

Housing Numbers Update

November 2020

At the current time, the population of the town looks likely to increase in the long-term and it is likely that we will continue to have an ageing population. House prices continue to rise in the town, despite the coronavirus pandemic, although there were local market signs of rises stabilising prior to the pandemic. Mortgages seem likely to continue to be out of the reach of most first-time buyers in Teignmouth, particular with the impacts of the pandemic on job security, hourly rates of pay and salaries.

The planning system requires our Neighbourhood Plan to be in “general conformity” (or aligned) with the strategic policies of the adopted Teignbridge Local Plan. This Plan is not allowed to reduce the scale of housing proposed or allocated in the town. The Local Plan allocates two housing sites in Teignmouth (identified as policies TE3: Higher Exeter Road and TE3A: North of New Road).

Despite these allocations being made, other sites have come forward such as on land adjacent and to the west of the TE3A allocated site to the north of New Road. It should be remembered that the proposed housing numbers in the Local Plan are set as a minimum and that from 2019, the Government require all local authorities to use a new standard methodology to calculate housing numbers, leading to an increase in the number that Teignbridge has to deliver (from 12,400 minimum to 14,500 minimum¹) and consequently Teignmouth’s number to 2033 increased from 620 to 725 dwellings minimum. At November 2020, the position with regards to meeting the Local Plan’s proposed housing numbers is therefore presented in Figure A.

Based on the data in Figure A, assuming all sites with permission (approvals) and allocated sites are developed, the minimum target for the period (2013-2033) is around a minimum of 73 dwellings which remain to be provided by 2033.

¹ Or 620 per annum across the district for the 5 years from 2013 and 760 per annum for the 15 years to 2033.

Figure A: Housing Numbers in Teignmouth – Progress Against Local Plan Minimum

		Dwellings	Notes
A	Local Plan Requirement (min.)	725	Based on policy Local Plan policy S4 requiring a minimum of around 5% of the district total
B	Local Plan Allocations:		
	<i>TE3</i>	250	application pending for 255
	<i>TE3A</i>	50	no application to date
C	Total Local Plan Allocations	300	
D	Local Plan residual number to be accommodated after allocated sites	425	Row A minus row C No. assumes completion in plan period
E	Completions by July 2019 since 6/5/2014	222	
F	Approvals (not completed) since 6/5/2014	130	66 of which are started
G	Local Plan residual number after completions and commitments	73	Row D minus row E and row F
Based on figures provided by TDC, November 2020			

The planning system does give our Plan the opportunity to increase the number proposed in the Local Plan if the community supports such an increase. However, our consultation results have suggested that there is little appetite to see additional housing come forward² through this Plan over and above that proposed in the Local Plan and when small scale “windfall sites”³ are also factored in which could come forward within the settlement boundary.

Our housing policies can, however, look to influence housing issues at the local level including local need, affordability and design, subject to policies not replicating what is already set out in policies in the Local Plan or at the national level in the NPPF.

² Only 6% of respondents to the community survey said that housing growth should be at a higher level than that proposed in the Local Plan.

³ Defined in the NPPF as “Sites not specifically identified in the development plan.”