H9 (Monksmead)	Superseded by SP23	0
H10 (Woollen Mill)	Live application for 62 units	0
H11 (Strawberry Fields)	Completed	0
H12 (Moorview)	Completed	0

H13 (Claremont Place)	Completed	0
H14 (Oslo)	Completed	0
H15 (Pentille Road)	Completed	0
H16 (Lewdown)	Not started	0
H17 (Spreyton)	Completed	0
H18 (Highampton)	Not started	0
H19 (Northlew)	Completed	0
H20 (Bridestowe)	Completed	0
SP22 (Okehampton)	Not started	40
SP23 (Tavistock)	Not started	80
Hatherleigh Market	Not started	106
North Tawton Batheway Fields	Not started	61
	NET TOTAL	287

Appendix 2 – Indicative Local Plan Timetable

This section provides an indicative timetable for the preparation of the Local Plan. For the most up to date information, please refer to:

- Our website - www.westdevon.gov.uk/ourplan
- Or follow us on Facebook at www.facebook.com/OurPlanWD or on Twitter @OurPlanWD



This document can be made available in large print, Braille or tape format on request.

For more information

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