

5 Year Land Supply Update – Sedgefield Approach

At the request of the Inspector a Five Year Land Supply Assessment is been undertaken using the Sedgefield approach. Other numbers used in assessment remain the same as submitted in earlier assessment.

In the calculation the 20% buffer requirement (paragraph 47 of the NPPF) has been added to both the backlog of housing and also to the next five years needs. It is noted that some applying this approach do not add the buffer to the backlog. To not add this element in would have the net impact of increasing land supply.

This assessment shows District wide a 4.04 years supply of land for housing.

Table 1 Housing Requirements against the New Local Plan					
Strategic Housing Requirements for East Devon (RSS)	ROED	West End	East Devon Total	Row	Formula
Local Plan Reqt 2006 to 2026	7,600	7,400	15,000	A	Not Applicable
Annual Average Requirement	380	370	750	B	A / 20
Local Plan Requirement 2006/07 to 30 Sept 2013 (7.5 years)	2,850	2,775	5,625	C	B * 7.5
Recorded completions from 2006/07 to 30 Sept 2013 (7.5 years)	2,638	371	3,009	D	Not Applicable
Previous shortfall to add to next five years requirement	212	2,404	2,616	E	C - D
Previous shortfall as an annual requirement for next five years	42	481	523	F	E / 5
Total annual requirement for next five years (including shortfall)	422	851	1,273	G	B + F
Total annual requirement for next five years (including shortfall) plus 20%	507	1,021	1,528	H	G x 1.2
Five Year Housing Requirement To Meet Emerging Local Plan Requirements from 1 October 2013 to 30 September 2018	2,535	5,105	7,640	I	H x 5

Table 2 Five Year Supply - Sites Predicted to Be Developed Looking Forward for Five Years from 1 October 2013 to 30 September 2018					
Supply of Sites	ROED	West End	East Devon Total	Row	Formula
Sites with Planning Permission and Under Construction	1,781	2,911	4,692	J	Not Applicable
Other Large Sites With Clear Acknowledged Development Potential	684	187	871	K	Not Applicable
Future Projected Windfall Allowance	285	0	285	L	Not Applicable
Proposed Strategic Allocations in the new Local Plan	125	0	125	M	Not Applicable
Proposed Non-Strategic Small Site Allocations	192	0	192	N	Not Applicable
Five Year Supply of Developable Sites	3,067	3,098	6,165	O	J+K+L+M+N

Table 3 Five Year Assessment Looking Forward 1 October 2013 to 30 September 2018					
Years Worth of Land Supply	ROED	West End	East Devon Total	Row	Formula
Annual RSS Requirement Based on 1/5th of 5 year requirement (including shortfall) plus 20%	507	1,021	1,528	P	I / 5
The Five Year Supply of Deliverable Dwellings	3,067	3,098	6,165	Q	O
Years Supply of Sites	6.05	3.03	4.04	R	Q/P