

ED33b - 5 Year Land Supply, Distribution on Housing Sites

9 March 2021

This document clarifies the distribution of units within the [5 year land supply \(5 YLS\) \[ED33\]](#) across sites within the National Park. A summary is presented at Table 1. Each category within the 5 YLS identified in Table 1 is further broken down by site in subsequent tables and by forecast delivery where appropriate.

There are discrepancies between the figures outlined in ED33 and this document. In brief, ED33b groups sites into categories dependent on how far they have progressed through the planning process. By contrast, ED33 grouped all allocated sites together, regardless of their progress through the planning process. The 5-unit discrepancy within 'allocated sites under construction' between ED33 and ED33b arises from Forder Farm (30 units) being used by mistake in ED33, as opposed to Thompson's Depot (35 units). ED33b also includes windfall sites, which were not previously included in ED33.

The reduced total in Table 1 compared to ED33 is a result of removal of two sites which may come forward (31 units) but given the degree of uncertainty they are not counted against deliverable supply. These are shown at Table 5a.

Table 1: Summary table of 5 YLS

		Number of units
Residential units with current permission, but not yet under construction (minus 3% non-implementation rate)*	Table 2	148
Residential units currently under construction	Table 3	148
Allocated sites, submitted for PP but not yet decided (table 4)	Table 4	48
Windfall sites not yet come forward (table 5b)	Table 5b	28
TOTAL		372
5-year plan target total +5%		342

*a 3% non-implementation rate has been applied to extant permissions. This has been included as not all extant permissions may come forward. The 3% figure is based on DNPA's most recent lapse rate calculation (2017) within DNP.

Table 2: Residential units with current permission, but not yet under construction ([19/20 AMR, Table 20](#))

Settlement	Site	Policy	No of units	Notes
Ashburton	Longstone Cross	ASH1 7.3	40	DPP Approved
Moretonhampstead	Forder Farm	MTN1	30*	OPP Approved
South Brent	Fairfield	SBR1 7.16	40	DPP Approved
Other, non-allocated, sites			43	DPP Approved
TOTAL, gross			153	
TOTAL, minus 3% non-implementation rate			148	

*OPP granted for 30 units, but 25 units forecast in [HTP Table 11](#)

Table 3: Residential units currently under construction ([19/20 AMR, Table 20](#))

Settlement	Site	Policy	No of units	Notes
Ashburton	Tuckers, Chuley Road (AKA Brewery Meadow)	ASH2 7.4	23	
Chagford	Bretteville	CHG1	57	93 units in total, 36 completed to date
Moretonhampstead	Thompson's Depot	MTN1	35*	
Other, non-allocated, sites			33	
TOTAL			148	

*5-unit discrepancy between ED33 and ED33b originates here. In ED33 the figure for Forder Farm (30 units) was used by mistake, as opposed to the 35 units permitted at Thompson's Depot.



Table 4: Allocated sites, submitted for PP but not yet decided ([19/20 AMR, Table 20](#))

Settlement	Site	Policy	No of units, gross*	Notes	Forecast Delivery**				
					2020/21	2021/22	2022/23	2023/24	2024/25
Ashburton	Outdoor Experience, Chuley Road	ASH2 7.4	29	App received, pending decision			12	10	
Buckfastleigh	Barn Park	BCK1 7.5	28	App received, pending decision		12	14		
TOTAL (per year)						12	26	10	
TOTAL, gross					48				

*numbers of units submitted for PP

**estimated forecast delivery prior to applications being received

DNPA is confident that the sites identified in Table 4 will come forward within the next 5 years, as they are live applications on allocated sites. Nevertheless, the Authority cannot prejudice its position in respect of the determination of these applications, and therefore we cannot state for certain that these applications will be approved.

Table 5a: Allocated sites not yet come forward and forecast delivery

Settlement	Site	Policy	Notes	Forecast Delivery				
				2020/21	2021/22	2022/23	2023/24	2024/25
Chagford	Lamb Park	CHG1 7.7	No app received			12		
Mary Tavy	Down's Garage	MTV2 7.23	No app received				12	7
TOTAL (per year)						12	12	7
TOTAL, gross					31			

These sites were originally included in HTP Table 11 as there was funding identified at the time, however we recognise that these sites may not align with the evidence requirements in the NPPG. As DNPA has sufficient headroom we have decided to push these sites back beyond 5 years, and we have therefore omitted Table 5a from our 5YLS calculations.



Table 5b: Windfall sites not yet come forward and predicted delivery

Settlement	Site	Policy	Notes	Forecast Delivery				
				2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
Ashburton	Kenwyn	Windfall	No permission, app withdrawn					12
Cornwood	Church Park	Windfall	No permission		10			
Widcombe	Adj	Windfall	Permission granted		6*			
-in-the-Moor	Brookland Cottages		subject to s106					
TOTAL (per year)						16		12
TOTAL, gross					28			

*6 units for consistency with existing data but permission granted for 8

The calculation of windfall sites identified in Table 5b has been determined according to Appendix 4 in the Exeter HMA HELAA Methodology. DNPA is an active member of the Exeter HMA partnership, having contributed to the preparation of and then followed the agreed HELAA methodology. As DNPA is split between two HMAs, aligning with one in respect of HELAA is the most reasonable and efficient approach. This ensures a robust approach, with DNPA also accessing the broader industry Panel which scrutinises the methodology and appraises sites.

The process is as follows:

