

Table 1: Five year housing requirement 2022 - 2027

A	Local Plan Review annual housing requirement	393
B	Total requirement over plan period to date 2013-2022 (A x 9)	3537
C	Completions over plan period to date 2013-2022	3160
D	Shortfall over plan period to date 2013-2022 (B - C)	377
E	Basic 5 year requirement 2022-2027 (A x 5)	1965
F	5 year requirement with shortfall 2022-2027 (E + D)	2342
G	5 year requirement with shortfall applying 5% buffer (F x 1.05)	2459

NB Requirement figure shown here is rounded to the nearest whole number

TABLE 2: Five year housing supply 2022-2027

A	Unconsented allocations	153
B	Consented allocations	1605
C	Consented windfalls	635*
D	Communal accommodation with planning consent [^]	9**
E	Windfall allowance	274***
F	Total five year supply (A + B + C + D + E)	2676

[^] Individual residential unit equivalent released by provision of bed spaces in communal establishments (see below for further details)

Five year housing land supply figure:

5.44 years

APPENDICES

A Housing Trajectory and Deliverability Evidence

A(1) Unconsented allocations

A(2) Consented allocations

A(3) Windfall sites

A(4) Communal Accommodation

Notes:

* Figure includes windfalls 5+, windfalls 1-4 (incl permissions and commencements)

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The NPPF indicates that local planning authorities should count housing provided for older people, including residential institutions in use class C2, as part of their housing land supply. Where there is planning consent for self-contained residential accommodation for older people (e.g. flats that form part of a care complex), this would be assessed in terms of its deliverability as part of the regular housing supply and included in the housing trajectory as applicable. However, the housing trajectory does not account for planned provision of new residential accommodation for older people in communal settings such as care homes and other residential institutions in use class C2. There are a number of proposed developments in Mid Devon that will result in new residential accommodation within communal establishments such as these, Appendix A(4) identifies proposed developments of this type in Mid Devon which have full planning permission and are expected to be completed within the next five year period, therefore contributing to the five year housing land supply. In accordance with the NPPG, an appropriate ratio is applied to the proposed number of new bed spaces to establish the amount of accommodation released into the housing market (i.e. the equivalent number of new residential units). As set out in Appendix A(4) it is expected that the proposed new developments of communal accommodation for older people would result in the release of the equivalent of 9 new dwellings into the housing market which would contribute to the housing supply in the next five years.

*** Appendix 4 of the Housing and Economic Land Availability Assessment (HELAA) methodology provides the windfall allowance calculation methodology used across the Exeter Housing Market Area (HMA) and incorporated within the five year land supply calculations of each Local Planning Authority within the HMA. This methodology identifies mean net dwelling completions on windfall sites over the previous five year period, disregarding completions on garden land and site of more than 20 dwellings. The projected windfall allowance for each year of the housing trajectory is then based on this average annual figure, ensuring that windfalls already counted in the supply (with permission or under construction) are not double counted. The 5 year Mean net windfalls currently amounts to 137 dwellings. Dwellings from consented windfall sites already recorded by the monitoring data are projected to be delivered over the first three years of the next five year period (See Appendix A(3)). To avoid double counting of consented windfalls, the windfall allowance (which allows for future consented windfalls) will only be included in the trajectory in years four and five of the next five year period. Applying the annual windfall allowance for these two years adds 274 dwellings to the five year housing supply (2 x 137 = 274).