



Plymouth, South Hams & West Devon Local Planning Authorities' 2018, 5 Year Housing Land Supply Position Statement

December 2018

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1. Introduction

- 1.1 This position statement presents the five year housing land supply position for the Joint Local Plan (JLP) Authorities¹ as of 31st March 2018 for the five year period from 1st April 2018 to 31st March 2023. It sets out an updated methodology and five year land supply calculation based on the relevant changes in the: revised National Planning Policy Framework (NPPF) published 24th July 2018, updates to the National Planning Practice Guidance (NPPG) published 13th September 2018, the Government’s current ‘technical consultation on updates to national planning policy and guidance’ published October 2018,

¹ Plymouth City Council, South Hams District Council and West Devon Borough Council ²
22nd October 2018 to 3rd December 2018

the publication of the 2016 based household projections for England on 20th September 2018 and the publication of the 2014 household projections for England on 12th July 2016.

- 1.2 The Plymouth and South West Devon Joint Local Plan was submitted for independent examination in July 2017. The hearings were held between January and March 2018. The JLP inspectors considered that the plan could be made sound with some main modifications and these have been consulted on between October and December 2018². The consultation has now closed and representations on the modifications are now being considered by the Inspectors. The examination period will finish when the inspector's final report is received and therefore this paper represents the council's interim Housing Land Supply position until adoption of the JLP.

2. What is the 5 year land supply?

- 2.1 The NPPF was revised and published in July 2018. Paragraphs 67 and 73 of the NPPF 2018 require local planning authorities to identify a 5 year supply of deliverable sites. Paragraph 73 specifically states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirements set out in the adopted strategic policies, or against their local housing need where strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of: a) 5% to ensure choice and competition in the market for land; or b) 10% where the local planning authority wishes to demonstrate a five year land supply of deliverable sites through the annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned housing supply.”

What is the starting point for the JLP authorities to demonstrate a 5 Year Land Supply?

- 2.2 All three of the JLP Authorities adopted development plans containing their strategic housing policies and Housing Requirements are more than 5 years old. The revised NPPF and NPPG² make clear therefore that the starting point for calculating the 5 year land supply will be the Government's new standard method for 'Local Housing Need' (LHN).

- 2.3 As the JLP is yet to be adopted the Government has stipulated that until adoption of the

JLP the 5 year land supply must be assessed at the individual Local Planning Authority (LPA) level. This also applies to the application of the Housing Delivery Test (HDT) discussed further below.

² NPPG paragraph 030 Reference ID:3-030-20180913

- 2.4 This position statement therefore sets out the 5 year supply position for each of the JLP authorities for 2018 individually and the final section of this position statement sets out the 5 year land supply position when set against the JLP Housing Requirement post adoption of the JLP.

How is the minimum annual Local Housing Need (LHN) figure calculated?

- 2.5 The method for calculating the minimum LHN is set out in the NPPG³ and is calculated in 3 steps.

Step 1 setting the baseline

- 2.6 The baseline is set using the most recent household growth projections (2016)⁴ and calculating the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).
- 2.7 The Government however has recently consulted on changes to step 1. The consultation⁵ set out the Government's intention to amend the methodology contained in the NPPG, specifying that the latest household projections are not to be used. The consultation states that in the short term the 2014 based household projections are to be used in the calculation until such time that the Government established a new method in the longer term prior to the release of the next household projections.⁶
- 2.8 In light of the Government's consultation document the 5 year land supply position statements for each LPA have been set out against both the 2016 based household projections in line with the current NPPG and the 2014-based household projections, in the event that the Government amends the NPPG according to the intentions set out in the consultation document in the very near future.

Step 2 – an adjustment to take account of affordability

- 2.9 The average annual projected growth figure (as calculated in step 1) is adjusted based on the affordability of the area. The most recent median workplace-based affordability ratios, published by the Office for National Statistics (ONS) at a local authority level, should be used⁷.

³ NPPG paragraph 004 Reference ID:2a-004-20180913

⁴ The most recent Household projections are the 2016 based Household projections

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

⁵ MHCLG, Technical consultation on updates to national planning policy and guidance, October 2018 (consultation period – 26th October 2018 to 7th December 2018)

⁶ The JLP authorities assume this to mean prior to the 2018 based household projections that it is assumed would be scheduled for release in the autumn of 2020

⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

2.10 For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = (\text{Local affordability ratio} - 4/4) \times 0.25$$

Step 3 – Capping the level of any increase

2.11 A cap may then be applied which limits the increase in the minimum annual LHN figure an individual local authority can face. Where the relevant strategic policies for housing were adopted more than 5 years ago (which is the case for all three JLP authorities) the local housing need figure is capped at 40% above the projected household growth for the area over the 10 year period identified in step 1. The 40% cap above projected household growth applies only to South Hams LPA and this is explained in the South Hams LPA 5 year land supply position set out below.

2.12 The precise formula for the minimum LHN figure and the cap (if applicable) is set out below. If 'A' is greater than 'B' then 'B' becomes the minimum LHN for the 5 year land supply

$$A = \text{Minimum LHN} = (1 + \text{adjustment factor}) \times \text{projected household growth}$$

$$B = \text{Cap} = \text{Annual average household growth over 10 years (as per step 1)} \times 1.4$$

2.13 The minimum LHN figure is identified for each of the JLP authorities in the 5 year land supply sections of each authority's position statement later in this report.

3. What is the Housing Delivery Test?

3.1 The government have introduced the Housing Delivery Test (HDT) to determine Local authorities' performance against its LHN or adopted plan housing requirement (whichever is the lower). The HDT measures⁸ in percentage terms the net additional dwellings provided in a local authority area over the past three years against the lower of the Adopted Housing Requirement or the authority's LHN over the past three years.

3.2 The Secretary of State will publish the HDT results for each local authority in England every November (As of 18th December, 2018 the HDT has yet to be published)

3.3 The HDT has the following policy consequences

1. If delivery falls below 95% then an Action Plan must be published.
2. If delivery falls below 85% then a 20% buffer should be added to the five year supply¹⁰
3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁹

⁸ The method for calculating the HDT measurement is set out in the HDT measurement rule book <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book> Further details of the HDT and its implications are contained within the NPPG <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> ¹⁰ The buffer to be applied to the 5 year supply is now set by the result of the HDT

⁹ NPPF paragraph 11d and footnote 7

- 3.4 There are however transitional arrangements in place in relation to the application of the presumption in favour¹⁰ and this is set out in Annex 1 of the NPPF. For 2018 the presumption in favour would apply the day after the publication of the HDT¹¹ if delivery falls below 25% and for 2019¹² it would apply if delivery falls below 45%.

HDT Calculation - Total net homes delivered over the last three years

- 3.5 The HDT measurement rulebook explains that the number of net homes delivered to be used in the HDT (which is measuring delivery against plan requirement and LHN) is the National Statistic for net additional dwellings¹³ with adjustments for net student accommodation and net other communal accommodation.¹⁶

How to count student cluster flats and communal accommodation?

- 3.6 As a result of the guidance contained in the HDT measurement rulebook it is now the case that student cluster flats are to be counted as single dwellings¹⁴ against plan requirement and LHN figures. Furthermore the Government has also introduced ratios to be applied to student communal and other communal accommodation¹⁵ which are also to be counted against plan requirement and LHN.
- 3.7 As the HDT applies to the past three years the Government has required Local Authorities to make adjustments to the net supply statistics retrospectively to account for the changes introduced in the guidance. The three JLP authorities have therefore adjusted their past delivery figures and future supply figures to ensure it complies with the requirements of the HDT and is consistent with the NPPF/NPPG. The amendments and implications for each authority individually and collectively are set out below in the Housing delivery results and 5 year supply position statements for the JLP authorities.

HDT Calculation - Total number of homes required over the last three years

Housing requirements more than five years old

- 3.8 The HDT measurement rulebook indicates in paragraph 14, that where the latest adopted housing requirement figure is over five years old the figure used will be, for areas with a local plan or a joint local plan, the minimum annual local housing need figure.¹⁶ Paragraph

¹⁰ NPPF paragraph 11d and footnote 7

¹¹ November 2018

¹² HDT to be published in November 2019

¹³ <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November ¹⁶

As defined in the Housing Flow Reconciliation (HFR) guidance notes at <https://www.gov.uk/guidance/dwellingstock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

¹⁴ Provided they meet the government definition of a dwelling

¹⁵ Not previously accounted for in the JLP authority statistics due to the provisions of the old NPPG which is superseded by the new guidance.

¹⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

21 of the rulebook then explains that there are transitional arrangements in place in relation to the minimum annual local housing need figure. It states *“in identifying the correct housing requirement figure for the calculation, for the financial years 2015-16, 2016-17 and 2017-18, the minimum annual local housing need figure is replaced by household projections in all aspects of the Housing Delivery Test measurement stated in this Rule Book¹⁷”*

- 3.9 Paragraph 22 of the rule book then identifies the relevant household projections and annual average year array to use for the years 2015/16, 2016/17 and 2017/18.¹⁸

Housing requirements less than five years old

- 3.10 Paragraph 12 of the HDT measurement rulebook indicates that where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of either the latest adopted housing requirement or the minimum annual local housing need figure. With regard to Adopted Joint Plans paragraph 12 makes clear that where the housing requirement is set out in an adopted joint plan; the joint plan should be clear whether areas will be measured jointly or separately for the purposes of the HDT.

What happens when the JLP is adopted?

- 3.11 Paragraphs 16 to 18 of the HDT measurement rulebook explains that any new housing requirement will be used for the calculation of the HDT from the date that it becomes part of the development plan and that for calculating the HDT, the new adopted housing requirement will apply from the start of the relevant plan period. Following adoption of new strategic policies, the new housing requirement figure can be used to recalculate the HDT results during the year in collaboration with MHCLG.

How will areas with joint local plans be monitored for the purposes of the Housing Delivery Test?

- 3.12 The NPPG states *“Areas which have or are involved in the production of joint plans will have the option to monitor their Housing Delivery Test over the whole of the planning area or on a single authority basis. This will be established through the plan making process and the approach will need to be set out in the plan. For joint plans less than 5 years old in November 2018, the authority will need to notify MHCLG of their preference”*

¹⁷ Footnote 18 to paragraph 21 states that “Household projections will be used in the Housing Delivery Test calculation for financial years up to and including financial year 2017-18, as the standard methodology for the minimum annual local housing need figure did not apply prior to this date. After this date the minimum annual local housing need figure will be used”

¹⁸ For 2015/16 – the annual average taken of years 2015-2025 from the 2012-based household projections. For 2016/17 – the annual average taken of years 2016-2026 from the 2012-based household projections. For 2017/18 – the annual average taken of years 2017-2027 from the 2014-based household projections.

What does this mean for the JLP Authorities for the 2018 Housing Delivery Test & the 5 Year Land Supply position? (Prior to adoption of the JLP and post adoption of the JLP)

- 3.13 The Government has informed the JLP authorities that as the JLP is being assessed under the provision of transitional arrangements and is yet to be adopted, the HDT for 2018 & 5 Year land supply must apply to each authority individually as per the guidance set out in NPPG and the HDT Measurement Rulebook. Government has also confirmed that once the JLP is adopted the JLP authorities can use the JLP housing requirement to recalculate the HDT (in liaison with MHCLG).
- 3.14 The JLP is currently at examination (post closure of main modifications consultation) and therefore under the provisions of transitional arrangements set out in Annex 1 of the new NPPF, the plan is not being examined under the provisions of the revised NPPF July 2018 and NPPG updated guidance post July 2018.

The JLP sets out Housing Requirements and 5 year land supply position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/NPPG and HDT measurement rulebook, Housing Requirement, the HDT and the 5 year land supply can only be set out at the whole plan level or single authority level. On this basis the JLP's housing requirement and 5 year supply at the Policy Area level is inconsistent with the new NPPF & NPPG. The JLP authorities have indicated to Government that upon adoption of the JLP, they will inform MHCLG that they intend to choose the whole plan option for the purposes of the application of the HDT and the monitoring of housing requirement and 5 year land supply. The Government have confirmed that under the provisions of transitional arrangements once the JLP is adopted the HDT and 5 year land supply can be recalculated and applied at that point at the whole plan level and this will supersede the position set out in Policy SPT3 of the JLP, without the need to review the policy in the adopted plan until the plan is reviewed 5 years from adoption. This is consistent with NPPG paragraph 063 Reference ID:3-063-20180913.

4. National Policy & Guidance - Demonstrating a 5 Year Supply

What constitutes a 'deliverable site' in the context of housing policy?

- 4.1 The NPPF has revised the definition of 'deliverable' which applies to sites that can be identified in the 5 year land supply. This is defined in the glossary of the NPPF as follows:

“Deliverable: *“To be considered deliverable, sites for housing 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. Sites that are not major development and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or the sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified in a brownfield*

register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

- 4.2 The three JLP authorities interpret this definition to mean that small sites (below 10 dwellings with either outline of full permission, and major sites (10 dwellings or more) with detailed permission are considered to be deliverable unless there is clear evidence to demonstrate that they are not. Large sites of 10 or more dwellings with outline permission or are allocated in a development plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Technical consultation on updates to national planning policy and guidance

- 4.3 The Government has recently consulted on further changes to the NPPF¹⁹. Within this consultation the Government has sought to clarify the intended application of the new ‘deliverable’ definition as the Government suggests early experience of application of the definition indicates it the definition would benefit from some clarification.

- 4.4 The Government’s proposed amendment to the ‘deliverability’ definition is as follows

“To be considered deliverable, sites for housing 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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 4.5 The clarification in this consultation confirms the JLP authorities’ interpretation of the current definition contained in the NPPF Glossary and which has been applied to the five year land supply position for the JLP authorities.

- 4.6 The consultation also states *“To further support the application of this policy, and subject to the outcome of the present consultation, we will produce additional national planning guidance to provide further information on the way that sites with different degrees of planning certainty may be counted when calculating housing land availability.”*

National Planning Practice Guidance (NPPG)

- 4.7 The NPPG²⁰ provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission (major development - 10 dwellings and

¹⁹ MHCLG, Technical Consultation on updates to national planning policy and guidance, October 2018 (consultation period 26th October to 7th December 2018.)

²⁰ NPPG paragraph:036 Reference ID:3-036-20180913

above) permission in principle, allocated in a development plan or identified on a brownfield register can be considered deliverable within the 5 year land supply. It states

“this evidence may include:

- *any progress being made towards the submission of an application;*
- *any progress with the site assessment work; and*
- *any relevant information about site viability, ownership constraints or infrastructure provision.*

For example:

- *a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build out rates.*
- *a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.”*

4.8 The JLP authorities, 2018 5 year land supply assessments have therefore been formed on the basis of the requirements of the new NPPF, the guidance set out in the NPPG and the Government’s ‘technical consultation on updates to national planning policy and guidance’. The JLP authorities have liaised with developers/promoters of sites contained within the supply to establish agreements on delivery profiles and delivery rates for sites and to establish progress towards submission of applications where applicable.

4.9 Each LPA 5 year land supply table (see appendices 1, 2 and 3²¹) contains the site’s planning status, identifies whether there is developer/promoter agreement and the assumptions that the LPA’s have made to establish that there is sufficient evidence to justify a realistic prospect of housing completions within the 5 year supply to meet the requirements of the new guidance and definition of ‘deliverability’. Some sites²² previously identified in the 2017 year supply (examined within the JLP examination) as being deliverable under the previous definition of deliverable have been moved out of the 5 year supply due to their progress or status since 2017 and the latest evidence on their delivery. These sites are now evaluated under the new NPPF deliverability definition and now considered to be developable in years 6-10 on the basis of the new test. Whilst delivery on these sites may well occur in the 5 year supply, the evidence at this stage and their current planning status suggests delivery in the 5 year supply cannot be completely relied upon and therefore a cautious approach is taken. Should progress occur on these sites during the next 12 months then they could be brought forward into the 5 year supply if there is clear evidence to justify delivery can be realistically assumed.

5. Plymouth LPA 2018 HDT & 5 Year Housing Land Supply

²¹ Appendix 1 – Plymouth LPA, Appendix 2 – South Hams LPA, Appendix 3 West Devon LPA

²² Appendices 4,5 and 6 identify the list of sites previously identified in the JLP 5 Year land supply for 2018-2023 that have subsequently moved out of the 5 year supply on the basis of the 2018 position update. These appendices also list sites with consent that have been considered to be undeliverable and sites where the consent has lapsed since April 2017.

Housing Delivery Test (HDT)

What is The Housing Requirement for the 2018 HDT?

- 5.1 The current development plan in Plymouth is more than 5 years old and the JLP has yet to be adopted. The amount of homes required to be delivered in the last 3 years (2015-2018) is therefore taken from the annual average household projections using the 2012 and 2014 household projections²⁶(see paragraph 3.8).

Table 1: HDT Housing Requirement

| Year | Data source to be used ²⁷ | Years for Average | LPA Calculated Need (dwellings) |
|--|---------------------------------------|-------------------|---------------------------------|
| 2015-16 | 2012-based HH projections (Table 406) | 2015-2025 | 476 |
| 2016-17 | 2012-based HH projections (Table 406) | 2016-2026 | 475 |
| 2017-18 | 2014-based HH projections (Table 406) | 2017-2027 | 562 |
| Total Dwellings Required 2015-2018 (HDT 2018) | | | 1,514²⁸ |

Plymouth's net additional dwellings delivered 2015-2018

- 5.2 The NPPF/NPPG has changed what can be counted in the net additional housing supply against housing requirement/local housing need with regard to how student cluster flats and communal accommodation should be counted. (see paragraphs 3.6 and 3.7)
- 5.3 The Government required LA's to make adjustments to past supply with regard to communal accommodation for the past 3 years. However in relation to student cluster flats the Government did not want to alter the data series for previous years and has

²⁶ See Paragraphs 21 and 22 of the HDT measurement rulebook

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

²⁷ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables-1>

²⁸ Figures are derived to one decimal place therefore they are rounded to nearest whole number therefore added the delivery that actually occurred in 2015 to 2017 to the delivery that occurred in 2017/18.

- 5.4 Table 2 shows the differences therefore between Plymouth's actual net supply figures for the past three year and the way the Government is producing the figures for the purpose of the HDT and monitoring against housing requirement. The total net additional supply for the

three year period is the same but the Government has chosen to report the figures differently. How these figures differ from the past net additional supply contained in the JLP (plan period 2014-2034) is explained in the JLP 5 year land supply position later in this report. (See Paragraph 8.2)

Table 2: Housing supply – net additional dwellings 2015-2018

| | 2015/16 | 2016/17 | 2017/18 | Total 20152018 |
|--|---------------------|-------------------|---------------------|-------------------|
| Plymouth LPA | 1,129 | 557 | 1,372 | 3,058 |
| National net additional supply data series ²³ | 1,130 ³⁰ | 489 ²⁴ | 1,439 ²⁵ | 3,058 |

2018 Housing Delivery Test calculation

- 5.5 The 2018 Housing Delivery Test result for the Plymouth LPA is anticipated to be 201%²⁶ (see table 3 below)

Table 3: Plymouth LPA 2018 HDT anticipated result

| | |
|---|-------|
| Total number of homes delivered over three year period (2015-2018) | 3,058 |
| Total number of homes required over three year period (2015-2018) | 1,514 |
| Housing Delivery Test (%) (Homes delivered divided by homes required) | 201% |

Which buffer should be applied to the 5 year housing land supply?

- 5.6 Plymouth’s HDT result is above 95% therefore there are no policy consequences for Plymouth LPA and a 5% buffer only is required for the purposes of Plymouth’s 5 year land supply.

Plymouth LPA 5 year land supply

NPPF Standard Housing Need Methodology (Plymouth’s Minimum Local Housing Need)

- 5.7 Plymouth’s minimum LHN figure is calculated as follows:

Table 4: Plymouth LPA minimum LHN (2016 & 2014 Household Projections)

²³ Includes adjustment for communal accommodation using National ratio <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing> ³⁰
1,028 plus 2 communal accommodation dwellings applying National ratio (bedroomsx1.8)
²⁴ 528 minus 39 communal accommodation dwellings applying National ratio (bedroomsx1.8)
²⁵ 1,465 minus 26 communal accommodation dwellings applying National ratio (bedroomx1.8)
²⁶ As of 18th December, 2018 the HDT has yet to be published

| | 2016 Household Projections | 2014 Household Projections |
|--|----------------------------|----------------------------|
| Average Annual HH Growth 2018-2028 (A) | 322.7 | 559.3 |
| Affordability Ratio (B) | 6.03 | 6.03 |
| Adjustment Factor = $(B - 4/4) \times 0.25$ (C) | 0.13 ²⁷ | 0.13 |
| Annual Minimum LHN (dwellings) = $(1+C) \times A^{28}$ (D) | 364 | 630 |

What is Plymouth's 5 year supply requirement figure for 2018?

- 5.8 The minimum annual LHN figure is multiplied by 5 years and a 5% buffer is then applied to establish Plymouth's Housing Requirement figure for the purposes of the 2018, 5 Year Supply for the period 2018-2023.

Table 5: Plymouth's 5 year supply requirement + 5% Buffer

| | 5 Year Land Supply Requirement + 5% Buffer (2018-2023) (2016 Household Projections) | 5 Year Land Supply Requirement + 5% Buffer (2018/2023) (2014 Household Projections) |
|---|--|--|
| Housing Requirement = Annual LHN x 5 (A) | 1,820 | 3,150 |
| Housing Requirement + 5% Buffer = $(A) \times 1.05$ (B) | 1,911 | 3,308 |

What is Plymouth's 5 year supply for the period 2018-2023

- 5.9 The sites and sources of supply that make up Plymouth's identified 5 year supply is set out in appendices 1 and 7²⁹. Where applicable the lead in times and delivery rate methodologies³⁰ that informed the 5 year supply assessment in the Plymouth SHLAA and JLP hearings in early 2018 have been used to inform assumptions and to sense check against developer's forecasts and assumptions.

- 5.10 At April 2018 a total of 5,960 dwellings had consent 1,440 of which had commenced construction. Not all dwellings with consent appear in the 5 year supply due to phasing on large sites and some sites with consent have been assessed as being undeliverable. The

²⁷ Rounded for the purposes of the table, however the calculation results in multiple decimal places which is multiplied by (A)

²⁸ No cap required as minimum LHN is not greater than 40% above average annual household growth

²⁹ Appendix 7 lists the small sites <5 identified in the 5 year supply.

³⁰ [Plymouth SHLAA Main Report](#)

[Plymouth SHLAA Appendix 7 - Lead in Times Methodology](#)

[Plymouth SHLAA Appendix 8 - Delivery Rate Methodology](#)

gross housing supply identified in the 5 year supply over the period 2018-2023 is 5, 231 dwellings. A total of 494 dwellings are assumed to be lost through demolition or change of use (conversions including communal accommodation)³¹ which brings the net housing supply identified in the 5 year supply over the period 2018-2023 from the sources set out below to 4,736 dwellings (see appendix 1 and 7).

Large sites (sites of 5 or more dwellings)

5.11 All large sites of 5 or more dwellings with consent have been assessed. Sites with outline and detailed consent for less than 10 dwellings and sites of 10 dwellings or more are considered deliverable unless there is evidence to suggest otherwise. Sites with outline consent have been assessed to establish whether there is clear evidence that they can be considered deliverable in the 5 year supply. Where there was evidence to suggest that a site with any form of consent could be considered undeliverable it has been removed from the 5 year supply. These sites are identified in appendix 4. On this basis there is no need to apply a lapse rate to sites identified from this source as all sites in this category have been assessed and sites removed where considered undeliverable.

Student accommodation

5.12 The changes to the NPPF and NPPG post July 2018 make clear that student accommodation in the form of cluster flats is to be counted against adopted housing requirements and LHN as single dwellings. This represents a change to the previous planning framework where student accommodation could only be counted on the basis of the amount of accommodation released to the market. The JLP authorities' demonstrated evidence of such a release of market housing as a result of the provision of purpose built student accommodation within Plymouth.

5.13 The JLP authorities produced a methodology to count the effective release of student bed spaces in HMO's to the open market. The methodology³² used to inform the housing supply in the JLP is now superseded by new Government guidance and therefore the 5 year supply now contains the student accommodation sites that are under construction or with consent and their respective dwelling numbers. The deliverability of these sites and their delivery profile has been assessed in liaison with responses provided by developers/promoters. Where a site with consent has been considered to be undeliverable it has been removed from the 5 year supply and a list of such sites is provided in appendix 4. On this basis there is no need to apply a lapse rate to the sites contained in the supply as they have been assessed and are considered deliverable in accordance with the guidance contained in the NPPG.

Communal accommodation

³¹ Appendix 8 lists the communal accommodation consents and forecast demolitions within the 5 year supply

³² <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

5.14 The new NPPG provides a methodology for the counting of communal accommodation.³³ The methodology provides a national ratio (1.8) to be applied to C2 communal accommodation on the basis of bed spaces i.e. number of bed spaces divided by 1.8. The supply therefore applies this ratio to such sites including consents that result in the loss of communal accommodation³⁴.

Small sites and small sites lapse rate

5.15 The NPPG stipulates that all small sites with consent (less than 10 units) are considered deliverable unless evidence to indicate otherwise. Sites of between 5 and 9 units inclusive have been assessed; however sites of below 5 units have not been assessed. These sites are therefore all contained in the 5 year supply unless there is evidence to suggest they are undeliverable. The list of these sites can be found in appendix 7. A 10% lapse rate has been applied to the sites below 5 units which is consistent with the approach taken in the JLP examination hearings that took place in early 2018 and was informed by historic evidence on lapse rates.³⁵

Small sites windfall allowance

5.16 The supply contains an allowance for small sites based on historic evidence. Appendix 9 provides the evidence for the small sites windfall allowance. The allowance is for sites less than 5 dwellings and is only applied in years 4 and 5 of the 5 year supply.

5 year supply position

5.17 The table below sets out the years of supply against Plymouth’s LHN using both the 2016 Household projections and 2014 household projections as the baseline. The LHN derived using the 2016 Household projections represents the current National Policy position for determining the 2018 5 year land supply position and for decision making until replaced by changes to the NPPF/NPPG and/or the adoption of the JLP.

Table 6: Plymouth LPA 5 year land supply position 2018-2023

| Plymouth LPA 5 Year Land Supply (2018-2023) | 2018 LHN (2016 HH Projections) | 2018 LHN (2014 HH Projections) |
|--|---------------------------------------|---------------------------------------|
| | | |

³³ Including student accommodation but not student cluster flats as they are counted as single dwellings provided they meet the Government definition of a dwelling. There are no student communal accommodation consents within the supply.

³⁴ See appendix 8

³⁵ See appendix 7.3 of the JLP Authorities revised Housing Topic Paper (TP3) rev

<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>

| 5YLS Calculation Components | Results | Results |
|---|--------------------------|-------------------------|
| Housing requirement = Minimum LHN (Dwellings per annum – see table 4) (A) | 364 | 630 |
| 5 year housing requirement = Minimum LHN (Dwellings per annum) x 5 years (Ax5) (B) | 1,820 | 3,150 |
| Housing requirement plus 5% buffer (B x 1.05) (C) | 1,911 | 3,308 |
| Net deliverable supply – 1 st April 2018 to 31 st March 2023 (D) | 4,736 | 4,736 |
| Plymouth five year land supply position 2018 (E) (D/(C/5)) | 12.4 Years Supply | 7.2 years Supply |

Conclusion

5.18 Plymouth LPA can therefore demonstrate a 5 Year Housing Land Supply against LHN derived from the 2016 Household Projections (12.4 years supply) and the 2014 Household Projections (7.2 years supply).

6. South Hams LPA 2018 HDT & 5 Year Housing Land Supply

Housing Delivery Test (HDT)

The housing requirement for the 2018 HDT

6.1 The current development plan in South Hams is more than 5 years old and the Joint Local Plan has yet to be adopted. The amount of homes required to be delivered in the last 3 years (2015-2018) is therefore taken from the annual average household projections using the 2012 and 2014 household projections ⁴³(see paragraph 3.8).

Table 7: 2018 HDT Housing Requirement

| Year | Data source to be used ⁴⁴ | Years for Average | LPA Calculated Need (dwellings) |
|---------|---------------------------------------|-------------------|---------------------------------|
| 2015-16 | 2012-based HH projections (Table 406) | 2015-2025 | 210 |
| 2016-17 | 2012-based HH projections (Table 406) | 2016-2026 | 213 |
| 2017-18 | 2014-based HH projections (Table 406) | 2017-2027 | 240 |

| | |
|--|-------------------------|
| Total Dwellings Required 2015-2018 (HDT 2018) | 663⁴⁵ |
| Total Dwellings Required 2015-2018 (excl. DNP need) | 618 |

Housing need met from supply in Dartmoor National Park

- 6.2 Part of South Hams District lies within Dartmoor National Park. The Local Planning Authority Area of the South Hams excludes the National Park because the Dartmoor National Park Authority is a separate Planning Authority. The Housing Delivery Test appears to make no allowance for Dartmoor National Park (DNP) need within the figures set out in 7 above. The Housing Delivery Test and the Government’s new Local Housing Need Standard method does not apply to National Parks.⁴⁶ For the purposes of the HDT

⁴³ See Paragraphs 21 and 22 of the HDT measurement rulebook

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

⁴⁴ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables-1>

⁴⁵ Figures are derived to one decimal place therefore they are rounded to nearest whole number

⁴⁶ See NPPG Paragraph 013 reference ID:2a013-20180913 & Paragraph 057 Reference ID 3-057-20180913

the Government removes from the ‘annual net supply’ statistics any delivery in the Dartmoor National Park. The HDT therefore for South Hams appears to be a test of net homes delivered in South Hams over the last three years (2015-2018) excluding delivery in the DNP divided by the number of homes required in the South Hams over the past three years (2015-2018 which includes DNP housing need). The JLP authorities have sought clarification from Government on this given the test appears to be inconsistent on how it treats need and supply but no response or explanation has been forthcoming.

- 6.3 The JLP (presently at post main modification consultation stage) housing evidence and requirement redistributed assumed that 600 dwellings (300 each within South Hams DC and West Devon BC) from the Objectively Assessed Need in South Hams and West Devon districts would be met from supply delivered in the National Park over the plan period 2014-2034. This translates to 15 dwellings per annum for each LPA and therefore it is entirely appropriate in the absence of any clarity on the matter from Government to reduce the South Hams figure identified in table 7 above by 15 dwellings per annum on this basis (reduction of 45 dwellings over the period 2015-2018)

South Hams LPA net additional dwellings delivered 2015-2018

- 6.4 As explained in the above the NPPF/NPPG has changed what can be counted in the net additional housing supply against housing requirement/local housing need with regard to how student cluster flats and communal accommodation should be counted.
- 6.5 The Government required LA’s to make adjustments to past supply with regard to communal accommodation for the past 3 years. However in South Hams case there were no losses or gains as a result of communal accommodation. However the Government’s net additional dwellings supply dataset includes dwellings delivered in Dartmoor National Park

for the year 2017/18 only, which is to be excluded for the purposes of the HDT. Table 8 shows the difference when DNP delivery is excluded.

Table 8: Housing supply – net additional dwellings 2015-2018

| | 2015/16 | 2016/17 | 2017/18 | Total 2015-2018 |
|--|---------|---------|-------------------|-----------------|
| South Hams net additional Supply (excluding DNP) | 428 | 326 | 511 | 1,265 |
| National net additional supply data series ³⁶ | 428 | 326 | 551 ⁴⁸ | 1,305 |

2018 Housing Delivery Test calculation

- 6.6 The 2018 Housing Delivery Test result for the South Hams LPA is anticipated to be 191%³⁷ (see table 3 below)

Table 9: South Hams LPA 2018 HDT anticipated result

| | |
|--|-------|
| Total number of homes delivered over three year period | 1,265 |
| Total number of homes required over three year period (2015-2018) | 663 |
| Housing Delivery Test percentage (homes required divided by homes delivered) | 191% |
| Total number of homes required over the three year period (2015-2018) if reduced by 45 dwellings (DNP need 15 dpa) | 618 |
| Potential HDT result if number of homes delivered and required both excluded DNP need and delivery | 205% |

Which buffer should be applied to the 5 year housing land supply?

- 6.7 South Hams LPA HDT result is above 95% therefore there are no policy consequences for South Hams LPA and a 5% buffer only is required for the purposes of South Hams 5 year land supply.

South Hams LPA 5 year land supply

NPPF Standard housing need methodology (South Hams minimum local housing need)

- 6.8 South Hams LPA minimum LHN figure is calculated as follows:

³⁶ Includes adjustment for communal accommodation using the National applied ratio <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing> ⁴⁸

Includes 40 dwellings delivered in DNP

³⁷ As of 18th December, 2018 the HDT has yet to be published

Table 10: South Hams LPA minimum LHN (2016 & 2014 Household Projections)

| | 2016 Household Projections | 2014 Household Projections |
|---|----------------------------|----------------------------|
| Average annual HH growth 2018-2028 (A) | 233.3 | 242.3 |
| Affordability ratio (B) | 11.91 | 11.91 |
| Adjustment factor = $(B - 4/4) \times 0.25$ (C) | 0.49 ³⁸ | 0.49 |
| Annual minimum LHN (before cap) = $(1+C) \times A$ | 349 | 362 |
| Annual minimum LHN (dwellings) after cap = $(A \times 1.4)$ (LHN capped at 40% above A) (D) | 327 | 339 |
| Annual minimum LHN (dwellings) after cap applied and housing need met from DNP supply deducted = (reduced by 15 dwellings) (E) | 312 | 324 |

Housing need – met from supply in Dartmoor National Park

- 6.9 The Government’s standard method for LHN does not allow for DNP housing need to be derived and separated out from the South Hams LHN figure. (see paragraph 6.2)
- 6.10 The evidence supporting the JLP (presently at post main modification consultation stage) plan requirement assumed that 600 dwellings (300 each within South Hams DC and West Devon BC) from the Objectively Assessed Need identified in South Hams and West Devon districts would be met from supply delivered in the National Park over the plan period 2014-2034. This translates to 15 dwellings per annum for each LPA and therefore it is entirely appropriate in the absence of any clarity on the matter from Government to reduce the minimum LHN figure for the South Hams identified in table 10 above by 15 dwellings per annum for the 5 year supply period 2018-2023 (a reduction of 75 dwellings).

What is South Hams 5 year supply requirement figure for 2018?

- 6.11 The minimum annual LHN figure is multiplied by 5 years and a 5% buffer is then applied to establish the South Hams Housing Requirement figure for the purposes of the 2018, 5 Year Supply for the period 2018-2023. Table 11 identifies the housing requirement excluding a reduction for DNP need and Table 12 identifies the housing requirement including the DNP need reduction mentioned above (75 dwellings)

³⁸ Rounded for the purposes of the table, however the calculation results in multiple decimal places which is multiplied by (A)

Table 11: South Hams LPA 5 year supply requirement + 5% Buffer (excl.DNP reduction)

| | 5 Year land Supply Requirement + 5% Buffer (2018-2023) (2016 Household Projections) | 5 Year Land Supply Requirement + 5% Buffer (2018/2023) (2014 Household Projections) |
|---|--|--|
| Housing Requirement = Annual minimum LHN ((D) (from table 10) x 5) (A) | 1,635 | 1,695 |
| Housing Requirement + 5% Buffer = (A) x 1.05 (B) | 1,717 | 1,780 |

Table 12: South Hams LPA 5 year supply requirement + 5% Buffer (inc.DNP reduction)

| | 5 Year land Supply Requirement + 5% Buffer (2018-2023) (2016 Household Projections) | 5 Year Land Supply Requirement + 5% Buffer (2018/2023) (2014 Household Projections) |
|---|--|--|
| Housing Requirement = Annual minimum LHN((E) (from table 10) x 5 (C) | 1,560 | 1,620 |
| Housing Requirement + 5% Buffer = (C) x 1.05 (D) | 1,638 | 1,701 |

What is South Hams 5 year supply for the period 2018-2023?

6.12 The sites and sources of supply that make up South Hams identified 5 year supply is set out in appendix 2 and 10. Where applicable the lead in times and delivery rate methodologies³⁹ that informed the 5 year supply assessment at the JLP hearings in early 2018 have been used to inform assumptions and to sense check against developer's forecasts and assumptions.

6.13 At April 2018 a total of 7,440 dwellings had consent, of which 344 dwellings had commenced construction. Not all dwellings with consent appear in the 5 year supply due to phasing on large sites. The total supply from all sources set out below for the period 2018-2023 is 3,093 dwellings⁴⁰.

³⁹ Revised Housing Topic Paper (Provision and Supply) January 2018 TP3(rev) Appendix 11.2
<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>

⁴⁰ See Appendix 2 and 10

Large sites (sites of 10 or more dwellings)

6.14 All large sites of 10 or more dwellings with consent have been assessed. Sites with outline and detailed consent for less than 10 dwellings and sites of 10 dwellings or more are considered deliverable unless there is evidence to suggest otherwise. Large sites with outline consent have been assessed to establish whether there is clear evidence that they can be considered deliverable in the 5 year supply. Where there was evidence to suggest that a site with any form of consent could be considered undeliverable it has been removed from the 5 year supply. These sites are identified in appendix 5. There is therefore no need to apply a lapse rate to these sites as all sites in this category have been assessed.

Small sites and small sites lapse rate

6.15 The NPPG stipulates that all small sites with consent (less than 10 units) are considered deliverable unless evidence to indicate otherwise. Sites of less than 10 units have not been assessed. These sites are therefore all contained in the 5 year supply. The list of these sites can be found in appendix 8. A 15% lapse rate has been applied to the commitments on sites below 10 units, excluding dwellings under construction at the 2018 monitoring point which is consistent with the approach taken in the JLP examination hearings that took place in early 2018 and was informed by evidence on lapse rates⁴¹.

Small sites windfall allowance (<10 dwellings)

6.16 The supply contains an allowance for small sites. The approach is consistent with that taken in the JLP examination hearings and was informed by historic evidence about windfall delivery rates.⁴² The allowance is for sites less than 10 dwellings and is only applied in years 4 and 5 of the 5 year supply.

Neighbourhood Plan allowance

6.17 Policy TTV30 (in the JLP) as amended by Main Modification MM34 makes provision in the order of 550 homes sought from the sustainable villages as part of the overall housing supply for the Thriving Towns and Villages Policy Area, These villages are in South Hams and West Devon. The 550 homes are the Neighbourhood Plan Allowance category referred to in appendix 2. Two large sites in South Hams with detailed consent are in this category and in the 5 year supply. These 2 sites are additional to the sites counted as large site commitments and large site allocations in appendix 2. No further, non-specific Neighbourhood Plan Allowance is included in the 5 year supply.

5 year supply position

⁴¹ Evidence about the lapse rate applied to small site commitments is set out in the Revised Housing Topic Paper (TP3(rev) January 2018 – Appendix 7.3 and explained in paragraphs 7.54-7.55

<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>

⁴² Evidence about windfall delivery rates is set out in the Revised Housing Topic Paper Addendum October 2018 (TP3(rev2) Appendix 7.4

<https://www.plymouth.gov.uk/sites/default/files/RevisedHousingTopicPaperProvisionAndSupplyAddendum.pdf>

6.18 Table 13 sets out the years of supply against South Hams LHN using both the 2016 Household projections and 2014 household projections as the baseline. The LHN derived using the 2016 Household projections represents the current National Policy position for determining the 2018 5 year land supply position and for decision making until replaced by changes to the NPPF/NPPG and/or the adoption of the JLP.

6.19 Table 14 sets out the years of supply against South Hams LHN using both the 2016 household projections and 2014 household projections as the baseline, excluding the reduction of 15 dwellings per annum for need attributed to Dartmoor National Park.

Table 13: South Hams LPA 5 Year Land Supply Position 2018-2023 (excl.reduction for DNP need)

| South Hams 5 Year Land Supply (2018-2023) | 2018 LHN (2016 HH Projections) | 2018 LHN (2014 HH Projections) |
|--|---------------------------------------|---------------------------------------|
| 5YLS Calculation Components | Results | Results |
| Housing Requirement = Minimum LHN (Dwellings per annum) ⁴³ (A) | 327 | 339 |
| 5 Year Housing Requirement = Minimum LHN (Dwellings per annum) x 5 years (Ax5) (B) | 1,635 | 1,695 |
| Housing Requirement plus 5% buffer (B x 1.05) (C) | 1,717 | 1,780 |
| Net Deliverable Supply – 1 st April 2018 to 31 st March 2023 (D) ⁴⁴ | 3,093 | 3,093 |
| South Hams five year land supply position 2018 (E) (D/(C/5)) | 9.0 Years Supply | 8.7 years Supply |

Table 14: South Hams LPA 5 Year Land Supply Position 2018-2023 (incl.reduction for DNP need)

| South Hams 5 Year Land Supply (2018-2023) | 2018 LHN (2016 HH Projections) | 2018 LHN (2014 HH Projections) |
|--|---------------------------------------|---------------------------------------|
| 5YLS Calculation Components | Results | Results |
| Housing requirement = Minimum LHN (Dwellings per annum) ⁵⁷ (A) | 312 | 324 |
| 5 year housing requirement = Minimum LHN (Dwellings per annum) x 5 years (Ax5) (B) | 1,560 | 1,620 |

⁴³ See table 10

⁴⁴ See appendix 2

⁴⁵ See table 10

| | | |
|---|-------------------------|-------------------------|
| Housing requirement plus 5% buffer (B x 1.05) (C) | 1,638 | 1,701 |
| Net Deliverable Supply – 1 st April 2018 to 31 st March 2023 (D) | 3,093 | 3,093 |
| South Hams five year land supply position 2018 (E) (D/(C/5)) | 9.4 Years Supply | 9.1 years Supply |

Conclusion

6.20 In all scenarios South Hams LPA can therefore demonstrate a 5 Year Housing Land Supply against Local Housing Need derived from the 2016 Household Projections (9.0 years supply and 9.4 years supply excluding a reduction for DNP need) and the 2014 Household Projections (8.7 years supply and 9.1 years supply when DNP need excluded).

7. West Devon LPA 2018 HDT & 5 Year Housing Land Supply

Housing Delivery Test (HDT)

The Housing Requirement for the 2018 HDT

- 7.1 The current development plan in West Devon is more than 5 years old and the Joint Local Plan has yet to be adopted. The amount of homes required to be delivered in the last 3 years (2015-2018) is therefore taken from the annual average household projections using the 2012 and 2014 household projections⁵⁸ (see paragraph 3.8).

Table 15: 2018 HDT Housing Requirement

| Year | Data source to be used ⁵⁹ | Years for Average | LPA Calculated Need (dwellings) |
|--|---------------------------------------|-------------------|---------------------------------|
| 2015-16 | 2012-based HH projections (Table 406) | 2015-2025 | 293 |
| 2016-17 | 2012-based HH projections (Table 406) | 2016-2026 | 290 |
| 2017-18 | 2014-based HH projections (Table 406) | 2017-2027 | 235 |
| Total Dwellings Required 2015-2018 (HDT 2018) | | | 818⁶⁰ |
| Total Dwellings Required 2015-2018 (excl. DNP need) | | | 773 |

Housing need met from supply in Dartmoor National Park

- 7.2 Part of West Devon Borough lie within Dartmoor National Park. The Local Planning Authority Area of West Devon excludes the National Park because the Dartmoor National Park Authority is a separate Planning Authority. The Housing Delivery Test appears to make no allowance for Dartmoor National Park (DNP) need within the figures set out in table 15 above. The Housing Delivery Test and the Government's new Local Housing Need Standard method does not apply to National Parks.⁶¹ For the purposes of the HDT, the Government removes from the 'annual net supply' statistics any delivery in the Dartmoor National Park. The HDT therefore for West Devon appears to be a test of net homes delivered in West Devon over the last three years (2015-2018) excluding

⁵⁸ See Paragraphs 21 and 22 of the HDT measurement rulebook

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

⁵⁹ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables-1>

⁶⁰ Figures are derived to one decimal place therefore they are rounded to nearest whole number

⁶¹ See NPPG Paragraph 013 reference ID:2a013-20180913 & Paragraph 057 Reference ID 3-057-20180913

delivery in the DNP divided by the number of homes required in West Devon over the past three years (2015-2018) which includes DNP housing need. The JLP authorities have

sought clarification from Government on this given the test appears to be inconsistent on how it treats need and supply but no response or explanation has been forthcoming.

- 7.3 The JLP (presently at post main modification consultation stage) housing evidence and requirement assumed that 600 dwellings (300 each within South Hams DC and West Devon BC) from the Objectively Assessed Need in South Hams and West Devon districts would be met from supply delivered in the National Park over the plan period 2014-2034. This translates to 15 dwellings per annum relating to each LPA and therefore it is entirely appropriate in the absence of any clarity on the matter from Government to reduce the West Devon figure identified in table 15 above by 15 dwellings per annum on this basis (reduction of 45 dwellings over the period 2015-2018).

West Devon LPA net additional dwellings delivered 2015-2018

- 7.4 As explained in the above the NPPF/NPPG has changed what can be counted in the net additional housing supply against housing requirement/local housing need with regard to how student cluster flats and communal accommodation should be counted.
- 7.5 The Government required LA’s to make adjustments to past supply with regard to communal accommodation for the past 3 years. In 2017/18 an additional 4 dwellings is therefore added to the delivery total⁶² However the Government’s net additional dwellings supply dataset includes dwellings delivered in Dartmoor National Park for the year 2017/18 only, which is to be excluded for the purposes of the HDT. Table 16 shows the difference when DNP delivery excluded.

Table 16: Housing Supply – Net additional dwellings 2015-2018

| | 2015/16 | 2016/17 | 2017/18 | Total 2015/2018 |
|--|---------|---------|---------|--------------------|
| West Devon LPA Net additional Supply (excluding DNP and including communal accommodation adjustment) | 154 | 196 | 160 | 510 |
| National net additional supply data series ⁶³ | 154 | 196 | 176 | 526 |

⁶² Delivery of a communal accommodation scheme occurred in 2017/18, providing 7 bedspaces. Using the National ratio set out in the HDT measurement rulebook the 7 bedspaces are divided by a1.8 to establish the dwelling number to be counted.

⁶³ Includes adjustment for communal accommodation using National ratio

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

2018 Housing Delivery Test Calculation

- 7.6 The 2018 Housing Delivery Test result for the West Devon LPA is anticipated to be 62%⁴⁶ (see table 3 below).

Table17: West Devon LPA 2018 HDT result

| | |
|--|-----|
| Total number of homes delivered over three year period | 510 |
| Total number of homes required over three year period (2015-2018) | 818 |
| Housing Delivery Test percentage (homes required divided by homes delivered) | 62% |
| Total number of homes required over the three year period (2015-2018) if reduced by 45 dwellings (DNP need 15 dpa) | 773 |
| Potential HDT result if number of homes delivered and required both excluded DNP need and delivery | 66% |

Which buffer should be applied to the 5 Year Housing Land Supply?

- 7.7 West Devon LPA HDT result is below 85% therefore a 20% buffer is required to be applied to the 5 year land supply. As the HDT result is below 95% the NPPG requires production of an Action Plan to address the situation. However the situation is being addressed by the three JLP authorities in the production of the Joint Local Plan which identifies a housing requirement and 5 year housing land supply and therefore constitutes the Action Plan to rectify the situation jointly across the plan area.

West Devon LPA 5 Year Land Supply

NPPF Standard Housing Need Methodology (West Devon Minimum Local Housing Need)

West Devon minimum LHN figure is calculated as follows:

Table 18: West Devon LPA minimum LHN (2016 & 2014 Household Projections)

| | 2016 Household Projections | 2014 Household Projections |
|---|----------------------------|----------------------------|
| Average annual HH growth 2018-2028 (A) | 164.8 | 233.8 |
| Affordability ratio (B) | 10.15 | 10.15 |
| Adjustment factor ⁴⁷ = (B -4/4)x0.25 (C) | 0.38 | 0.38 |
| Annual minimum LHN (before cap)= (1+C) x A | 349 | 362 |

⁴⁶ As of 18th December, 2018 the HDT has yet to be published

⁴⁷ Rounded for the purposes of the table, however the calculation results in multiple decimal places which is multiplied by (A)

| | | |
|--|------------|------------|
| Annual minimum LHN (dwellings) after cap = (Ax1.4) (LHNeed capped at 40% above A) (D) | 228 | 324 |
| Annual Minimum LHN (dwellings) after cap applied and DNP housing heed deducted = (reduced by 15 dwellings) (E) | 213 | 309 |

Housing need met from supply in Dartmoor National Park

- 7.8 The Government’s standard method for LHN does not allow for DNP housing need to be derived and separated out from the West Devon LHN figure. (see paragraph 6.2)
- 7.9 The evidence supporting the JLP (presently at post main modification consultation stage) plan requirement assumed that 600 dwellings (300 each within South Hams DC and West Devon BC) from the Objectively Assessed Need identified in South Hams and West Devon districts would be met from supply delivered in the National Park over the plan period 2014-2034. This translates to 15 dwellings per annum for each LPA and therefore it is entirely appropriate in the absence of any clarity on the matter from Government to reduce the minimum LHN figure for West Devon identified in table 18 above by 15 dwellings per annum for the 5 year supply period 2018-2023 (a reduction of 75 dwellings).

What is West Devon’s 5 year supply requirement figure for 2018?

- 7.10 The minimum annual LHN figure is multiplied by 5 years and a 20% buffer is then applied to establish West Devon’s Housing Requirement figure for the purposes of the 2018, 5 Year Supply for the period 2018-2023. Table 19 identifies the housing requirement excluding a reduction for DNP need and Table 20 identifies the housing requirement including the DNP need reduction mentioned above (75 dwellings)

Table 19: West Devon LPA 5 year supply requirement + 20% Buffer (excl.DNP reduction)

| | 5 Year Land Supply Requirement + 20% Buffer (2018-2023) (2016 Household Projections) | 5 Year Land Supply Requirement + 20% Buffer (2018/2023) (2014 Household Projections) |
|--|---|---|
| Housing Requirement = Annual Minimum LHN ((D) (from table 18) x 5) (A) | 1,140 | 1,620 |
| Housing Requirement + 20% Buffer = (A) x 1.2 (B) | 1,368 | 1,944 |

Table 20: West Devon LPA 5 year supply requirement + 20% Buffer (incl.DNP reduction)

| | 5 Year land Supply Requirement + 20% Buffer (2018-2023) (2016 Household Projections) | 5 Year Land Supply Requirement + 20% Buffer (2018/2023) (2014 Household Projections) |
|--|---|---|
| Housing Requirement = Annual minimum LHN(E) (from table 18) x 5 (C) | 1,065 | 1,545 |
| Housing Requirement + 20% Buffer = (C) x 1.2 (D) | 1,278 | 1,854 |

What is West Devon’s 5 Year Supply for the period 2018-2023

7.11 The sites and sources of supply that make up West Devon’s identified 5 year supply is set out in appendix 3 and 11. Where applicable the lead in times and delivery rate methodologies⁶⁶ that informed the 5 year supply assessment at the JLP hearings in early 2018 have been used to inform assumptions and to sense check against developer’s forecasts and assumptions.

7.12 At April 2018 a total of 1,852 dwellings had consent, of which 71 dwellings had commenced construction. Not all dwellings with consent appear in the 5 year supply due to phasing on large sites. The total supply from all sources set out below for the period 2018-2023 is 1,049 dwellings.

Large Sites (sites of 10 or more dwellings)

7.13 All large sites of 10 or more dwellings with consent have been assessed. Sites with outline and detailed consent for less than 10 dwellings and sites of 10 dwellings or more are considered deliverable unless there is evidence to suggest otherwise. Large sites with outline consent have been assessed to establish whether there is clear evidence that they can be considered deliverable in the 5 year supply. Where there was evidence to suggest that a site with any form of consent could be considered undeliverable it has been removed from the 5 year supply. These sites are identified in appendix 6. There is therefore no need to apply a lapse rate to these sites as all sites in this category have been assessed.

Small sites and small sites lapse rate

7.14 The NPPG stipulates that all small sites with consent (less than 10 units) are considered deliverable unless evidence to indicate otherwise. Sites of less than 10 units have not been assessed. These sites are therefore all contained in the 5 year supply. The list of these sites

can be found in appendix 11. A 15% lapse rate has been applied to the commitments on sites below 10 units, excluding dwellings under construction at the 2018 Monitoring Point which is consistent with the approach taken in the JLP examination hearings that took place in early 2018 and was informed by evidence on lapse rates.⁶⁷

⁶⁶ Revised Housing Topic Paper (Provision and Supply) January 2018 TP3(rev) Appendix 11.2
<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>

⁶⁷ Evidence about the lapse rate applied to small site commitments is set out in the Revised Housing Topic Paper (TP3(rev) January 2018 – Appendix 7.3 and explained in paragraphs 7.54-7.55
<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>

Small sites windfall allowance (<10 dwellings)

7.15 The supply contains an allowance for small sites. The approach is consistent with that taken in the JLP examination hearings and was informed by historic evidence about windfall delivery rates⁴⁸. The allowance is for sites less than 10 dwellings and is only applied in years 4 and 5 of the 5 year supply.

Neighbourhood Plan Allowance

7.16 Policy TTV30 (of the JLP) as amended by Main Modification MM34 makes provision in the order of 550 homes sought from the sustainable villages as part of the overall housing supply for the Thriving Towns and Villages Policy Area, These villages are in South Hams and West Devon. The 550 homes are the Neighbourhood Plan Allowance category referred to in appendix 3. There are no large sites in West Devon with consent in this category that are included in the 5 year supply. Nor has any non-specific Neighbourhood Plan Allowance been included in the 5 year supply.

5 Year Supply Position

7.17 Table 21 sets out the years of supply against West Devon's Local Housing Need using both the 2016 Household projections and 2014 household projections as the baseline. The Local Housing Need derived using the 2016 Household projections represents the current National Policy position for determining the 2018 5 year land supply position and for decision making until replaced by changes to the NPPF/NPPG and/or the adoption of the JLP.

⁴⁸ Evidence about windfall delivery rates is set out in the Revised Housing Topic Paper Addendum October 2018 (TP3(rev2) Appendix 7.4
<https://www.plymouth.gov.uk/sites/default/files/RevisedHousingTopicPaperProvisionAndSupplyAddendum.pdf>

7.18 Table 22 sets out the years of supply against West Devon’s Local Housing Need using both the 2016 Household projections and 2014 household projections as the baseline, excluding the reduction of 15 dwellings per annum for housing need attributed to Dartmoor National Park.

Table 21: West Devon LPA 5 Year Land Supply Position 2018-2023 (excl.reduction for DNP Need)

| West Devon 5 Year Land Supply (2018-2023) | 2018 LHN (2016 HH Projections) | 2018 LHN (2014 HH Projections) |
|--|---------------------------------------|---------------------------------------|
| 5YLS Calculation Components | Results | Results |
| Housing Requirement = Minimum LHN (Dwellings per annum) ⁴⁹ (A) | 228 | 324 |
| 5 Year Housing Requirement = Minimum LHN (Dwellings per annum) x 5 years (Ax5) (B) | 1,140 | 1,620 |
| Housing Requirement plus 20% buffer (B x 1.2) (C) | 1,368 | 1,944 |
| Net Deliverable Supply – 1 st April 2018 to 31 st March 2023 ⁵⁰ (D) | 1,049 | 1,049 |
| West Devon LPA five year land supply position 2018 (E) (D/(C/5)) | 3.8 Years Supply | 2.7 years Supply |

Table 22: West Devon LPA 5 Year Land Supply Position 2018-2023 (incl. reduction for DNP need)

| West Devon 5 Year Land Supply (2018-2023) | 2018 LHN (2016 HH Projections) | 2018 LHN (2014 HH Projections) |
|--|---------------------------------------|---------------------------------------|
| 5YLS Calculation Components | Results | Results |
| Housing requirement = Minimum LHN (Dwellings per annum) ⁵¹ (A) | 213 | 309 |
| 5 year housing requirement = Minimum LHN (Dwellings per annum) x 5 years (Ax5) (B) | 1,065 | 1,545 |
| Housing requirement plus 20% buffer (B x 1.2) (C) | 1,278 | 1,854 |
| Net Deliverable Supply – 1 st April 2018 to 31 st March 2023 ⁵² (D) | 1,049 | 1,049 |

⁴⁹ See table 18

⁵⁰ See Appendix 3

⁵¹ See table 18

⁵² See Appendix 3

| | | |
|---|-------------------------|-------------------------|
| West Devon LPA five year land supply position 2018 (E) (D/(C/5)) | 4.1 Years Supply | 2.8 years Supply |
|---|-------------------------|-------------------------|

Conclusion

- 7.19 In all scenarios West Devon LPA cannot demonstrate a 5 Year Housing Land Supply against Local Housing Need derived from the 2016 Household Projections (3.8 years supply and 4.1 years supply excluding a reduction for DNP need) and the 2014 Household Projections (2.7 years supply and 2.8 years supply when DNP need excluded).
- 7.20 At present and until adoption of the JLP a 5 year land supply cannot be demonstrated in West Devon LPA and therefore the presumption in favour of sustainable development and the provisions of paragraph 11d of the NPPF applies. The three JLP authorities have combined to produce a JLP (presently at the post consultation of the main modifications stage) to meet in full the housing needs of the three authorities. The JLP contains an identified 5 year housing land supply against the plan's requirement. As explained in paragraph 3.14, in light of the provisions of the new NPPF/NPPG, upon adoption of the JLP the JLP authorities will inform MHCLG that they intend to choose the whole plan option for the purposes of the application of the HDT and the monitoring of housing requirement and 5 year land supply. The 5 year land supply position for 2018 set against the JLP plan requirement at the whole plan level is set out in the following section.

8 The HDT and 5 Year Land Supply Position 2018 on adoption of the Joint Local Plan

- 8.1 Upon adoption of the JLP, the JLP authorities intention is for the plan's Housing Requirement to be monitored at the whole plan level for the purposes of the Housing Delivery Test and 5 year Land Supply.
- 8.2 The JLP plan requirement is 26,700 dwellings over the period 2014 to 2034 which would be annualised to 1,335 dwellings per annum. Table 23 shows that over the period 2014 to 2018 a total of 5,826 dwellings have been delivered in the whole plan area. The table also identifies how the revised delivery figures for 2014-18⁷³ compared with the delivery figures contained in the JLP which was set against the requirements of the old NPPF/NPPG.

Table 23: JLP Authorities net additional dwellings 2014-2018

| | 2014/15 | 2015/16 | 2016/17 | 2017/18 | Total |
|--|---------|---------|---------|---------|-------|
| Plymouth LPA | 700 | 1,129 | 557 | 1,372 | 3,758 |
| South Hams LPA (excluding delivery in DNP) | 177 | 428 | 326 | 511 | 1,442 |

| | | | | | |
|---|-----|-------|-------|---------------------|-------|
| West Devon LPA (Excluding delivery in DNP) | 116 | 154 | 196 | 160 | 626 |
| Total net additional supply (taking account of NPPF/NPPG changes) | 993 | 1,711 | 1,079 | 2,043 | 5,826 |
| Total net additional supply identified in the JLP | 928 | 1,660 | 1,103 | 1,687 ⁷⁴ | 5,378 |
| Difference (increase in net additional supply over the period 2014- 2018 as a result of the new NPPF/NPPG) | +65 | +51 | -24 | +356 | +448 |

⁷³ This takes account of the implications of the new NPPF with regard to how student cluster flats and communal accommodation are to be counted.

⁷⁴ JLP examination documents EXD63 and EXD64 indicated the net additional supply for 2017/18 based on the requirements of the old NPPF to which the JLP is being examined against.

The Housing Delivery Test

8.3 Upon adoption of the JLP, the new housing requirement will be used for the calculation of the HDT and the 2018 HDT will be recalculated (see paragraphs 3.11 to 3.14). After adoption of the JLP the HDT is a test against the lower of the Housing Requirement or the transitional LHN⁷⁵. Table 24 shows that the recalculated 2018 HDT would use the combined 'Household Projections' as this is lower than the JLP Housing Requirement. Table 25 sets out how the recalculated 2018 HDT would look upon adoption of the JLP at the whole plan level.

Table 24: Recalculated HDT against JLP whole plan requirement

| JLP Authorities – Combined LHN (Plymouth, South Hams & West Devon) | | | | | |
|--|---|----------------------|--|---|---|
| Year | Data source to be used ⁷⁶ | Years for Average | LPA Calculated Need (dwellings) | LPA Calculated Need (dwellings) Excl. DNP Need ⁷⁷ | JLP Whole Plan Housing Requirement (on adoption) |
| 2015-16 | 2012-based HH projections (Table 406) | 2015-2025 | 978 | 978 | 1,335 |
| 2016-17 | 2012-based HH projections (Table 406) | 2016-2026 | 979 | 934 | 1,335 |

| | | | | | |
|--|---------------------------------------|------------------|---------------------------|-------------|--------------|
| 2017-18 | 2014-based HH projections (Table 406) | 2017-2027 | 1,037 | 992 | 1,335 |
| Total Dwellings Required (HDT 2018) | | 2015-2018 | 2,994⁷⁸ | 2904 | 4,005 |

⁷⁵ Under transitional arrangements LHN is replaced by household projections. See paragraphs 21 to 23 of the HDT Measurement rulebook.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

⁷⁶ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables-1>

⁷⁷ See paragraphs 6.2 and 6.3

⁷⁸ Figures are derived to one decimal place therefore they are rounded to nearest whole number

Table 25: Recalculated HDT result against JLP whole plan requirement

| | |
|---|-------|
| Recalculated HDT 2018 (upon adoption of the JLP) at the whole plan level | |
| Total number of homes delivered over three year period 2015-2018 (combined JLP authorities net additional supply) ⁵³ | 4,833 |
| Total number of homes required over three year period (2015-2018) | 2,904 |
| Housing Delivery Test percentage (homes required divided by homes delivered) | 166% |

Which buffer should be applied to the 5 Year Housing Land Supply?

8.4 The recalculated HDT result would be above 95% therefore there would be no policy consequences for the JLP authorities and a 5% buffer only is required for the purposes a whole plan 5 year land supply.

5 Year Supply Position

8.5 Table 26 sets out what the years of supply position would be against the JLP whole plan requirement upon adoption.

Table 26: 5 Year Land Supply 2018-2023 against JLP Whole Plan Housing Requirement.

⁵³ See table 23 – JLP net additional dwelling delivered 2015-2018 as revised by the new NPPF/NPPG

| 5 Year Land Supply 2018-2023 against Whole Plan Housing Requirement | | |
|--|--|--------------------------------|
| Step | 5YLS Components | Results |
| A | JLP whole plan Requirement 2014-34 | 26,700 |
| B | JLP whole plan requirement annualised (A/20) | 1,335 |
| C | Net additional dwellings delivered 1 st April 2014 - 31 st March 2018 | 5,826 |
| Di | Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x4=5,340) - C | -486 (i.e. a surplus) |
| Dii | Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/16)x5 | -152 ⁵⁴ |
| E | Five year requirement (Bx5 i.e. 1,335x5) | 6,675 |
| F | Five year requirement with shortfall/surplus (E – Dii) | 6,523 |
| G | F with 5% buffer | 6,849 |
| H | JLP authorities deliverable supply 1 st April 2018 – 31 st March 2023 (4,736+3,093+1,049) ⁸¹ | 8,878 |
| I | Five year land supply position (H/ (G/5)) | 6.5 years supply |

Conclusion

8.6 Upon adoption of the JLP, the JLP authorities in accordance with guidance set out in the NPPG under transitional arrangements intend to choose the whole plan option to monitor the Housing Requirement. The HDT and 5 year supply would then be at the whole plan level and on this basis the JLP authorities years of supply against the JLP requirement would be 6.5 years of supply.

8.7 This Housing Position Statement will be updated to reflect the results of a recalculated Housing Delivery Test and the 5 Year land supply upon adoption of the JLP.

⁵⁴ NPPG paragraph 045 Reference ID:3-045-20180913 does not require the surplus to be residualised. It states “Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years”. This would seem to imply that all of the surplus could be deducted from the requirement for the 5 year supply, In light of the implications of the HDT however a more cautious approach would be to residualise the surplus over the plan period. ⁸¹ Plymouth + South Hams + West Devon (deliverable supply 2018-2023)

APPENDIX 1

Plymouth LPA 5 Year Land Supply

Plymouth Administrative Area Monitoring Point : 31 March 2018 Delivery forecasts: made at end Nov. 2018

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Total Dwellings Delivered | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan | 2034/35+ | 2023-34 Remainder | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--|--|-----------------------------------|--------------------|--------------------------------------|---------|---------|---------|---------|---------|------------|----------|----------------------|--|---|--|
| | | | | | | | | | | | | | | | |
| Small sites total (list of small sites as appendices) | | | | | | | | | | | | | | | |
| Large Sites Commitments | | | | | | | | | | | | | | | |
| | FORMER RUNWAY, PLYMOUTH CITY AIRPORT, PLYMBRIDGE LANE | 13/00850/REM & 16/02303/FUL | Under Construction | 191 | 165 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | Developer confirms remaining 26 dwellings under construction at April 2018 will be complete by end of March 2019. | Yes | N/A |
| | LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY | 14/01228/FUL | Under Construction | 42 | 30 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 12 flats have commenced construction, Developer confirms remaining 12 flats will be completed by 2019/20. Delays due to Historic Building issues. | Yes | N/A |
| | FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE | 14/00128/FUL | Under Construction | 12 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Leftover dwelling (residue of large site) yet to commence as at April 2018. Developer confirms will be complete by end of March 2019. | Yes | N/A |
| | NORTH PROSPECT PHASE 3, WORDSWORTH ROAD/WORDSWORTH CRESCENT | 15/01956/FUL | Under Construction | 159 | 31 | 108 | 20 | 0 | 0 | 0 | 0 | 0 | Developer did not supply specific delivery profile update. 108 dwellings under construction and 20 not started as at April 2018. Developer confirms that 7 units still yet to commence as at November 2018 but that all units to be complete by June 2019. Delivery marginally slower than anticipated last year due to delays with drainage infrastructure. | Yes - agreed that all dwellings completed by 2019/20. | On the basis of developer response, assumed the 108 under construction at April 2018 complete by April 2019 and the remaining 20 in 2019/20. Assumption accords with SHLAA delivery rate evidence and delivery rates achieved from earlier phases. |
| | FORMER TAMERTON VALE SCHOOL | 15/01332/FUL | Under Construction | 92 | 60 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | No specific response from developer, however 60 dwellings completed in 2017/18, 7 more than developer anticipated last year. Remaining 32 dwellings had commenced construction at April 2018. | Yes - agreed with developer 2017 response that all dwellings will be complete by end of March 2019. No 2018 update response from developer. | Given delivery has accelerated from 53 to 60dpa in 2017/18, reasonable to assume the remaining 32 dwellings under construction will complete by March 2019 in line with developer's 2017 forecast. |
| | LAND OFF TOWERFIELD DRIVE | 14/00135/FUL 14/00223/FUL | Under Construction | 91 | 17 | 37 | 37 | 0 | 0 | 0 | 0 | 0 | at April 2018, 29 dwellings had commenced construction and remaining 45 dwellings has yet to commence. Developer has provided monthly profile of anticipated completions (37dpa for both 2018/19 and 2019/20) and completion of site still expected by March 2020 | Yes | N/A |
| | 5 HILL LANE | 15/00437/FUL | Under Construction | 7 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | At April 2018 the remaining 4 dwellings had commenced construction and have subsequently completed post April 2018. | N/A | N/A |
| | LAND OFF ABERDEEN AVENUE | 17/01227/REM | Under Construction | 85 | 0 | 21 | 64 | 0 | 0 | 0 | 0 | 0 | 6 dwellings had commenced construction and 79 had yet to commence construction as at April 2018. Site has accelerated delivery when compared with developer forecast last year. Developer's delivery programme now envisages all dwellings to be complete by end of March 2020. 21 dwellings in 2018/19 and remaining 64 in 2019/20, dependent on current level of sales rates continuing. | Yes | N/A |
| | NIGHTINGALE CLOSE | 17/00570/S73 | Under Construction | 70 | 9 | 51 | 10 | 0 | 0 | 0 | 0 | 0 | 9 dwellings had completed, 20 dwellings had commenced construction and 41 had yet to commence construction as at April 2018. Poor weather has hampered delivery, therefore developer indicates 10 dwellings will now not complete until 2019/20. 51 dwellings expected to complete in 2018/19 and 10 dwellings in 2019/20. | Yes | N/A |
| | MANNMEAD CENTRE, 15 EGGBUCKLAND ROAD | 14/02336/FUL | Under Construction | 29 | 0 | 20 | 9 | 0 | 0 | 0 | 0 | 0 | 11 dwellings had commenced construction and 18 had yet to commence construction as at April 2018. Site has accelerated when compared with developer forecast last year. No specific reasons cited. Developer now expects 20 dwellings to be complete 2018/19 and remaining 9 to be complete in 2019/20. | Yes | N/A |
| | LP041 Former Car Park Pier Street | 15/01629/FUL | Under Construction | 14 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | all 14 dwellings had commenced construction as at April 2018. Developer expects all dwellings will be complete by end of March 2019 as previously envisaged. | Yes | N/A |
| | FORT HOUSE, FORT TERRACE | 14/01815/FUL | Under Construction | 14 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 8 dwellings had commenced construction and 6 had yet to commence construction as at April 2018. Developer confirms 4 dwellings are now complete, the remaining 10 are all under construction and envisaged to complete by December 2018. | Yes | N/A |

| | | | | | | | | | | | | | | | | |
|--|--------------------------------------|--------------|--------------------|----|---|----|---|---|---|---|---|---|---|---|-----|-----|
| | OLD MAYS NURSERY, VINERY LANE | 16/01779/REM | Under Construction | 12 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | all 12 dwellings had commenced construction as at April 2018, envisaged to complete this year. | N/A | N/A |
| | Pearn House, Egguckland Road | 16/02342/FUL | Under Construction | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 10 dwellings had commenced construction as at April 2018 (large conversion). Developer confirms site is now complete. | Yes | N/A |
| | The Old Dispensary, 36 Craigie Drive | 16/02027/FUL | Under Construction | 12 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 12 dwellings had commenced construction as at April 2018 (large conversion). Site now complete. | N/A | N/A |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Total Dwellings Permitted | 2018 Dwellings Delivered | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2034/35+ Remainder 2023-34 | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|--|---|---------------------------------------|-----------------------------------|-----------------------------|------------|------------|------------|------------|------------|------------|---------|-------------------------------|---|--|--|
| | | | | | | Total Plan | Total Plan | Total Plan | Total Plan | Total Plan | Total Plan | | | | | |
| | 41-43 Chapel Street Devonport Plymouth PL1 4DU | 16/01212/FUL | Under Construction | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 10 dwellings had commenced construction as at April 2018 (large conversion). Site now practically complete as at November 2018. | N/A | N/A |
| | 1 Armada Street Plymouth PL4 8LS | 16/02274/FUL | Under Construction | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | All 12 dwellings had commenced construction as at April 2018 (large conversion). Developer anticipates completion of all dwellings by August 2019. | Yes | N/A |
| | SEAWINGS, 101 LAWRENCE ROAD | 17/01944/FUL | Planning permission - Not Yet Started | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | Site with detailed consent for less than 10 dwellings (not major) 7 dwellings yet to commence as at April 2018. Subsequent live application for 8 dwellings currently being considered. | N/A | As site yet to commence and live application currently under consideration, 7 dwellings assumed in 2019/20. no evidence to suggest undeliverable. |
| | Beacon Castle Sport & Social Club, Channel Park Avenue | 16/01269/OUT previous - 12/01362/OUT 08/02049 | Planning permission - Not Yet Started | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | Site has attained reserved matters consent post April 2018. No change from last year. Developer still anticipates completion by March 2021. | Yes | N/A |
| | THE PRESBYTERY, HENDWELL CLOSE | 07/02110/FUL | Planning permission - Not Yet Started | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | Site has detailed extant consent for 8 dwellings (non-major). No dwellings had commenced construction as at April 2018. Currently considering discharge of pre-commencement conditions and developer agent indicates site will commence imminently once conditions discharged. | N/A | No specific forecast offered by developer but developer indicates site due to commence imminently so reasonable to assume delivery by end of March 2021. Site could come forward earlier. |
| | Admiralty House, Mount Wise Crescent | 16/02212/FUL | Planning permission - Not Yet Started | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | Site yet to commence as at April 2018. Developer indicates delay due to unexpected additional asbestos, requiring significant additional asbestos removal and additional LBC for removal of ceilings. Developer anticipates start on site in February 2019 and completion by end of March 2020. | Yes | N/A |
| | Pierson House | 17/01826/S73 | Planning permission - Not Yet Started | 76 | 0 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 0 | Site yet to commence as at April 2018. Site has commenced development post April 2018. No response from developer regarding update to forecast. Last year developer suggested completion by end of March 2019, but given site only recently commenced development more likely to complete by end of March 2020. | No response from developer. | Assumed delivery pushed back one year to 2019/20. Assumed completion of all dwellings in one year given the development is a flatted scheme. Assumption accords with SHLAA lead in time/delivery rates evidence. |
| | Land at Prince Maurice Road | 18/00432/Ful | Planning permission - Not Yet Started | 99 | 0 | 0 | 44 | 55 | 0 | 0 | 0 | 0 | 0 | Site has obtained a new detailed consent for 99 dwellings post April 2018. Site as come forward under PCC plan for homes initiatives and developer anticipates delivery of 44 units in 2019/20 and remaining 55 units in 2020/21. | Yes | N/A |
| | Former Tothill Sidings, Desborough Road | 16/01422/REM | Planning permission - Not Yet Started | 50 | 0 | 0 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | Site has detailed consent for 50 dwellings. Site has yet to commence development as at April 2018, however applicant has applied to discharge all pre commencement conditions. No response from promoter/developer | No response from developer/promoter. | Assumed delivery in 2021/22 as per last year. No evidence forthcoming to change assumption and applicant applied to discharge all pre-commencement conditions. Assumption accords with SHLAA lead in time/delivery rates evidence. |
| | 5-12 Arundel Crescent | 05/00862/FUL | Planning permission - Not Yet Started | 24 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | Site has detailed extant consent for 24 dwellings and has yet to commence development as at April 2018. Development has not progressed as envisaged last year due to some land ownership issues. No update from developer and no evidence to suggest undeliverable. | no update from developer/promoter | Assumed delivery pushed back two years given lack of progress. Assumption accords with SHLAA lead in times/delivery rate evidence. |
| | Land at Raglan Road Plymouth | 16/02429/FUL | Planning permission - Not Yet Started | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 6 dwellings (non-major). Site had not commenced as at April 2018. No delivery profile or intelligence provided by promoter/developer regarding delivery. | No delivery profile provided by promoter/developer. | Assumed delivery in 2020/21 on the basis of commencement prior to consent lapse date of April 2019. |

| | | | | | | | | | | | | | | | | | | |
|--|--------------|---------------------------------------|----|---|---|----|----|---|---|---|---|---|---|---|---|--|---|---|
| Blake Lodge | 16/02073/FUL | Planning permission - Not Yet Started | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 10 dwellings. Developer indicates site presently on hold due to finance issues and has not provided a delivery profile. | No delivery profile provided by promoter/developer. | Site presently delayed but no categoric evidence it won't be delivered. Site has detailed consent so assumed still deliverable as no intelligence to confirm non delivery. Application expires in June 2019 so assumed completion in 2020/21. |
| Dudding Court 8 Craigie Drive Plymouth PL1 3JB | 17/00009/FUL | Planning permission - Not Yet Started | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 10 dwellings and has yet to commence development as at April 2018. Developer indicates anticipated delivery of all dwellings in 2019/20. | Yes | N/A |
| 436 Tavistock Road Plymouth PL6 7HQ | 16/02351/FUL | Planning permission - Not Yet Started | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 11 dwellings and site had yet to commence construction as at April 2018. Developer expects delivery of all 11 dwellings in 2019/20. | Yes | N/A |
| 23 How Street Plymouth PL4 0DB | 17/01997/FUL | Planning permission - Not Yet Started | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 12 dwellings and site had yet to commence construction as at April 2018. Developer expects delivery of all 12 dwellings in 2019/20. | Yes | N/A |
| Sherwell House 30 North Hill Plymouth PL4 8ET | 17/00760/FUL | Planning permission - Not Yet Started | 14 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 14 dwellings and site had yet to commence construction as at April 2018. Developer expects commencement on site in summer 2019 with an 18 month build programme and delivery of all 14 dwellings in 2020/21. | Yes | N/A |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Dwellings Delivered | 2019-2018 | 2019-2018 | 2020-21 | 2021-22 | 2022-23 | 2034/35+ | 2023-34 | 2034/35+ | 2023-34 | 2034/35+ | 2023-34 | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--|---|-----------------------------|---------------------------------------|---------------------------|-----------|-----------|---------|---------|---------|----------|---------|----------|---------|----------|---------|---|--|---|
| | | | | Total Dwellings Permitted | 2019-2018 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | | | |
| | 16-20 Duke Street Plymouth PL1 4EA | 17/01770/FUL | Planning permission - Not Yet Started | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 24 dwellings and site had yet to commence construction as at April 2018. Developer expects commencement on site in early 2019 and is progressing precommencement conditions application imminently. Developer did not indicate delivery profile. | No delivery profile provided by promoter/developer. | On the basis of promoter/developer response assumed delivery of all 24 dwellings in 2020/21. Assumption accords with SHLAA lead in times/delivery rate evidence. |
| Student Accommodation Consents: | | | | | | | | | | | | | | | | | | |
| | Tamar House, St Andrews Cross | 17/01911/S73 | Under Construction | 77 | 56 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 21 dwellings had commenced construction as at April 2018 (large conversion -student flats). Developer anticipates completion of all dwellings by August 2019 for September 2019 intake. Development currently being amended by S73 application yet to be determined. S73 reduces dwelling number from 21 to 18. | Yes - regarding completion date. | Assumed 21 dwellings in 2019/20 as S73 application to reduce dwelling number to 18 not yet determined. Delivery rate accords with SHLAA delivery rate and lead in times evidence. |
| | Derry's Department Store, 88 Royal Parade | 17/00586/S73M | Under Construction | 205 | 0 | 0 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 205 dwellings had commenced construction as at April 2018 (large conversion -student flats). Developer anticipates completion of all dwellings by September 2019 in time for September 2019 intake. | Yes | N/A |
| | Crescent Point, The Crescent | 14/01264/FUL | Under Construction | 137 | 0 | 137 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 137 dwellings had commenced construction as at April 2018 (student flats). Development is now complete - November 2018. | N/A | N/A |
| | Land off Beaumont Road | 11/00577/FUL | Under Construction | 15 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | All 15 dwellings had commenced construction as at April 2018 (student flats). Development is now complete - November 2018. | N/A | N/A |
| | Mayflower House, 178 to 184 Armada Way | 15/01622/FUL | Planning permission - Not Yet Started | 140 | 0 | 0 | 0 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 140 dwellings (student flats) and had yet to commence construction as at April 2018. promoter/developer indicates delivery expected in 2020/21 | Yes | N/A |
| | Belgrave Snooker Club, 2 Belgrave Road | 15/02137/FUL | Planning permission - Not Yet Started | 43 | 0 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 43 units (student flats) and had yet to commence construction as at April 2018. However scheme has commenced development post April 2018 and developer indicates delivery of all student units in 2019/20 in time for September 2019 intake. | Yes | N/A |

| | | | | | | | | | | | | | | | | | | | |
|------------------------|--|---------------------------------|---------------------------------------|-----|---|---|----|-----|-----|---|-----|---|---|---|---|---|-----|-----|--|
| | 47A North Road East | 15/01251/FUL | Planning permission - Not Yet Started | 39 | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 39 units (student flats) and had yet to commence construction as at April 2018. However developer indicates groundworks have commenced, start on site prior to Christmas and indicates delivery of all student units in 2019/20 in time for September 2019 intake. | Yes | N/A | |
| | 84-86 North Road East Plymouth PL4 6AN | 17/01953/FUL | Planning permission - Not Yet Started | 17 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 17 units (student flats) and had yet to commence construction as at April 2018. However developer indicates site has now commenced and indicates delivery of all student units in 2019/20 in time for September 2019 intake, weather permitting. | Yes | N/A | |
| JLP Allocations | | | | | | | | | | | | | | | | | | | |
| PLY15 | Civic Centre | None | JLP Allocation | 248 | 0 | 0 | 0 | 0 | 144 | 0 | 104 | 0 | 0 | 0 | 0 | Developer confirms detailed planning application to be submitted imminently (December 2018) and envisages completion of all 144 dwellings (flatted scheme) associated with first phase by end of March 2022. 2nd phase delivery anticipated post 5 year supply in 2025/26. | Yes | N/A | |
| PLY24 | Sutton Road West | 17/02323/FUL | Planning Permission Not Yet Started | 194 | 0 | 0 | 0 | 0 | 14 | 0 | 180 | 0 | 0 | 0 | 0 | Current planning application for part of the site (14 units) and developer expects completion in 2021/22. 14 dwellings therefore moved forward one year compared to 2017 assessment. No reason cited for acceleration. Remainder of allocation likely to be delivered outside 5 year supply in years 6-10 and no clear evidence to indicate earlier delivery at this stage. | Yes | N/A | |
| PLY25 | Sugar House, Sutton Harbour | 18/01245/FUL - pending decision | JLP Allocation | 170 | 0 | 0 | 0 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has a resolution to grant subject to the signing of s106 agreement for 170 dwellings post April 2018 (detailed application). Developer anticipates delivery of all 170 dwellings (flatted scheme) by end of March 2021. This accords with SHLAA lead in time/delivery rate evidence. | Yes | N/A | |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Dwellings Delivered | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) | |
|--------|---|-----------------------------|---------------------------------------|--------------------------|---------------------------|---------|---------|---------|---------|---------|------------|--|--|---|---|
| | | | | | | | | | | | Total Plan | | | | Remainder 2023-34 |
| PLY28 | land north of Cliff Road, The Hoe | 17/00952/Ful | Planning permission - Not Yet Started | 88 | 0 | 0 | 0 | 88 | 0 | 0 | 0 | 0 | 0 | N/A - no update on delivery provided | Site has detailed consent and although delayed no clear evidence to indicate site won't be delivered, reasonable to assume delivery put back by one year and assumption accords with SHLAA lead in times/delivery rate evidence. |
| PLY29 | Millbay Waterfront - LAND AT MILLBAY ROAD | 14/01448/OUT | Planning permission - Not Yet Started | 383 | 0 | 0 | 0 | 75 | 60 | 60 | 188 | 0 | N/A | N/A | Site Under Construction. Subsequent reserved matters applications expected towards completion of phases already underway. |
| PLY29 | Millbay Waterfront - LAND AT MILLBAY, MILLBAY ROAD | 16/00751/AMD | Under Construction | 137 | 0 | 0 | 137 | 0 | 0 | 0 | 0 | 0 | Yes | N/A | Site with detailed consent for 137 units, 40 dwellings had commenced construction as at April 2018 and site has progressed further since April. Developer now anticipates completion of all 137 dwellings in 2019/20 and does not therefore anticipate completion of any dwellings by end of March 2019 as envisaged last year. |
| PLY29 | Millbay Waterfront - PLOT C2, LAND AT MILLBAY, MILLBAY ROAD | 17/00140/REM | Under Construction | 80 | 0 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | Yes | N/A | Site with detailed consent for 80 units, all under construction as at April 2018 (flatted scheme). Developer still anticipates completion of all 80 dwellings in 2019/20 as envisaged last year. |

| | | | | | | | | | | | | | | | |
|----------|---|--|---------------------------------------|------|-----|----|----|----|----|-----|-----|---|--|-----------------------------|--|
| PLY36.2 | Mount Wise Devonport Area A | None | JLP Allocation | 145 | 0 | 0 | 0 | 0 | 0 | 145 | 0 | 0 | Site is final phase in ongoing wider construction site. Developer indicates submission of application for final phase when area D (PLY36.3) has commenced construction. Developer anticipates start on site for this phase in 2021 and 2 year construction programme. Scheme will be one block of 145 dwellings so will all complete in 2022/23. | Yes | N/A |
| PLY36.3 | Mount Wise Devonport Area D | 17/01134/FUL | Planning permission - Not Yet Started | 73 | 0 | 0 | 0 | 0 | 73 | 0 | 0 | 0 | Site is a phase of an ongoing construction site. This phase has detailed consent for 73 dwellings and had yet to commence construction as at April 2018. Developer indicates this phase has been delayed by completion of previous phase and had limited funding issues. Developer therefore anticipates delivery has slipped by one year to 2021/22. | Yes | N/A |
| PLY40 | Seaton Neighbourhood - LAND AT SEATON NEIGHBOURHOOD | 12/02027/OUT | Site Under Construction | 649 | 0 | 0 | 59 | 80 | 80 | 84 | 346 | 0 | Site is an ongoing development. The site has yielded 167 completions since 2015 and there were 17 dwellings under construction and 40 dwellings with detailed consent. A reserved matters application for 126 dwellings is currently awaiting a decision. The developer has revised future delivery rates downwards from the 110 dwellings per year previously anticipated to around 80 dpa. (lower than expected sales rates for earlier phases). A planning condition restricts the site to delivering 350 units prior to completion of the Forder Valley Link Road in 2019/20 and the delivery profile reflects this. Further reserved matters applications are expected as each phase progresses. | Yes | Revised delivery rates realistic and accord with SHLAA lead in time/delivery rate evidence. |
| PLY40 | Seaton neighbourhood - LAND AT SEATON NEIGHBOURHOOD | 16/00601/REM | Under Construction | 119 | 62 | 47 | 10 | 0 | 0 | 0 | 0 | 0 | | | |
| PLY46.10 | Land adjacent to Plumer Road | 16/00163/FUL | Planning permission - Not Yet Started | 61 | 0 | 0 | 0 | 61 | 0 | 0 | 0 | 0 | Site has detailed consent granted on appeal in May 2017. All 61 dwellings had yet to commence construction as at April 2018. No 2018 update on delivery profile provided by promoter/developer. | No response from developer. | Assumed delivery pushed back one year to 2020/21, given no further intelligence on delivery and no progress with the site since last year. Development in blocks so reasonable to assume delivery in one year and delivery rate accords with SHLAA lead in times/delivery rate range evidence. |
| PLY50 | Saltram Meadow - Plymstock Quarry, The Ride | 07/01094/OUT | Under Construction | 1134 | 0 | 0 | 0 | 61 | 93 | 93 | 887 | 0 | | | |
| PLY50 | Saltram Meadow - PLYMSTOCK QUARRY, BROXTON DRIVE | 12/01171/REM & 13/00941/REM and 16/00488/REM 17/00166/REM 17/00835/REM | Under Construction | 550 | 338 | 85 | 93 | 32 | 0 | 0 | 0 | 0 | Site is a large ongoing development site. As at April 2018 a total of 338 dwellings have completed in the 4 year period 2014-2018 and a further 60 dwellings had commenced construction. A further 150 dwellings have detailed consent yet to commence construction. The site has outline consent in total for 1,684 dwellings. Completions have slowed in the last 2 years compared with the first 2 years and the developer cites the mix of type of housing for sale, lower visitor numbers due to poor winter conditions and delay in commencement of the delivery of the primary school. In light of this the developer indicated last year a revised delivery rate of 85dpa for the remainder of the site, however the developer now expects an increase in the delivery rate to 93dpa and expects this to be achieved in 2019 and thereafter. The developer expects to submit further reserved matters applications in during 2019. | Yes | Assumed continuation of 85 completions for 2018/19 given 60 dwellings under construction as at April 2019 and a rate of 93 dwellings per annum from 2019/20 onwards. |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Dwellings Delivered | 2019-2020 | 2020-21 | 2021-22 | 2022-23 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|---------------------------|-----------------------------|---------------------------|--------------------------|-----------|---------|---------|---------|----------|--|--|---|
| | | | Total Dwellings Permitted | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Plan | Remainder 2023-34 | |

| | | | | | | | | | | | | | | | |
|---------|----------------------------------|---------------------------------|---------------------------------------|-----|---|---|---|----|----|-----|-----|---|--|-------------|---|
| PLY53 | Former China Clay site, Coypool | None | JLP Allocation | 400 | 0 | 0 | 0 | 0 | 0 | 70 | 330 | 0 | The site is a proposed allocation for housing in the JLP (currently at main mods consultation stage) The site has been acquired by Homes England. Homes England has submitted a DES application and regular pre-application meetings are now taking place on a range of issues. The process of remediation of the land has begun and demolition of some of the former industrial buildings will shortly be starting. Homes England anticipate a planning application (outline/hybrid) will be submitted in mid-2019, and following a planning decision, that marketing of the site will happen in 2020, start on site September 2020 and completion of all phases by September 2028 as the site will be parceled up and offer a wide range and type of housing to ensure higher delivery rates. | Yes | On the basis of Homes England intelligence of anticipated start on site in September 2020 and completion of all dwellings by September 2028, a cautious assumption of first yields in 2022/23 (year 5 of the 5YLS) are realistic and a delivery rate of approx.70 dpa over the 6 years to 2028. This accords with SHLAA lead in times/delivery rate evidence. if start on site achieved in September 2020 then reasonable to assume more dwellings would come forward into the 5 year supply than assumed here. |
| PLY56.1 | Former Nursery Haye Road | None | JLP Allocation | 9 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | Site is a proposed allocation in the JLP (currently at main mods consultation stage) for 9 units (not major development) Progress of the site has not come forward as the developer envisaged last year. The site has been subject to a pre-app and the developer indicates delivery now likely to occur one year later in 2021/22. | Yes | The site continues to progress to a planning application and has a developer to deliver the site. On the basis of receipt of an application in 2019/2020 reasonable to assume that delivery of 9 dwellings achievable by end of March 2022. |
| PLY58.3 | Coombe Way & Kings Tamerton Road | 18/00193/OUT - pending decision | JLP Allocation | 40 | 0 | 0 | 0 | 15 | 25 | 0 | 0 | 0 | Site is a proposed allocation in the JLP (currently at main mods stage) for 40 dwellings. Site is subject to a live hybrid planning application awaiting a decision. The hybrid application seeks detailed consent for 30 dwellings and outline consent for 21 self build plots (increased quantum compared with proposed allocation). The developer indicates that start on site for the 30 dwellings is anticipated to occur in Jan 2020 after delivery of necessary transport infrastructure required to access site. Developer indicates a delivery programme of 18 months to two years for the 30 units. A single reserve matters application is expected in 2019 for the self build plots and start on site anticipated for the 21 self build units in Jan 2020 alongside the delivery programme for the other element of the site. Site delivery delayed from that envisaged last year due to infrastructure requirements and the need to secure funding from Homes England under the accelerated funding bids. | Yes in part | On the basis of the developer response assumed delivery of 15 units in 2020/21 and 25 units in 2021/22 as per the proposed allocation quantum. Should outline consent be attained for the 21 self build plots then a further 11 dwellings will be added to the supply at that time when principle of increased quantum established. |
| PLY58.5 | North Prospect phase 4 | None | JLP Allocation | 182 | 0 | 0 | 0 | 0 | 68 | 114 | 0 | 0 | Site is a proposed allocation in the JLP (currently at main mods consultation phase) for a net yield of 42 dwellings (182 new build and 140 demolitions) Site is part of an ongoing regeneration project and although referred to as phase 4 is the final phase of redevelopment delivering after phase 5. Developer anticipates submission of a planning application for this phase early 2019, site commencement mid 2020. Phase 3 completing in 2018/19 phase 5 due to commence shortly. Programmed demolitions are recorded in the summary table. | Yes | Delivery forecast agreed with Developer last year - no change required based on latest evidence. 140 demolitions anticipated to occur in 2020/21 and accounted for in summary table. Delivery rates accord with that achieved in previous phases and with SHLAA lead in times/delivery rate evidence. |
| PLY58.6 | North Prospect phase 5 | 17/01701/FUL | Planning permission - Not Yet Started | 143 | 0 | 0 | 9 | 87 | 47 | 0 | 0 | 0 | Site is a proposed allocation in the JLP (currently at main mods consultation phase) for a net yield of 45 dwellings (143 new build and 98 demolitions) Site is part of an ongoing regeneration project and although referred to as phase 5 the site is being delivered ahead of phase 4. This phase has detailed consent for 143 dwellings and had yet to commence construction as at April 2018. Developer has revised forecasts backwards from that envisaged last year due to protracted contractual negotiations only recently concluded. Developer's latest profile indicates completion of 9 dwellings in 2019/20, 87 dwellings in 2020/21 and 47 dwellings in 2021/22. The 98 demolitions are forecast to occur in 2018/19 and are contained in the summary table. | Yes | Delivery rates accord with previous phases and SHLAA lead in times/delivery rates evidence. |
| PLY58.7 | Douglass House | None | JLP Allocation | 5 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | PCC owned site and bringing forward application early 2019 for 5 plots. Anticipated delivery in 2020/21. | Yes | Lead in time accords with SHLAA lead in times evidence. |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 Total Dwellings Permitted | 2018 Dwellings Delivered | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan Remainder 2023-34 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|----------|---|------------------------------------|--------------------|--------------------------------------|--------------------------------|---------|---------|---------|---------|---------|------------------------------------|----------|---|---|--|
| | | | | | | 0 | 0 | 0 | 0 | 0 | | | | | |
| PLY58.15 | Savage Road, Barne Barton | 18/01288/FUL - pending decision | JLP Allocation | 204 | 0 | 0 | 73 | 72 | 0 | 59 | 0 | 0 | Site is identified as a proposed allocation in the JLP (currently at Main Mods consultation phase) The site is subject to live application awaiting decision. The application (seeking detailed consent) presents revised demolitions and new build quantum to this regeneration scheme compared with the quantum cited in the JLP (which was a best estimate of capacity and demolition forecast at the time of the examination hearings.) The developer now anticipates 226 demolitions and 204 new build dwellings. The developer's delivery profile indicates the first phase of 145 dwellings commencing on site in May 2019 a construction period of 20 months completing in January 2021 (72 houses and 73 flats) phase 2 for 59 units anticipated to commence in November 2021 with a 12 month construction programme completing in November 2022 (30 houses and 29 flats). Developer indicates demolition profile as follows, 150 in 2019/20 and 78 in 2021/22 and this is contained in the summary table. | Yes | On the basis of the intelligence provided by the developer, reasonable to assume delivery of the 73 houses in 2019/20 and the 72 flats in 2020/21 as not clear from developer intelligence exact split for phase 1. With regard to phase 2 assumed delivery of all 59 units in 2022/23 on the basis of start on site programmed for November 2021. |
| PLY59.1 | Former Woodlands & Hillside School | 15/02234/FUL | Under Construction | 72 | 38 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | Remaining 34 dwellings were under construction as at April 2018. Site has now completed post April 2018. | N/A | N/A |
| PLY59.2 | land either side of Clittaford Road | None | JLP Allocation | 108 | 0 | 0 | 0 | 0 | 35 | 73 | 0 | 0 | Site is identified as a proposed allocation in the JLP (currently at Main Mods consultation stage) for 108 dwellings. Site has a developer on board and indicates submission of full application mid 2019. No specific delivery forecast forthcoming. | No delivery forecast provided. | Submission of planning application has been delayed but developer now on board and bringing forward an application in mid 2019. Delivery profile moved back one year compared to last year's assumption on this basis. SHLAA lead in time methodology applied on the basis of submission of application in 2019/20 and first delivery achievable in 2021/22. SHLAA delivery rate methodology average set B applied (lower end of range). |
| PLY59.3 | Land to the North of Clittaford Road | 16/00644/FUL | Under Construction | 21 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 21 dwellings, 11 of which had commenced construction as at April 2018. Developer confirms all dwellings will be complete by end of December 2018. | Yes | N/A |
| PLY59.4 | Former Southway Primary School | 16/01128/FUL | Under Construction | 95 | 0 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 95 dwellings, all of which had commenced construction as at April 2018. Developer confirms all dwellings will be complete by end of March 2019. 65 dwellings will be complete by end of 2018 and remaining 30 by end of March 2019. | Yes | N/A |
| PLY59.5 | Stirling House & Honicknowle Clinic, Honicknowle Green | None | JLP Allocation | 20 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | Site is a proposed allocation in the JLP (currently at Main Mods consultation stage) for 20 dwellings. Site assembly and demolition of Stirling House has been completed by PCC. Site remediation due to commence and will be completed by March 2019. PCC working with LiveWest and veterans self-build to bring forward a 25 dwelling scheme. Community consultation taking place early 2019 and programmed to submit full application in May 2019, start on site January 2020 and completion of all dwellings by April/May 2021. | Yes in part | Assumed delivery pushed back one year than that previously envisaged as indication of completion by April/May 2021. Assumed 20 dwellings for now as per JLP allocation until proposal comes forward and attains consent. Assumed lead in time/delivery rate accords with SHLAA lead in times/delivery rate evidence. |
| PLY59.14 | Land North of Clittaford Road | None | JLP Allocation | 9 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | Site is identified as a proposed allocation in the JLP (currently at Main Mods consultation stage) for 9 dwellings. Site is being brought forward in conjunction with PLY 59.2 (see above) The site has a developer on board and indicates submission of full application mid 2019. No specific delivery forecast forthcoming. | No delivery forecast provided | Submission of planning application has been delayed but developer now on board an bringing forward an application in mid 2019 (see PLY59.2). Assumed delivery in 2022/23 as part of delivery programmed for PLY59.2. |

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|----------|-----------------------------|--------------|---------------------------------------|----|---|---|----|---|---|---|---|---|---|---|---|--|-----|-----|
| PLY59.17 | Whiteleigh Community Centre | 16/02033/FUL | Planning permission - Not Yet Started | 27 | 0 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 27 dwellings and all dwellings had yet to commence construction as at April 2018. Developer indicates start on site in November 2018 and completion of scheme by November 2019 or by April 2020 at the latest. Site delivering as envisaged last year. | Yes | N/A |
|----------|-----------------------------|--------------|---------------------------------------|----|---|---|----|---|---|---|---|---|---|---|---|--|-----|-----|

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018-19 Total Dwellings Permitted | 2018-19 Dwellings Delivered | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan Remainder 2023-34 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|----------|--|--|---------------------------------------|--------------------------------------|--------------------------------|---------|---------|---------|---------|---------|---------------------------------|----------|--|--|---|
| | | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | |
| PLY59.18 | Chaucer Way School | 15/00858/OUT | Under Construction | 137 | 4 | 70 | 63 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 133 dwellings and outline consent for 4 self build units. 4 dwellings completed in 2017/18. As at April 2018 115 of the remaining 133 dwellings had commenced construction. Developer has not provided a delivery progress update. | No response from Developer. | Continue to assume delivery forecast submitted by developer last year as no update provided. Delivery forecast maintained at 70 completions in 2018/19 and 63 in 2019/20. Forecast potentially cautious given 115 dwellings under construction as at April 2019 and site may have progressed faster than envisaged. |
| PLY59.19 | Former Lakeside Residential Home | 16/01973/FUL | Under Construction | 15 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 15 dwellings, all of which were under construction as at April 2018. Scheme has subsequently completed post April 2018. | N/A | N/A |
| PLY60.1 | Redwood Drive, Plympton | 16/00150/FUL | Under Construction | 190 | 37 | 69 | 57 | 27 | 0 | 0 | 0 | 0 | Site has detailed consent for 190 dwellings. 37 dwellings completed in 2017/18 and a total of 61 units had commenced construction as at April 2018. Developer indicates site has accelerated faster than envisaged last year and indicated market is strong and building faster to meet demand. Developer now envisages site completion a year earlier than envisaged and a new delivery profile of 61 dwellings in 2018/19, 57 in 2019/20 and the remaining 27, completing by March 2021. | Yes | N/A |
| PLY60.2 | FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE | 17/00371/AMD | Under Construction | 28 | 17 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 28 dwellings. 17 completed in 2017/18 and remaining 11 dwellings under construction as at April 2018. Developer confirms site has now completed post April 2018. | Yes | N/A |
| PLY60.3 | Former Plympton Hospital | 16/02233/FUL | Under Construction | 54 | 6 | 45 | 3 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 54 dwellings. 6 dwellings completed in 2017/18 and 37 of the remaining 48 dwellings had commenced construction as at April 2018. Developer anticipates 45 completions in 2018/19 and the remaining 3 dwellings to complete in 2019/20. | Yes | N/A |
| PLY60.5 | Land at 60 Vinery Lane | 17/02158/OUT | Planning permission - Not Yet Started | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | Site has outline consent for 5 dwellings (non major). As at April 2018 no dwellings has yet to commence construction. No update or response from developer regarding delivery profile or submission of reserved matters. | No response from Developer. | Assumed submission of reserved matters by December 2019 (when outline expires) and delivery put back to 2020/21. Assumption accords with SHLAA lead in time/delivery rate methodology. |
| PLY60.7 | Land between Undercliff Road and Barton Road, Turnchapel | 17/01246/FUL | Under Construction | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 7 dwellings. 1 dwelling has commenced construction as at April 2018. Developer indicates completion of all 7 dwellings anticipated in 2019/20. | Yes | N/A |
| PLY60.9 | Land at Plympton House | 17/01675/S73 17/01676/S73 15/02229/ful & 15/02230/Ful | Under Construction | 14 | 0 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent for 14 dwellings. No updated response from the developer however recent site visit from case officer indicates 6 dwellings have completed post April 2018 and anticipates completion of remaining 8 dwellings in 2019/20. | No response from developer | N/A |

| Policy | PLYMOUTH LPA Site Name | Planning Application Number | Planning Status | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--|--|--|---------------------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|----------|--|--|--|
| | | | | Total Dwellings Permitted | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2034/35+ | | |
| PLY60.10 | Land off Newnham Road, Colebrook | 17/01216/FUL | Planning permission - Not Yet Started | 52 | 0 | 0 | 0 | 0 | 43 | 0 | 9 | 0 | N/A |
| PLY48 | SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38 | 15/00519/REM BOVIS | Site Under Construction | 212 | 76 | 31 | 8 | 0 | 0 | 0 | 0 | 0 | PCC officers have visited the site in November 2018 to establish the breakdown of the developers delivery profile between the LPA's. There were a total of 197 dwellings under construction and on the basis of development progress it has been assumed cautiously that 176 completions are likely to be completed by end of March 2019 compared with the 211 dwellings envisaged by the developer. The difference (35 dwellings) have therefore been assumed to be delivered in 2019/20 in addition to the 210 dwellings anticipated by the developer. This breaks down as follows in relation to Plymouth, in 2018/19 Bovis assumed to deliver 31 dwellings, Taylor Wimpey, 98 dwellings and Linden 7 dwellings. In 2019/20 Bovis assumed to deliver 8 dwellings, Taylor Wimpey 22 dwellings and Linden 13 dwellings. This completes the dwellings to be delivered in Plymouth. |
| PLY48 | SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38 | 15/00517/REM and 16/00287/REM TAYLOR WIMPEY Now 24 instead of 19 4430/17/ARM (increase of 5) | Site Under Construction | 209 | 13 | 98 | 22 | 0 | 0 | 0 | 0 | 0 | Yes in part |
| PLY48 | SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38 | 15/00518/REM LINDEN 15/00958/REM(ANOTHER CONSENT FOR 25) | Site Under Construction | 189 | 24 | 7 | 13 | 0 | 0 | 0 | 0 | 0 | |
| PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2018 to 2023 | | | | Year Supply Total | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | |
| Supply Categories | | | | 5 | | | | | | | | | |
| Allocated Sites | | | | 3499 | 634 | 669 | 773 | 716 | 707 | | | | |
| Large Sites Commitments at March 2018 | | | | 906 | 372 | 336 | 124 | 74 | 0 | | | | |
| Large Sites Commitments at March 2018 (Student Accommodation) | | | | 617 | 152 | 325 | 140 | 0 | 0 | | | | |
| Small Sites Commitments at March 2018 (before applying discount for future lapsing) | | | | 127 | 70 | 57 | 0 | 0 | 0 | | | | |
| Small Sites Commitments at March 2018 (Student Accommodation) | | | | 7 | 0 | 7 | 0 | 0 | 0 | | | | |
| Small Sites 10% allowance for future lapsing (applied only to commitments not started) | | | | -10 | -4 | -6 | 0 | 0 | 0 | | | | |
| Small Windfalls Forecast | | | | 84 | 0 | 0 | 0 | 42 | 42 | | | | |
| Communal Accommodation (Net) | | | | -26 | -13 | 0 | -13 | 0 | 0 | | | | |
| Demolition and Conversion Loss | | | | -468 | -100 | -150 | -218 | 0 | 0 | | | | |
| TOTAL | | | | 4736 | 1111 | 1238 | 806 | 832 | 749 | | | | |

Note: figures may not sum precisely due to rounding

APPENDIX 2

South Hams LPA 5 Year Land Supply

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Status | Total Dwellings Delivered 2014-2018 | 2018-2023 | | | | | | | 2024/25+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|------------------------|---|---|--------------------|---|-----------|---------|---------|---------|---------|------------|----------------------|----------|---|---|--|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan | Remainder 2023-24 | | | | |
| SOUTH HAMS LARGE SITES | | | | | | | | | | | | | | | |
| | Development site of SX 7752 4240, FROGMORE | 43/2855/14/F 43/1661/15/F | Under construction | 11 | 9 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 9 dwellings already built before 2018. No change to timing of completion compared to previous forecast but site capacity increased to 11 as residue of site has detailed consent for 2 dwellings. The site attained a new detailed consent (full) 20/1/18/FUL for an alternative scheme for 2 dwellings permitted after the 2018 Monitoring Point which the agent confirms that landowner intends to develop. Agent advises that a developer/contractor is to be selected for these 2 dwellings within the next few months. | Yes - with agent for land owner | |
| | Riverside, TOTNES (Development between Steamer Quay and Weston Lane, Bridgetown, TOTNES) | 03_56/0447/12/O 03_56/1419/14/RM 1792/15 RM | Under construction | 166 | 163 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 163 dwellings were built before 2018. The three remaining dwellings were under construction at the 2018 Monitoring Point are expected to be completed in 2018/19. | Yes | |
| | Higher Tweed Mill (Webber Yard and Sawmills Field , DARTINGTON TQ9 6JY) | 14/1745/13/O 2851/16/ARC 1019/17/ARC | Under construction | 30 | 11 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | The 11 dwellings built in 2017/18 exceeded the previous 'expected progress' for the site. Developer Cavanna Homes confirms that the remaining 19 dwellings with detailed consent that were under construction at the March 2018 Monitoring Point have now been built. | Yes | |
| | Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ | 22/1967/13/F | Under construction | 12 | 6 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 6 dwellings built 2014-18, slightly slower delivery than forecast. Agent confirms that the 2 dws under construction at the 2018 Monitoring Point have now been completed.. Of the remaining 4 units on this site with detailed consent the landowner/developer advises he intends to complete the development in 2019/20 and 2021/21 with a build rate of 2pa. | Yes (information from agent for landowner) | |
| | Land at SX805 510, Town Farm, BLACKAWTON | 06/0992/14/F | Under construction | 60 | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent (full) for 60 dwellings. Development progress is as previously forecast. Site has started, no dwelling completions in 2017/18 but with 3 dwellings under construction at the 2018 Monitoring Point. Developer Linden Homes broadly concurs with forecast. | Yes | With site start, and dwellings under construction trajectory relies on same build rate and lead in time as in previous forecast. |
| | Hareston Farm, BRIXTON | 0955/16/FUL 4098/16/FUL | Under construction | 14 | 0 | 9 | 5 | 0 | 0 | 0 | 0 | 0 | Conversion of barns to dwellings has commenced with 11 under construction and 3 with detailed consent yet to commence at the 2018 monitoring point. Developer (Dart Developments) agrees with 9 dws built in 2018/19 including the Pump House. Consequently, the residue of 5 units are forecast for completion in 2019/20. | Yes regarding build rate | |
| | field opposite Wheat Park, Totnes Road, DIPTFORD | 17/2267/12/F | Under construction | 12 | 0 | 0 | 4 | 8 | 0 | 0 | 0 | 0 | Technical site start by March 2016 related to detailed consent (full) for 15 dws. New detailed consent (full) 0428/18/FUL for 12 dws granted after the 2018 monitoring point and New Deed of Variation of the S106 agreement was signed with new developer Jameson Homes. Current application to discharge conditions 13 and 14 of consent 0428/18/FUL. Developer Jameson Homes agrees with forecast build rate, lead in times and the trajectory. | Yes | |
| | Sparkwell Golf Course, Wellbeck Manor, SPARKWELL | 49/0445/14/O 49/2377/15 RM 1819/17/FUL | Under construction | 23 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | Site has detailed consents (full) for 23 dwellings, Developer Blue Cedar Homes confirms that all 23 dwellings are now built (as at 23 November 2018), as expected in the previous forecast. | Yes | |
| | Proposed Development Site At Sx 8504 5721 Coombe Shute STOKE GABRIEL | 52/2477/15/F | Under construction | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | Site has detailed consent (full) for 10 dws. Standard lead in time, with build rate similar to rates achieved by this developer historically, Developer Blue Cedar Homes advises that completion of the scheme is scheduled for June 2019, and trajectory has been updated to reflect that information. This is slightly later than previously forecast (which had been March 2019) due to additional lead in time related to the granting of planning consents. | Yes | |

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| | | | | | | | | | | | | | | | | | |
|--|---|-------------|--------------------|----|---|---|----|---|---|---|---|---|---|---|---|-----|--|
| | Sx 8502 5769 Paignton Road, STOKE GABRIEL | 52/1503/15F | Under construction | 53 | 0 | 8 | 40 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Site is under construction, developer Cavanna Homes advises that the site started slightly earlier than previously forecast, Trajectory amended to reflect developer's delivery profile of 8 completions in 2018/19 40 in 2019/20 and 5 in 2020/21. | Yes | |
|--|---|-------------|--------------------|----|---|---|----|---|---|---|---|---|---|---|---|-----|--|

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Permitted Matters | Total Dwellings Delivered 2014-2018 | 2018-2019-2020-2021-2022-23 | | | | | Total Plan Remainder 2023-34 | 2034/35 | TY - 2018 MONITORING POINT 2018/19 to 2022/23 Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|---|-----------------------------|--|-------------------------------------|-----------------------------|---------|---------|---------|---------|------------------------------|---------|--|--|---|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | |
| | Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL | 3903/16F | Under construction | 12 | 0 | 1 | 6 | 5 | 0 | 0 | 0 | New detailed consent September 2017. Of the 13 dwellings with detailed consent, Gross 3 (net 2) dws were under construction at the 2018 Monitoring Point, and 10 had not yet commenced. (This consent supersedes a previous 2012 consent that had been started but dwellings not implemented - not counted in the previous trajectory) Applications approved in 2018 for discharge of conditions. No previous forecast for this site- | Developer Park Green SW Ltd anticipates completion of 2(net 1) units in 2018/19 - then completions in the next 2 years | Build rate assumption of 5-6 pa - smaller site in rural settlement, including conversion of hotel |
| | Development site at Knighton Road, WEMBURY | 58/1352/12/F | Under construction | 26 | 21 | 5 | 0 | 0 | 0 | 0 | 0 | Development has accelerated with 13 dwellings completed in 2017/18 compared to the 10 previously predicted. There were no dwellings under construction as at end March 2018. The remaining 5 dwellings with detailed planning consent are forecast for completion in 2018/19, as agreed by the developer J and M Homes Ltd. | Yes | |
| | West Alvington Hill, KINGSBRIDGE | 28/0508/15/O | Permitted. Not started. NOT ALLOCATED BY JLP (TTV15.1 DELETED BY MAIN MODIFICATION MM31) | 60 | 0 | 0 | 0 | 15 | 20 | 20 | 5 | Site has outline consent for up to 60 dwellings. Current detailed planning application (Reserved Matters for 57 dws) validated after 2018 Monitoring Point. Capacity remains at 60 dwellings as decision pending on RM application. Site land owner/developer is a house-builder (Baker Estates). Developer agrees with build rate assumptions, which are realistic, mindful that developer is proceeding with nearby development at Malborough. Developer had agreed with initial lead in time forecast. But Council has added 6 months to lead in time as revised proposals are likely. So 5 completions are now forecast in the 5 year period and 5 completions are forecast after 5 year period. | Yes to build rates and swift development of site. | |
| | Kings Arms Hotel, Fore Street, KINGSBRIDGE TQ7 1AB | 1515/17/FUL | Planning permission-Not Yet Started | 15 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | Site has detailed consent (full) for 15 dwellings. There is no previous forecast as this is a new site granted conditional approval in 2017/18. Landowner was Vision Residences - site has been marketed this year. Completion of 15 dwellings in 2020/21 consistent with agents' information and standard lead in times. | Agent for developer indicated that site is unlikely to start before summer 2019 and take 2 years to complete | Lead in time accords with Revised Housing Topic Paper (TP3(rev)) lead in times evidence. Build rate reflects the build programme indicated in the application for this conversion of a listed building + 2 new build dwellings |
| | Parkers Barn, Parkers Way TOTNES | 1483/17/POD 3895/17/POD | Planning permission-Not Yet Started | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | Site has 2 alternative consents -where Prior Approval has been given (26 and 32 dwellings). This is a new site because it was granted approval in 2017/18 so there is no previous forecast. Separate Full application for external works decision pending. Some demolition works were underway within the Prior Approval in 2018. | Agent has advised that landowner does not intend to implement the 1483/17/POD consent for 26 dws. Agent has forwarded the trajectory to the landowner, but no response received. | No additional detailed consent required. Lead in time accords with Revised Housing Topic Paper (TP3(rev)) lead in times evidence. Build rate consistent with proposal being an office to residential conversion & all completions at same time in a single year. |
| | Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ | 2826/15/FUL | Planning permission-Not Yet Started | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | Site has detailed consent (full) for refurbishment of hotel an c/u of hotel to 10 dwellings. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Site not started at 2018 Monitoring Point. | No response from developer | 26 June 2018 Information from agent for developer about anticipated timing of site start and completion |
| | Land north of Canes Orchard BRIXTON | 1825/16/OPA | Planning permission-Not Yet Started | 29 | 0 | 0 | 0 | 15 | 14 | 0 | 0 | Site has outline consent for 29 dws. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Detailed Application (Reserved Matters) for 31 dws validated in May 2018 - decision pending Subsequent detailed application (Reserved Matters) for 31 dws validated in November 2018 (decision pending). Expectation that at least one of these RM application will be approved by May 2018, followed by discharge of conditions, | No response from developer | lead in time Based on average lead in time for site size (Housing Topic paper Appendix 11.2 (TP3(rev))), modified by progress of RM applications now pending decision.Site start forecast for September 2019. First completions - May June 2020 Build rate 20 pa- as this is a smaller site, expectation of SME |
| | Gara Rock Hotel, EAST PORTLEMOUTH (western building; rotunda; + secret suite) | 3586/16/F | Planning permission-Not Yet Started | 12 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | Change of use to 12 dws (C3) on site with detailed consent has now commenced. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Shell of hotel building was built under previous consent - so extensions & internal works need to be completed to create 12 apartments. | No response from developer | Standard Lead in time : 2 yrs 2 months between Full pp to first dwelling completion (see Housing Topic Paper – Revised – Appendix 11.2 (TP3(rev)) for sites of 10 -49 dws for Full consent. Build rate :Completion of all 12 units in a single year. |
| | Land at Alston Gate, MALBOROUGH TQ7 3BT | 33_46/0918/14/O | Planning permission-Not Yet Started | 16 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | Site granted detailed consent (RM) for 16 dws 30 July 2018 (ie after the 2018 monitoring Point) following outline approval 33_46/0918/14/O . (Alston Gate Phase 2) Discharge of conditions approved 20 June 2018. | No response from developer | |

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Matters | Total Dwellings Delivered 2014-2018 | 2018-19 to 2022-23 | | | | | | | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|---|-----------------------------------|--|---|--------------------|---------|---------|---------|---------|------------|----------------------|----------|--|---|---|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan | Remainder 2023-34 | | | | |
| | Sx 5670 4944, west of Collaton Park, NEWTON FERRERS | 37/2548/14/O | Planning permission- Not Yet Started | 70 | 0 | 0 | 0 | 20 | 30 | 20 | 0 | 0 | Site has outline consent for 70 dws. Detailed planning application (for approval of one of the Reserved Matters layout)-validated 16 August 2018, (broadly as expected in the previous trajectory) - currently pending decision. Further RM applications will be submitted. Application. To discharge condition 2 (phasing) was approved 20 August 2018. Applications to discharge other conditions - yet to be received. | Part information from agent for landowner/developer - will be developing this site, | Mindful of the timing of the submission of the first RM application m and that further RM application(s) are needed , the delivery profile is the same as the previous forecast except that the Lead in time has been increased by a year (first completions in 2019/20) Build rate assumption - same as previous forecast |
| | Yealm Hotel, 104 Yealm Road, NEWTON FERRERS | 0607/17/FUL 2975/17/VAR | Planning permission- Not Yet Started | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | Site has detailed consents (full) for 15 dws. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Developer agrees with trajectory. Developer (Red Earth Yealm Ltd) Confirms that groundworks started in May 2018 and main contract works started August 2018 , and confirms that all 15 dws will be completed at the same time (December 2019) with no phasing | Yes | |
| TTV5 | land at Cotton, DARTMOUTH | 15_51/1710/14/O | Part Planning permission; Not Yet Started 240 dws Part Allocation 210 dws | 450 | 0 | 0 | 0 | 15 | 40 | 40 | 355 | 0 | Outline consent for 240 dwellings (15_51/1710/14/O) on part of site (granted March 2016) . Outline planning application (3475/17/OPA) for 210 dwellings on remainder of site where DM Committee 7 November 2018 resolved approval subject to s106, ie after the 2018 monitoring point. No detailed consent and no reserved matters applications received. However, the developer has said in a meeting with a Council Officer that their intention is to make rapid progress. Baker Estates has acquired the site and concurs with the assumption that a detailed planning application for Reserved Matters would be submitted about February 2019. The site is a proposed allocation in the JLP (currently at main mods consultation phase). | Yes | |
| TTV6 | Noss-on-Dart, DARTMOUTH | | 0 Allocation | 126 | 0 | 0 | 0 | 0 | 35 | 20 | 71 | 0 | Site has detailed consent for 39 dws as part of a hybrid consent for 130 dwellings / 126 net dwellings (2161/17/OPA). No reserved matters applications received as at Nov 2018. Premier Marinas Ltd has acquired the site and their agent concurs with the assumption that a series of RM applications would be submitted from 2020 with a view to the first phase of dwellings being completed in 2021-2022. Landowner agrees with the trajectory The site is a proposed allocation in the JLP (currently at main mods consultation phase) | Yes | |

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Matters | Total Dwellings Delivered 2014-2018 | 2018-19 to 2022-23 | | | | | | | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|-----------------------------|-----------------------------------|---------------------|---|--------------------|---------|---------|---------|---------|------------|----------------------|----------|--|---|---|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan | Remainder 2023-34 | | | | |

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| | | | | | | | | | | | | | | |
|---------|---------------------------------|-------------------------------------|--|-----|----|----|----|----|----|----|-----|--|---|--|
| TTV8 | East of Ivybridge, IVYBRIDGE | 27_57/1347/14/F on NDY 57/2472/14/O | Part Under Construction (222 dws) Part Allocation 318 dws | 540 | 34 | 44 | 44 | 60 | 60 | 70 | 228 | The site is controlled by 3 different developers. Barratt David Wilson Homes (27_57/1347/14/F) has detailed consent for 222 dwellings. Planning applications for discharge of pre-commencement conditions were submitted and approved in 2017 for this part of the site. The consent has been implemented, 34 dwellings completed and 60 under construction at the 2018 Monitoring Point. The rest of the site is part of the allocation. At the 2018 Monitoring Point there were no consents for housing development on the Hannick Homes part of the site but outline application 57/2472/14/O for 198 dws did have DM committee resolution in 2016 for approval subject to S106 agreement. Consent for the outline application was granted 4 September 2018. The developer Hannick Homes has advised that a RM application will be submitted February 2019 and the site will start in the second half of 2019 with first completions March 2020. The remaining part of the site does not yet have an outline or detailed planning application. It is part of the proposed allocation in the JLP (currently at main mods consultation phase). An application by Taylor Wimpey requesting an EIA screening opinion related to 120 dws was determined in 2017 (screening not required) Taylor Wimpey information - they anticipate submitting a full planning application in June 2019. | No | The Councils have revised the initial trajectories for 2018 Monitoring point, in light of information received from consulting the 3 developers on this site. Confirmation that Hannick Homes will be submitting a detailed application early in 2019 resulted in the trajectory forecasting completions earlier on this part than previously forecast. The information about the proposed submission of a detailed application by Taylor Wimpey in mid 2019 is also taken into account. However, the combination of individually agreed trajectories (Barratt and TW) plus Hannick Homes in Ivybridge would result in an unrealistic delivery rate in 2020/21 and 2021/22. This is of particular concern when considered in the context of the delivery rate at Sherford. So the Council is have therefore further modified the trajectory by reducing individual delivery rates, amending the Hannick start date (earlier) and the TW start date (later). This 'smooths' the trajectory for the site and across Ivybridge |
| TTV10 | Land at Stibb Lane, IVYBRIDGE | | 0 Allocation | 100 | 0 | 0 | 20 | 30 | 30 | 20 | 0 | DM Committee 8 November 2018 resolution to approve detailed planning application (full) for 101 dwellings (3954/17/FUL), subject to S106 agreement. This occurred after the 2018 monitoring point. The site is a proposed allocation in the JLP (currently at main mods consultation phase). This site's delivery starting in 2019/20 follows on from the completion of the Persimmon Woodland Road Site | Agreed lead in time agreed. Developer had previously agreed a higher delivery rate 50 dpa | The combination of individually agreed trajectories in Ivybridge would result in an unrealistic delivery rate, particularly when considered in the context of the delivery rate at Sherford. The Council has, therefore, further modified the trajectory by reducing the forecast build rate at this site (from 50 dpa down to 30 dpa) which results in the site completion forecast for 2022/23 |
| TTV11.1 | Stowford Mill, IVYBRIDGE | 27/1336/15/F | Under Construction | 97 | 0 | 17 | 16 | 27 | 32 | 5 | 0 | Detailed consent (Full) 27/1336/15/F was granted 18 February 2016 for Mixed use application for 97 dws (through regeneration of Stowford Mill (27 dws) including erection of 38 new dwellings and 32 apartments). Revised phasing plan has been taken into account in the new trajectory which reflects information about the delivery profile and the phasing provided by the developer. Discharging of conditions approved through several applications during 2017 and 2018. Site started 6 October 2018. | Yes | Despite other amendments to the cumulative delivery rate in Ivybridge, it is considered that the circumstances of the Stowford Mill development set that development apart and that it will be delivered as set out in the agreed delivery profile in the trajectory.. |
| TTV11.2 | Woodland Road, IVYBRIDGE | 1971/16 /FUL | Under Construction | 74 | 73 | 1 | 0 | 0 | 0 | 0 | 0 | 73 dwellings completed by the 2018 Monitoring Point. Developer advises that the remaining 74th dwelling has now been completed . | Yes | |
| TTV11.3 | Cornwood Road, IVYBRIDGE | 2208/16/FUL | Under Construction | 34 | 0 | 0 | 34 | 0 | 0 | 0 | 0 | Site has detailed consent for 35 dwellings (net 34). Development has started with first completion forecast in the year 2018-2019. Site has started (March 2018 - developer information). Trajectory reflects the developer(Larkfleet Homes) profile of gross 1 dw (net nil) in 2018/19 and the residue of 34 dws in 2019/20 . The site is a proposed allocation in the JLP (currently at main mods consultation phase). | Yes | |
| TTV14 | West of Belle Hill, KINGSBRIDGE | 0299/17/OPA | Planning Permission - Not Yet Started | 96 | 0 | 0 | 0 | 20 | 30 | 30 | 16 | Outline consent granted (0299/17/OPA) for 96 dwellings in October 2017. Developer (LiveWest) has acquired the site and their information is that they will submit a detailed application (Reserved Matters) in submitted January 2019. The site is a proposed allocation in the JLP (currently at main mods consultation phase) | Yes | |

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Status | Total Dwellings Delivered 2014-2018 | 2018-19 to 2022-23 | | | | | 2023-24 | Total Plan Remainder 2023-34 | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|-----------------------------|-----------------------------|-----------------|-------------------------------------|--------------------|---------|---------|---------|---------|---------|------------------------------|--|--|---|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | |
| | | | | | | | | | | | | | | |

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| | | | | | | | | | | | | | |
|---------|--|--|--|-----|----|----|----|----|----|----|----|--|---|
| TTV27 | Land at Baltic Wharf, TOTNES | 56/1939/10/O; 56/0654/13/RM; 56/0104/13/RM | Under Construction | 190 | 80 | 15 | 0 | 0 | 0 | 0 | 95 | 80 completions by March 2018, although the completions in 2017/18 were lower than previously forecast. However there were 15 dwellings under construction at the 2018 Monitoring Point, and these 15 are expected to be completed in 2018/19. The remainder of the site - up to 95 dwellings have outline consent. No detailed applications on this residue nor is the builder identified at this time. Trajectory for this residue is the same as the previous forecast. Residue of site remains developable. | No response received |
| TTV28.2 | Great Court Farm, TOTNES | 03/2163/14/O 3/15/16/ARM | Under Construction | 74 | 5 | 36 | 33 | 0 | 0 | 0 | 0 | Site is under construction. 5 dws built in 2017/18 slightly exceeding the previous forecast. 32 dwellings were under construction and 37 units had not yet commenced at the 2018 Monitoring Point. This progress broadly accords with the previous 'expected progress'. Same assumption of build rate of about 35 dpa, as used in the previous forecast. Developer (Baker Estates) agrees with the assumption) | Yes |
| TTV28.3 | Transition Homes, TOTNES | 2927/15/FUL | Planning Permission - Not Yet Started | 27 | 0 | 0 | 17 | 10 | 0 | 0 | 0 | Site has detailed consent (full) for 27 dws (part of hybrid consent). Site not started. Trajectory reflects information the Project Coordinator for the landowner (Transition Homes Totnes Community Land Trust) updating the programme for development. They indicate a slippage of 9 months for site start and first completions compared to previous forecast. Trajectory reflects the CLT lead in time. Build rate is same as in previous forecast, CLT agrees with Trajectory. Information from the CLT Project Coordinator about scheme funding to support the latest delivery programme. Significant funding was awarded to or secured for the CLT in the last year : <ul style="list-style-type: none"> • £190,000 from Community Housing Fund • £108,000 funding from S106 Agreement sources • £450,000 from HCA Shared ownership capital funding • £300,000 from Community Infrastructure Fund | Yes Lead in time - information from CLT <ul style="list-style-type: none"> • 4-5 months of post commencement site works (ie completion in August 2019) • 9 months to completion of Phase 1 (all 17 dwellings in Phase 1 completed at same time ie all in March 2020) • further 8 months to complete Phase 2 (all 10 dwellings in Phase 2 completed at same time now implying that they are all completed in December 2020 i.e. in financial year 2020/21). |
| TTV28.5 | ATMOS (former Dairy Crest site) TOTNES | 0440/16/CRB | Planning Permission - Not Yet Started | 62 | 0 | 0 | 0 | 0 | 10 | 13 | 39 | Community Right to Build Order made 1 March 2017. Equivalent to a detailed consent. Some of the conditions in the Order have been met, others are in progress. Totnes Community Development Society Director advises site start is now expected to be early in 2019 (slightly later than the previous forecast). Lead in time includes 2 years of site works including demolition/remediation and enabling works to bring the site to serviced plots. Order provides for 62 affordable dwellings. TCDS agrees with trajectory and build rate of 13 dpa. Order also includes 37 units for older people aged 55+ accommodation (TCDS expects these to be C3 with completion in 2021). But site capacity remains at 62 for this trajectory (will not have sufficient certainty that the 37 units are C3 dwellings until conditions met). | Yes |
| TTV29.6 | Brimhay Bungalows, DARTINGTON | 14/0142/15/F | Planning Permission - Not Yet Started | 14 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | Site has detailed consent (full) for 32 dws (net 14 - as 18 existing units are to be demolished). Site not started. Application for discharge of conditions, submitted by the developer South Devon Rural Housing Association, was approved 13 November 2018. Lead in time allows for demolition of the existing 18 bungalows and site works as well as construction of new dwellings. | No response from developer |

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Status | Total Dwellings Delivered 2014-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan Remainder 2023-34 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|-----------------------------|-----------------------------|-----------------|-------------------------------------|---------|---------|---------|---------|---------|------------------------------|----------|--|--|---|
|--------|-----------------------------|-----------------------------|-----------------|-------------------------------------|---------|---------|---------|---------|---------|------------------------------|----------|--|--|---|

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Permission | Part Under Construction (6 dws) Part Allocation (14 dws) | Total Dwellings Delivered 2014-2018 | 2018-19 to 2022-23 | | | | | 2023-24 | 2024/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|----------|---|--|---|---|-------------------------------------|--------------------|---------|---------|---------|---------|---------|----------|---|---|---|
| | | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | |
| TTV29.15 | West of Palm Cross, MODBURY | 35/0059/15/F | Under Construction | | 92 | 54 | 25 | 13 | 0 | 0 | 0 | 0 | 54 completions in 2017/18 is slightly higher than had been forecast. 16 dws were under construction and the remaining 22 with detailed consent had not started at the 2018 Monitoring point. The trajectory reflects the developer, Cavanna Homes' delivery profile which expects slower delivery in 2018/19 compared to the previous forecast, with no specific reason for the slow down given, but which expects the residue to be completed by June 2019. | Yes | |
| TTV29.17 | West of Barracks Road, MODBURY | | Allocation | | 40 | 0 | 0 | 10 | 30 | 0 | 0 | 0 | Detailed consent (Full) for 40 dwellings granted November 2018, after the 2018 Monitoring Point. Developer Cavanna Homes' information is for site start Feb/March 2019 with first completions October 2019; and developer agrees with build rate and trajectory. | Yes | |
| TTV29.19 | Bonfire Hill, SALCOMBE | 41/1915/13/F (part of this permission) | Under Construction | | 13 | 1 | 9 | 3 | 0 | 0 | 0 | 0 | The new developer Versant is developing the remaining 12 units. The delivery profile of 9 built in 2018/19 with the remainder completed by June 2019, takes into account the 2018 Monitoring Point evidence that 9 of the remaining 12 dws with detailed consent were under construction and 3 had not yet commenced. This is slightly slower than previously forecast. | No response from developer | |
| TTV29.20 | Shadycombe, SALCOMBE | 41/1262/15/F (part of site) | Part Under Construction (6 dws) Part Allocation (14 dws) | | 20 | 0 | 6 | 0 | 0 | 0 | 0 | 14 | Site has detailed consent for 6 dwellings on part of the site. These 6 dwellings were under construction at the 2018 Monitoring Point (and are currently near to completion). No planning applications on the remainder of the site and no builder engaged at this time for the remainder of the site. Consequently the trajectory remains as previously forecast, with completions for the remaining 14 dws forecast after the 5 year period, ie 'developable' | SHDCas promoter and part landowner - agrees with trajectory | |
| TTV29.22 | Green Park Way, CHILLINGTON | 0771/16/OPA | Planning Permission - Not Yet Started | | 65 | 0 | 0 | 0 | 25 | 25 | 15 | 0 | Outline consent for 65 dwellings. Current detailed application (Reserved Matters) for 64 dwellings submitted by Acorn Property Ltd (landowner) was validated after the 2018 Monitoring Point. Agent for landowner advises that developer/contractor will be selected in 2019. No change compared to previous forecast. Agent agrees with trajectory. lead in time and build rate. | Yes | |
| PLY48 | SHERFORD, (SOUTH HAMS) PLYMOUTH FRINGE | | | | 5208 | 40 | 205 | 264 | 264 | 264 | 2904 | 1267 | Site is a major new settlement with outline consent for 5,500 dwellings. The site has detailed consent for 610 dwellings as at April 2018. The site straddles the city boundary and 318 dwellings with detailed consent are within South Hams. The remaining dwellings with outline consent fall within the South HamsLPA area. As at April 2018 137 completions had occurred with 111 dwellings completing in Plymouth and 26 dwellings completing in South Hams. The consortium of developers (Linden, Taylor Wimpey and Bovis) have indicated a delivery profile of 211 dwellings for 2018/19 (across both LPA areas) 210 dwellings for 2019/20 (across both LPA areas) and continuation of a delivery rate of 264dpa for the remainder of the scheme (all development post 2020 will be in South Hams LPA area). Site development will extend beyond the JLP plan period. Consortium anticipates submission of next detailed application (Reserved Matters) in February 2019 for about 190 dwellings. | Yes in part | Council officers have visited the site in November 2018 to establish the breakdown of the developers delivery profile between the LPA's. There were a total of 197 dwellings under construction on the whole site (in Plymouth and South Hams) and on the basis of development progress it has been assumed cautiously that 176 completions are likely to be completed by end of March 2019 compared with the 211 dwellings envisaged by the developer. The difference (35 dwellings) have therefore been assumed to be delivered in 2019/20 in addition to the 210 dwellings anticipated by the developer. 40 of the 211 in 2018/19 are forecast to be built in the South Hams. 205 of the 245 in 2019/20 are forecast to be built in the South Hams |
| | ALLERN LANE, TAMERTON FOLIOT, SOUTH HAMS, PLYMOUTH FRINGE | | | | 65 | 15 | 40 | 10 | 0 | 0 | 0 | 0 | Detailed consent (full) for 65 dwellings. Discharge of conditions approved 05 October 2018. Site started in October 2018. Developer Taylor Wimpey agrees with delivery profile in trajectory. | Yes | |

SOUTH HAMS NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV30 (AS AMENDED BY MAIN MODIFICATION MM 34))

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| Policy | SOUTH HAMS LPA Site Name | Planning Application Number | Planning Permission Status | Total Dwellings Delivered 2014-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan Remainder 2023-34 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/ Landowner/ Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) | |
|---|--|-----------------------------------|---------------------------------------|---|---------|---------|---------|---------|---------|------------------------------------|----------|--|---|---|--|
| | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | | |
| SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2018 to 2023 | | | | 5 Year Supply Total | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | | | |
| Supply Categories | | | | | | | | | | | | | | | |
| PPA Plymouth Fringe ALLOCATIONS | | | | | 1037 | 40 | 205 | 264 | 264 | 264 | | | | | |
| PPA Plymouth Fringe Large Site Commitments at 2018 Monitoring Point | | | | | 65 | 15 | 40 | 10 | 0 | 0 | | | | | |
| PPA Plymouth Fringe Small Sites - Commitments at 2018 Monitoring Point | | | | | 6 | 3 | 0 | 0 | 3 | 0 | | | | | |
| TTV - South Hams Large Sites ALLOCATIONS | | | | | 1049 | 153 | 204 | 217 | 262 | 213 | | | | | |
| TTV - South Hams Large Sites Commitments at 2018 Monitoring Point | | | | | 471 | 100 | 142 | 80 | 109 | 40 | | | | | |
| TTV - South Hams Small Sites Commitments at 2018 Monitoring Point | | | | | 350 | 70 | 70 | 70 | 70 | 70 | | | | | |
| Discount for small sites lapsing | | | | | -41 | 0 | -9 | -11 | -11 | -11 | | | | | |
| TTV-South Hams NEIGHBOURHOOD PLAN ALLOWANCE -consents | | | | | 69 | 0 | 12 | 35 | 20 | 2 | | | | | |
| TTV-South Hams SMALL WINDFALL ALLOWANCE | | | | | 87 | 0 | 0 | 0 | 44 | 43 | | | | | |
| TTV-South Hams COMMUNAL ACCOMMODATION (Net) | | | | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| | NPA SX710394 Adjacent to Malborough Park, MALBOROUGH | 549/17/OPA | Planning Permission - Not Yet Started | 50 | 0 | 0 | 8 | 20 | 20 | 2 | 0 | The site has outline consent for circa 50 dwellings. It was included in the 550 dwellings supply forecast to be delivered in the JLP plan period relating to the Neighbourhood Plan Allowance Category (Revised Housing Topic Paper Addendum (TP3 (REV2))). Baker Estates has acquired the land and is the developer. Current detailed application (RM) for 50 dwellings, decision pending. Approval for discharge of conditions granted 31 August 2018. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Delivery profile takes into account the proximity of another site (West Alvington Hill, Kingsbridge) also being developed by Baker Estates. Delivery rate on both sites has been reduced as they are expected to be built at the same time and offer similar products. Build rate is 20dpa. Allowing for gearing up, first completions expected October 2019. | Yes | | |
| | NPA Land Off School Road, STOKE FLEMING | 1554/17/OPA | Planning permission- Not Yet Started | 19 | 0 | 0 | 4 | 15 | 0 | 0 | 0 | Site has detailed consent (Reserved Matters) for 19 dws, following outline approval 1554/17/OPA. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Standard lead in time, with build rate similar to rates achieved by this developer historically, Developer Blue Cedar Homes agrees with site start, lead in time, build rate and trajectory | Yes | | |

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23**

| | | | | | | |
|--|-------------|------------|------------|------------|------------|------------|
| SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL | 1108 | 58 | 245 | 274 | 267 | 264 |
| SOUTH HAMS TTV South Hams Sub TOTAL | 1985 | 323 | 419 | 392 | 495 | 358 |
| SOUTH HAMS LPA TOTAL | 3093 | 381 | 664 | 666 | 762 | 622 |

APPENDIX 3

West Devon LPA 5 Year Land Supply

| Policy | Site Name | Planning Application Number | Planning Status | Total Dwellings Delivered 2014-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2034/35+ | Total Plan Remainder 2023-34 | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Pro moter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|--------|---|--|---|-------------------------------------|---------|---------|---------|---------|---------|----------|------------------------------|--|---|--|
| | | | | | | | | | | | | | | |
| | (Meldon Fields) Land adj. Exeter Road Ind Est, OKEHAMPTON | 0504/17/VAR 02477/2012 /RM 13354/2009/O | Under construction | 281 | 275 | 6 | 0 | 0 | 0 | 0 | 0 | Remaining 6 dwellings with detailed consent that were under construction are forecast to be completed in 2018/19. Developer Linden Homes confirms that the 6 dwellings are now complete. | Yes | |
| | Baldwin Drive, OKEHAMPTON | 00108/2015 RM 02420/2012/O 02418/2012/O | Under construction | 43 | 0 | 0 | 0 | 0 | 20 | 23 | 0 | Detailed consent for 43 dwellings Site started 03/05/2017. Spine road laid out. Applications discharging conditions approved in April to June 2017. Trajectory delivery profile remains as previously forecast and agreed with agent on behalf of applicant Leander Developments. | Information 6/11/2017 from agent for Leander Developments about delivery profile . Clients are considering when to commence construction of the houses. Units are likely to be completed within the next 5 years - exact time-scales are unknown. Suggest back loading delivery as follows: 2020/21 – 20 dws; 2021/22 – 23 dws. | |
| | The Market, Fore Street, NORTH TAWTON | 3105/16/FUL 3106/16/FUL 13457/2009 RM 8748/2006/OKE outline | Under construction | 20 | 8 | 0 | 12 | 0 | 0 | 0 | 0 | 4 dwellings completed before 2014. 8 built 2014 to 2018. Remaining 12 dwellings with detailed consents , were not started at the 2018 monitoring point now expected to be completed in 2019/20. Information from developer East Devon Estates - site works for the remainder of site are underway, footings constructed and intention to complete site in 2019/20 | Yes | |
| | Cross Roads Farm Road from Huddispiit Coss to Cross Road, Lewdown | 0035/16/OPA 2878/16/F | Planning permission- Not Yet Started | 17 | 0 | 0 | 0 | 3 | 14 | 0 | 0 | Detailed consent for 3 dws & outline consent for 14 dws Application to discharge condition related to the full application, validated 27 October 2018 - decision pending. Trajectory reflects previous forecast and previous advice from agent for developer (Southen Properties). | TP3i evidence (2017 Monitoring point) Forecast agreed with Developer response 17 dws completed by 2021/22 No new response from applicant/agent | Expectation of delivery of the 3 dwellings with detailed consent in 2020/21 |
| | Land to rear of Rowan Cottages, LEWDOWN EX20 4DG | 0825/16/FUL | Planning permission- Not Yet Started | 11 | 0 | 0 | 0 | 6 | 5 | 0 | 0 | Detailed consent for 11 dwellings Site not started This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Standard lead in time for full consent for this site size. Note: the southern 2/3 of this site lies within Allocation H16 in the adopted 2005 West Devon Local Plan review - and is currently part of the development plan at this time. | No response from developer | Lead in time based on evidence. Revised Housing Topic Paper – (TP3(rev)). Appendix 11.2 - site of 10 -49 dws with full pp • 2 year 2 months between full pp & completion of first dwellings ie by Nov 2019 • But prudent to add 10 months (ie by Sept 2020) as - 15 months since consent granted & pre commencement conditions not discharged; - applicant is a developer but is not the land owner; as yet no builder identified. Build rate 10-15 dws pa - anticipate SME for this smaller site in a rural area |

| Policy | Site Name | Planning Application Number | Planning Status | Total Dwellings Permitted | Total Dwellings Delivered 2014-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Pro moter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|---------|--------------------------------|-----------------------------|--|---------------------------|-------------------------------------|---------|---------|---------|---------|---------|----------|--|---|---|
| | | | | | | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | | | | |
| TTV18 | East of OKEHAMPTON | 01089/2013/O 4059/16/VAR | PARCEL 2 Part Planning Permission- Not Yet Started 73 dws Part Allocation 302 dws | 775 | 0 | 15 | 40 | 40 | 40 | 40 | 200 | Part of site (Parcel 2) has outline planning consent for up to 375 dwellings. Some conditions have been discharged. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings following conditional approval of 01089/2013/O (& 4059/16/VAR) for up to 375 dwellings. Subsequent 4 RM applications validated after the 2018 monitoring point (for 75, 109, 17 and 8 dwellings). These have not yet been determined. For this trajectory retain the 375 dw capacity in Parcel 2 based on outline consent. Trajectory uses a build rate of 40 dpa (as in the previous trajectory and as agreed with developer) with 15 in the first delivery year. But only 175 dws in Parcel 2 are forecast for completion in first 5 years. Residue of Parcel 2 is forecast for delivery after the 5 year period. The site is part a proposed allocation in the JLP (currently at main mods consultation phase). The site has been started, but not yet the residential element, | Build rate 40 dpa agreed with agent for landowner (and in previous trajectory). | lead in time - expected first completions in December 2018. Trajectory uses a build rate of 40 dpa (as in the previous trajectory and as agreed with the developer) with 15 in the first delivery year |
| TTV21 | Callington Road, TAVISTOCK | 00554/2013/O | Planning Permission - Not Yet Started | 600 | 0 | 0 | 0 | 60 | 75 | 75 | 390 | Detailed planning applications (Reserved Matters) received, and are pending decisions (2780/18/ARM validated on 31 August 2018; and 3345/18/ARM validated on 9 October 2018). These RM seek detailed permission (combined) for in the order of 398 dwellings, following conditional outline application 00554/2013/O for a mixed use development comprising up to 750 dwellings (granted in 2015) Residue of site is a proposed allocation in the JLP (currently at main mods consultation phase), and benefits from the outline consent 00554/2013/O Application for discharge of conditions following grant of planning consent 00554/2013 validated in 2018 and pending decision. Site not yet started but Site start forecast for May 2019. Delivery profile therefore remains unchanged compared to the previous forecast. Developer Bovis Homes previously agreed with the trajectory. | No new information received from Bovis Homes | Lead in times: 12 months from site start to first completions (forecast for May 2020) - as in previous forecast agreed with developer Build rate - 75dpa -as in previous forecast and agreed with developer (with 60 in first year - gearing up) |
| TTV24.1 | New Launceston Road, TAVISTOCK | 2022/16/OPA | Planning Permission - Not Yet Started | 148 | 0 | 0 | 11 | 42 | 42 | 42 | 11 | Detailed planning application (Reserved Matters) for 148 dws on this site was validated May 2018 following Outline consent for up to 148 dws granted 12 May 2017. Not yet determined. Application for discharge of conditions also validated May 2018, not yet determined as at Nov 2018. Previous advice from Developer (Cavanna Homes(South West) Ltd - anticipated site start March 2019. Delivery profile therefore remains unchanged compared to the previous forecast. | No new information received from Cavanna Homes | Lead in times: Anticipate approvals end 2018/early 2019; Site start March 2019 9 months for site works and first dwellings construction - with first completions Dec 2019/Jan 2020 Build rate 42 dpa (as in previous trajectory agreed with developer) ie partial first year 11 dws in 2019/20 then 42 dpa thereafter |
| TTV24.2 | Butcher Park Hill, TAVISTOCK | 00610/2015/O | Planning Permission - Not Yet Started | 110 | 0 | 0 | 40 | 40 | 30 | 0 | 0 | Site has detailed consent (Reserved Matters) for 110 dws granted 27 June 2018 (after 2018 Monitoring Point) following outline approval 00610/2015 (APP/Q1153/W/15/3138936). Applications for discharge of conditions approved August and October 2018. Site started Oct/Nov 2018. (no change to trajectory compared to the previous forecast) Developer (Barratt Homes) agrees with trajectory and assumptions | Yes | |

WEST DEVON LOCAL PLANNING AUTHORITY - 2018 MONITORING POINT
HOUSING SUPPLY FORECAST 2018/19 to 2022/23

| Policy | Site Name | Planning Application Number | Planning Status | Total Dwellings Delivered 2014-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Total Plan | Remainder 2023-34 | 2034/35+ | Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)) | Developer/Landowner/Promoter Agreement with Forecast | Assumptions (lead in times/delivery rate) |
|----------|---------------------------------|-----------------------------|---------------------------------------|-------------------------------------|---------|---------|---------|---------|---------|------------|-------------------|----------|---|--|--|
| | | | | | | | | | | | | | | | |
| TTV24.3 | Brook Lane, TAVISTOCK | 00233/2015/O | Planning Permission - Not Yet Started | 23 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | Received detailed consent (Full) for 23 dwellings after the 2018 Monitoring Point, which supersedes the previous outline consent for 23 dws. Site had not started at the 2018 Monitoring Point. Developer (Westward Housing Group) information is that they are aiming to start on site in Spring 2019. Delivery profile therefore remains unchanged compared to the previous forecast. Developer (Westward Housing Group) agrees with the trajectory. | Yes | |
| TTV24.4 | The Trendle, TAVISTOCK | 2092/16 FUL 4121/17/FUL | Planning Permission - Site Started | 13 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | Site has detailed consents (full) for 13 dwellings, and had a site start with 9 dwellings under construction at the 2018 Monitoring Point. Delivery profile remains unchanged compared to the previous forecast.(with the addition of 1 dwelling added to capacity as the result of full consent for the 13th dwelling granted in 2017/18). Developer (Blue Cedar Homes) agrees with the trajectory. | Yes | |
| TTV29.11 | Hatherleigh Market, HATHERLEIGH | EXPIRED | Allocation | 106 | 0 | 0 | 0 | 24 | 24 | 0 | 58 | | The site is a proposed allocation in the JLP (currently at main mods consultation phase). Current forecast is for first completions in 2020/21. Delay in delivery of a year is consequential to outline consent (Mixed use development including 106 dws) expiring 1 August 2017. Current detailed planning application (full) for redevelopment including 123 dws - not yet determined (Nov 2018). Information received from developer (Kingswood Homes) also indicates a slower delivery (build rate of 2 dws/month) ompared to the previous forecast of 3dws/month. Developer also advised that delivery is sales dependent. Trajectory reflects that lead in time, (allows sufficient time for applications determination, site works and construction) and Council assumption of 2 phases with 2 years of delivery in the 5 year period (ie deliverable) and the residue being 'developable'. | Information from developer -build rate 2 dwellings per month ie 24 pa fist 24 completions in 2020/21 | Assume development proceeds in phases. Mindful of developer's view that delivery depends on sales, the Councils' cautiousdelivery profile forecasts completions od 24dpa in first 2 delivery years, then a year's gap.Then delivery in the next 2 years at 24 dpa, with the last year being the residue. But more completions could be delivered earlier if the market is sufficiently strong. This delivery profile also avoids overlap with the forecast of later delivery of the other allocation at Hatherleigh (Hatchmoor). |

| WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2018 to 2023 | 5 Year Supply Total | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|------------------------|-----------|------------|------------|------------|------------|
| Supply Categories | | | | | | |
| Allocated Sites | 89 | 6 | 12 | 9 | 39 | 23 |
| Large Sites Commitments at March 2018 | 716 | 15 | 104 | 229 | 211 | 157 |
| Small sites Commitments at March 2018 (before applying discount) | 250 | 50 | 50 | 50 | 50 | 50 |
| Discount for small sites lapsing | -29 | 0 | -7 | -8 | -8 | -8 |
| Neighbourhood Plan Allowance | 0 | 0 | 0 | 0 | 0 | 0 |
| Communal Dwellings | 0 | 0 | 0 | 0 | 0 | 0 |
| Small Windfall Allowance | 23 | 0 | 0 | 0 | 12 | 11 |
| WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET) | 1049 | 71 | 159 | 281 | 305 | 234 |

PRIORITY - 2018 MONITORING POINT
FROM 2018/19 to 2022/23

Note: figures may not sum precisely due to rounding

APPENDIX 4

**Plymouth LPA – Sites removed from 5 year
land supply (lapsed and
undeliverable consents & sites
considered developable not deliverable
2018-2023)**

Sites with extant consent considered to be undeliverable in 2017 and position not changed.

| | Site Name | Planning Application Number | Reason |
|--------------------|------------------------------------|-----------------------------|---|
| Large Sites | | | |
| | Agaton Farm | 06/00588/REM | Site has extant planning consent for a further 15 units as 1st phase/block of 6 units delivered in 2010. However remainder of scheme stalled and not deliverable therefore 15 dwellings removed from supply. |
| | Land Adjacent to 110 Kenmare Drive | 07/01754/FUL | Site has extant planning consent, however landowner says project now undeliverable given development constraints of the site. 8 dwellings removed from housing supply. |
| | 80/82 Ebrington Street | 15/01726/FUL | Proposal for 6 dwellings will not proceed as application superseded by new consent for an extension to adjoining car park. 6 dwellings removed from housing supply. |
| | Brown Bear, 20 Chapel Street | 12/00005/FUL | Existing consent undeliverable. Removed 17 dwellings from supply until future application submitted and determined. Site has potential to deliver 6 dwellings in the 5 year supply. Indication of an imminent application, if consent attained then site can be back in the supply. |

Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2018-2023)

| | Site Name | Planning Application Reference | Reason |
|--------------------|-----------|--------------------------------|--------|
| Large Sites | | | |

| | | | |
|------------------------|------------------------|--------------|--|
| | Desborough Motors | 05/00162/FUL | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence of delivery in the next 5 years. Site is extant however no response from developer and given history no confidence of delivery in the 5 year supply. |
| | 17-19 Mayflower Street | 16/00554/FUL | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10 due to demand and viability issues for the consented scheme. No clear evidence of delivery in the next 5 years. likely non delivery of consented scheme and alternative forms of development being explored. |
| | 33 Bretonside | 16/01992/FUL | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence of delivery in the next 5 years. Consent about to lapse in January and pre commencement conditions not discharged. Site being marketed so pushed back to years 6 to 10. |
| JLP Allocations | | | |
| PL7 | Colin Campbell Court | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. Site identified as an allocation in the JLP (currently at main mods consultation stage) Majority of the site now in ownership of PCC with HCA funding. No clear evidence of delivery in the next 5 years. Site was marketed but preferred bidder not selected. Site being marketed again in 2019. Could come forward into the 5 year supply after developer appointed. |

| | Site Name | Planning Application Reference | Reason |
|-------|---|--------------------------------|--|
| PL14 | Foot Anstey Offices, Derry's Cross | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years. Site being marketed by landowner. |
| PL23 | Plymouth Fruit Sales | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years until development proposal comes forward with timeframes and delivery profile. |
| PLY29 | Millbay Waterfront, Millbay Marina Village, Custom House Lane | 14/01103/FUL | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years, developer indicates scheme not going ahead and new scheme coming forward. |
| PLY30 | Bath Street West | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years. Site is part of existing allocation but no evidence to support delivery of dwellings in the 5 year supply. No developer on board yet Site can move back into 5 year supply once developer appointed/submission of planning application and delivery intelligence forthcoming. |

| | | | |
|--------|--------------------------------|--|---|
| PL36.5 | Broadreach site, Richmond Walk | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years. PCC did not acquire the site as envisaged last year. No timescales for planning application submission/delivery profile forthcoming. |
|--------|--------------------------------|--|---|

| | Site Name | Planning Application Reference | Reason |
|----------|---|--------------------------------|---|
| PLY40 | Seaton Neighbourhood, Charlton Crescent | | Site part of a large development site currently under construction and delivering. However this phase of the development has been moved back to the last phase and therefore beyond the 5 year supply. |
| PLY58.9 | Former Gas Works, St Levan Road | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years.. No progress has been made since last year regarding site acquisition, marketing/developer/intelligence on submission of application and delivery profile. |
| PLY58.12 | Land at Stuart Road, Victoria Park | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years. Site has not been acquired under PCC plan for homes initiatives site has deliverability issues that have yet to be overcome. |

| | | | |
|----------|--------------------------|--|--|
| PLY58.13 | MDEC Central Park Avenue | | Under the new NPPF 'deliverability' definition site considered developable and pushed back to years 6-10. No clear evidence at this stage that housing will deliver completions in the next 5 years. No housing delivery now expected before 2025 as site has 7 year temporary consent for education by University of Plymouth |
|----------|--------------------------|--|--|

Small Sites Lapsed in 2017/2018 (And post April 2018)

| Site Name | Planning Application Reference |
|---|--------------------------------|
| 79 HOTHAM PLACE | 15/00150/FUL |
| LAND AT LANCASTER GARDENS, OFF TAUNTON AVENUE | 14/01405/OUT |
| LAND AT HORSHAM LANE (WEST OF FRASER ROAD) | 16/02019/FUL |
| 99 UNDERLANE | 14/00604/FUL |
| 45 EMMA PLACE | 13/02353/FUL |
| LAND ADJACENT 71 SEFTON AVENUE | 16/00118/FUL |
| 2 HAWTHORN WAY | 15/01225/FUL |
| GLEN LODGE, GLEN ROAD | 14/02178/FUL |
| 110 ALBERT ROAD | 16/02065/FUL |
| 1 SOUTH DOWN ROAD | 14/01965/OUT |
| 66 BILLACOMBE ROAD | 14/01387/FUL |

| | |
|---|--------------|
| Riverford, Estover Close | 15/00129/OUT |
| THE MERMAID ,15 FROGMORE AVENUE | 16/02370/FUL |
| PLOT 10 ADJACENT TO WANSTEAD GROVE | 16/00331/FUL |
| Plot 26, West Park Primary School, Wanstead Grove | 16/01941/REM |
| Plot 9, West Park Primary School, Wanstead Grove | 16/01954/REM |
| Communal Accommodation -Vacant Residential Care Home - Formerly 99-101 Alma Road Plymouth PL3 4HF | 15/01130/FUL |

Large Sites Lapsed in 2017/2018 (And Post April 18)

| Site Name | Planning Application Reference |
|--|--------------------------------|
| SITE EAST OF 790 WOLSELEY ROAD | 15/01630/FUL |
| 10 HAYSTONE PLACE | 13/02187/FUL |
| LAND ADJACENT TO 598 WOLSELEY ROAD | 14/00743/FUL |
| 53 HOOE ROAD | 15/01609/FUL |
| East Park Avenue | 15/00641/FUL |
| WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE | 15/00486/OUT |
| Communal Accommodation - 53 Hooe Road Plymouth PL9 9QS | 15/01609/FUL |

APPENDIX 5

**South Hams LPA – Sites removed from 5
year land supply (lapsed and
undeliverable consents & sites
considered developable not deliverable
2018-2023)**

SOUTH HAMS Sites with extant consent considered to be undeliverable in 2017 and position not changed.

| | Site Name | Planning Application Number | Reason |
|--------------------|-------------------------|-----------------------------|--|
| Large Sites | | | |
| | Fort Bovisand, BOVISAND | 58/2441/15/F | <p>Detailed consent for 50 dwellings depended on funding bid which was unsuccessful. Forecast Delivery is therefore nil. The Scheme for 50 dwellings is not viable without funding and therefore not developable and is undeliverable. Subsequent planning application for a different, larger scheme on this scheme was not permitted until after the 2018 Monitoring Point.</p> <p>So for the purposes of this trajectory no completions are forecast for the 5 year period.</p> |

SOUTH HAMS Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2018-2023)

| | Site Name | Planning Application Number | Reason |
|---|---|-----------------------------|--|
| Large Sites - consented by the 2017 Monitoring Point | | | |
| | Sx550 522 adjacent to Venn Farm, BRIXTON | 07/1197/15/O | <p>Site has outline consent for 17 dws (approved 21 June 2016). This site is allocated for housing as part of RA12 allocation in the adopted South Hams Rural Areas Site Allocations DPD.</p> <p>No detailed consent at this time, nor is builder identified. Landowner confirms intention to submit RM application in 2019.</p> <p>Applicant was David Wilson, but they previously advised that they no longer have an interest in the site. Land owner information: No builder at this time - currently considering selection of architects to produce a detailed scheme. Mindful of current NPPG, there is insufficient clear evidence at this time to consider that the site is 'deliverable'. Not prudent to include completions in the 5 year period at this time. So completions are forecast for 2023/24 ie site is available and developable. Site could come forward earlier.</p> <p>(Note this site was previously listed as Zero supply for the 2017 MP trajectory as the landowner had not supplied any information to confirm intention to pursue development)</p> |
| New Large Sites consented 2017/2018 | | | |
| | SX7392 4386, Garden Mill, Derby Road, KINGSBRIDGE | 28/1560/15/O | <p>Site has outline consent for 32 dwellings . There is no previous forecast as this is a new site granted conditional approval in 2017/18. No information received from the developer about the timing of submission of detailed planning application. In absence of information about timing of submission of detailed planning application, the trajectory forecasts first completions in 2023/24 ie outside the 5 year period. ie site is available and deliverable. Site could come forward earlier.</p> |
| | NPA Land adjacent to Parsonage Farm, NEWTON FERRERS | 3139/16/OPA | <p>This site has outline consent for 12 dwellings</p> <p>It was included in the 550 dwellings supply forecast to be delivered in the JLP plan period relating to the Neighbourhood Plan Allowance Category (Revised Housing Topic Paper Addendum (TP3 (REV2)) - so is counted towards that category. No information from landowners about timing of detailed application submission nor about developer/builder</p> <p>Mindful of current NPPG, there is insufficient clear evidence at this time to consider that the site is 'deliverable'. Not prudent to include completions in the 5 year period. So completions are forecast for 2023/24 and 2024/25 ie site is available and developable. Site could come forward earlier.</p> |
| JLP Allocations | | | |

| | | | |
|------|---------------------------|--|--|
| TTV9 | land at Filham, IVYBRIDGE | | <p>The site is a proposed allocation in the JLP (currently at main mods consultation phase). The developer Bloor Homes has submitted a hybrid application (3703/18/OPA) for 220 dwellings (detailed for 107 and outline for 113 dwellings). This was validated in November 2018. Insufficient clear evidence about delivery at this time to include completions from this site in the 5 year period. The combination of individually agreed trajectories in Ivybridge would result in an unrealistic delivery rate, particularly when considered in the context of the delivery rate at Sherford. The Council has, therefore, further modified the trajectory for this site by forecasting first completions in 2023/24 (outside the 5 year period) which increases the lead in time by one year and results in the site completion forecast for 2028/29. The site is available and developable.</p> |
|------|---------------------------|--|--|

| | Site Name | Planning Application Number | Reason |
|---------|-----------------------------|-----------------------------|--|
| TTV28.1 | Dartington Lane, TOTNES | | <p>The site is a proposed allocation in the JLP (currently at main mods consultation phase). No planning applications to date, Landowner's latest response provides no information about when detailed planning application will be submitted.</p> <p>Dartington Hall Trust are the landowners. Landowner's delivery profile : 20 dws in 2020/21; 20 in 2021/22 but that profile only allows 18-20 months between now & first completions. This not realistic. Currently no contractor appointed or preferred for this site. The landowner has not provided information about when the process for contractor selection will be completed.</p> <p>Mindful of current NPPG, there is insufficient clear evidence at this time to consider that the site is 'deliverable'. Not prudent to include completions in the 5 year period. So completions are forecast for 2023/24 and 2024/25 ie site is available and developable. Site could come forward earlier.</p> |
| TTV29.9 | Sawmills Field , DARTINGTON | | <p>The site is a proposed allocation in the JLP (currently at main mods consultation phase). No planning applications to date Landowner's latest response provides no information about when detailed planning application will be submitted.</p> <p>Dartington Hall Trust are the landowners. Their delivery profile only allows 18-20 months between now & first completions. This not realistic. Currently no contractor appointed or preferred for this site. The landowner has not provided information about when the process for contractor selection will be completed.</p> <p>Mindful of current NPPG, there is insufficient clear evidence at this time to consider that the site is 'deliverable'. - not prudent to include completions in the 5 year period. So completions are forecast for 2023/24 and 2024/25 ie site is available and developable. Site could come forward earlier.</p> |

| | | | |
|-----------|--------------------------------|--|---|
| TTV(NEW1) | Dartington Estate , DARTINGTON | | <p>JLP Policy TTV(NEW1) includes provision for in the order of 120 dwellings. It was introduced by Main Modification MM30 (currently at main mods consultation phase). No planning applications to date. Landowner's latest response provides no information about when detailed planning applications will be submitted. Planning applications relating to TTV(NEW1) proposals will need to be determined in the context of an endorsed Estate Framework. Councils will be closely involved in discussion with DHT about future strategic land use on the estate including housing over the next 6 months. But Estate Framework is not yet produced nor endorsed.</p> <p>Landowner's latest response provides no information about when developer selection process will be undertaken.</p> <p>Prudent for this trajectory to forecast completions relating to this Policy provision for the core estate from 2023/24 onwards when supply is 'developable'.</p> <p>Trajectory for individual years 2023/24, 2024/25 and 2025/26 is realistic and accords with landowners' delivery profile. But at this time site capacity is in the order of 120 dws based on MM30 and not site specific.</p> <p>Note: Landowner's delivery profile is as follows :</p> <p>Higher Barton - 20 dws in 2023/24; Foxhole - 20 dws in 2023/24; 40 in 2024/25; 40 in 2025/26; 30 in 2026/27 .</p> <p>They say that the Profile is based on the whole of the core estate absorbing previously submitted sites at Higher Barton and Foxhole, & reverting site capacity back to the 150 dws as in submission JLP (TTV29.4 and TTV29.5)</p> |
|-----------|--------------------------------|--|---|

SOUTH HAMS Large Sites Lapsed in 2017/2018 (And Post April 18)

| Site Name | Planning Application Number |
|--|-----------------------------|
| NW Kingsbridge | 28/1244/13/O |
| Land at SX7795,6599 west of Beara Farm, LANDSCOVE* | 50/0021/14/F |

*new detailed application since consent lapsed but not yet determined

SOUTH HAMS Small Sites Lapsed in 2017/2018

| Site Name | Planning Application Number |
|---|------------------------------------|
| Site adj Ashmoor, Dartington, Totnes TQ9 6DH | 14/2468/14/O |
| Proposed development site SX9033 5359, Land adjacent Pilgrim Cottage, Penhill Lane, Hillhead, TQ5 0EY | 30/0067/15/F |
| Proposed dwelling at SX 799 607, Argyle Terrace, Totnes | 56/2392/14/O |
| Atlantic House, Marine Drive, Bigbury on Sea, Kingsbridge, TQ7 4AS | 05/0947/13/F |
| Barnwell House, Steer Point Road, Brixton, PL8 2AD | 07/2047/14/F |
| Whiteoaks, Davids Lane, Filham, Ivybridge PL21 0DW | 57/1848/14/F |
| 12 Tavistock Road, Plymouth PL6 7BB | 04/1111/14/F |
| Pendyce, Beach Road, Heybrook Bay, Plymouth, Devon | 58/2876/12/F 58/0067/12/F |
| 1 Laburnum Drive, Wembury, PL9 0LQ | 58/0611/14/F |

APPENDIX 6

**West Devon LPA – Sites removed from 5
year land supply (lapsed and
undeliverable consents & sites
considered developable not deliverable
2018-2023)**

WEST DEVON Sites with extant consent considered to be undeliverable in 2017 and position not changed.

| | Site Name | Planning Application Number | Reason |
|--------------------|---------------------------|-----------------------------|---|
| Large Sites | | | |
| | Woolen Mill, NORTH TAWTON | 01990/2011/FULL | Detailed consent for 62 dwellings at the 2018 Monitoring Point. Previous information from applicant indicated that development site was not being pursued. Since the 2018 Monitoring Point the consent expired on 2 April 2018, therefore the site has lapsed. No planning application or consent for housing development on this site since the 2018 monitoring point. |

WEST DEVON Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2018-2023)

| | Site Name | Planning Application Number | Reason |
|---|--|-----------------------------|--|
| Large Sites - consented by the 2017 Monitoring Point | | | |
| | NONE | | |
| | | | |
| New Large Sites consented 2017/2018 | | | |
| | Land at SX603952 South of Exeter Road OKEHAMPTON | 0032/18/OPA | Site has outline consent for 50 dws. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Standard lead in time. In absence of information about the timing of submission of a detailed application insufficient clear evidence for delivery in the 5 year period to be considered 'deliverable' Site is available and developable. |
| | Land South Of North Road LIFTON Devon | 2323/16/OPA | Site has outline consent for 20 dws. (Allowed on appeal) This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. Standard lead in time. In absence of information about the timing of submission of a detailed application there is insufficient clear evidence for delivery in the 5 year period to be considered 'deliverable' Site is available and developable. Site has been very recently acquired by Harrington Homes. NOTE: late information provided by the developer Harrington Homes after the trajectory forecast and LPA analysis was prepared - Reserved matters to be submitted late Feb 2019 ; site start October 2019 first completions May 2020 |
| | Jethros, LEWDOWN Okehampton | 2844/15/FUL | Detailed consent for 11 dwellings. Site not started. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. New outline application for residential development submitted after the 2018 monitoring point - Given this uncertainty, prudent to base forecast on standard time for outline application. NO information from landowner about the trajectory or intentions. No information about when a reserved matters application would be submitted if the outline application is approved. But insufficient clear evidence for delivery in the 5 year period to be considered 'deliverable'. Site is available and developable |
| | Abbey Meadows, CRAPSTONE | 0147/17/OPA | Outline consent for up to 22 dwellings. Allowed on appeal. This is a new site because it was granted conditional approval in 2017/18 so there is no previous forecast. No information about when a detailed application will be submitted and no information about builder. Applicant was neither a builder nor the landowner (but S106 was signed by the landowner). Developer/builder unknown at this time. Site has been marketed by Kitchener Land and Planning since October 2018. |

| | | | |
|-----------------|------------------------------|--|---|
| | | | |
| JLP Allocations | | | |
| TTV29.1 | Woolacombe Road, BERE ALSTON | | The site is a proposed allocation in the JLP (currently at main mods consultation phase). No planning applications to date , no curent information from landowner about delivery. This trajectory forecasts completions later than the previous forecast as the previous potential builder/developer (Galliford Try) has advised that they no longer have an interest in this site. Insufficient clear evidence at this time to forecast completions in the 5 year period. But site is available and remains developable. |

WEST DEVON Large Sites Lapsed in 2017/2018 (And Post April 18)

| Site Name | Planning Application Number |
|--|-----------------------------|
| Shobrook Warehouses, Folly Gate, OKEHAMPTON | 02440/2012 /O |
| Woolen Mill, NORTH TAWTON | 01990/2011/FULL |

WEST DEVON Small Sites Lapsed in 2017/2018

| Site Name | Planning Application Number |
|---|------------------------------------|
| Land Adjacent To Mole End, Mill Hill, Tavistock, Devon | 01459/2014 |
| Acorn Farm, Spreyton, Devon, EX17 5AL | 00146/2015 |
| Barn At Ngr Sx383854", Darkey Lane, Lifton, Devon | 01305/2014 |
| Barn B, West Cullaford Farm, Spreyton, Crediton, Devon | 01080/2014 |
| Barn A, West Cullaford Farm, Spreyton, Crediton, Devon | 01083/2014 |
| Jameson House, 1 And 2 South Ball Cottages, Fore Street, Bridestowe | 00071/2014 |
| 24 Orchard Close, Tavistock, Devon | 00847/2014 |
| 72 Plym Crescent, Tavistock, Devon | 00440/2014 |
| Hewton Cottage, Bere Alston, Yelverton, Devon | 00494/2014 |

APPENDIX 7

**Plymouth LPA – List of small sites in 5 year
land supply**

Plymouth LPA - Small Site Commitments at End March 18 (sites with 4 units or less)

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|--|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
| 61A EMMA PLACE | 12/00735/FUL | 4 | 4 | 0 | 0 | 0 | 0 |
| 2 RIDGE PARK* | 10/00856/FUL | 2 | 1 | 0 | 0 | 0 | 0 |
| 225 EMBANKMENT ROAD | 06/01971/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| LAND ADJACENT 865 WOLSELEY ROAD | 15/02183/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 108 BILLACOMBE ROAD | 12/02015/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Hazelhurst, Station Road | 07/00107/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 53 SHORTWOOD CRESCENT | 17/00719/S73 | 1 | 1 | 0 | 0 | 0 | 0 |
| LAND AT UNDERCLIFF ROAD | 15/00702/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Holtwood, Plymbridge Road | 12/00783/FUL | 2 | 1 | 1 | 0 | 0 | 0 |
| LAND ADJACENT TO 5 BAYSWATER ROAD | 15/00742/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 9 Castle Close, Barbican Road Plymouth PL7 1LX | 15/00019/FUL | 1 | 1 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|-----------------------------|--------------|---|---|---|---|---|---|
| MOUNT STONE, CREMYLL STREET | 16/01440/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 28 PETERSFIELD CLOSE | 15/02050/FUL | 1 | 1 | 0 | 0 | 0 | 0 |

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|--|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
| BORINGDON PARK GOLF COURSE,55 PLYMBRIDGE ROAD | 16/00129/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 90 MEADOW WAY | 14/00660/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 118 BILLACOMBE ROAD | 17/01352/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Land To The Front Of 56 Vinery Lane Plymouth PL9 8DE | 17/01320/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Land Adjacent To Mill Cottage, Station Road | 16/01411/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Riverford, Estover Close | 15/02379/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 19 Neal Close | 17/01048/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 40 Pollard Close | 16/01485/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 7 Widey Lane Plymouth PL6 5JR | 17/00506/FUL | 2 | 2 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|--|--------------|---|---|---|---|---|---|
| Land Adjacent To 23 Candish Drive Plymouth PL9 8DB | 17/00488/S73 | 2 | 2 | 0 | 0 | 0 | 0 |
| Madras 29 Furzehatt Road Plymouth PL9 8QX | 17/01047/FUL | 4 | 4 | 0 | 0 | 0 | 0 |
| PLOT 11, WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE | 16/00599/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| PLOT 22, LAND ADJOINING WANSTEAD GROVE | 16/01392/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 3, West Park Primary School, Wanstead Grove | 16/01533/REM | 1 | 0 | 1 | 0 | 0 | 0 |

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
| Plot 8, West Park Primary School, Wanstead Grove | 16/01696/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 5, Land Adjoining Wanstead Grove | 16/01276/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 13, West Park Primary School, Wanstead Grove | 16/01274/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 27, West Park Primary School, Wanstead Grove | 16/01058/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 24, West Park Primary School, Wanstead Grove | 16/01641/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| HIGHVIEW, WILDERNESS ROAD | 17/02073/S73 | 4 | 4 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|---|--------------|---|---|---|---|---|---|
| LAND AT MAIDSTONE PLACE, OFF UXBRIDGE DRIVE | 17/00675/OUT | 4 | 0 | 4 | 0 | 0 | 0 |
| 97 HOWARD ROAD | 15/01420/FUL | 4 | 4 | 0 | 0 | 0 | 0 |
| VACANT SITE AT FITZROY ROAD | 17/02399/AMD | 3 | 3 | 0 | 0 | 0 | 0 |
| 18 TORLAND ROAD | 14/01830/OUT | 2 | 2 | 0 | 0 | 0 | 0 |
| CHRIKAMA, 7 STATION ROAD | 16/00050/FUL | 2 | 2 | 0 | 0 | 0 | 0 |
| HARDWICK NURSERIES, RIDGE ROAD | 15/01545/FUL | 2 | 2 | 0 | 0 | 0 | 0 |
| 127 HEALY PLACE | 15/02327/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 166 VICTORIA ROAD | 17/00783/FUL | 1 | 0 | 1 | 0 | 0 | 0 |

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|-----------------------------------|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
| 861 WOLSELEY ROAD | 15/02120/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 67 LAKE VIEW DRIVE | 15/00436/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| LAND ADJOINING 76 DOWNHAM GARDENS | 17/01599/FUL | 1 | 0 | 1 | 0 | 0 | 0 |

| | | | | | | | |
|--|--------------|---|---|---|---|---|---|
| 505 TAVISTOCK ROAD | 15/01193/OUT | 1 | 1 | 0 | 0 | 0 | 0 |
| ODOORN LODGE, RIVERFORD, ESTOVER CLOSE | 17/00555/OUT | 1 | 0 | 1 | 0 | 0 | 0 |
| 67 RIDGEWAY | 15/02062/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 23 JENKINS CLOSE | 15/00422/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 17 Compton Park Road | 16/02150/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 26 Powderham Road | 16/01602/OUT | 1 | 1 | 0 | 0 | 0 | 0 |
| 120 Fletemoor Road | 16/00431/OUT | 1 | 1 | 0 | 0 | 0 | 0 |
| 680 Wolseley Road | 16/02091/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Adj 107 Cunningham Road | 16/01898/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| MILFORD LANE | 17/02395/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| Riverford, Estover Close | 16/00237/OUT | 1 | 1 | 0 | 0 | 0 | 0 |

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|-----------|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
|-----------|--------------------------------|---------------------------|---------|---------|---------|---------|---------|

| | | | | | | | |
|---|-------------------------------------|---|---|---|---|---|---|
| 3 HOLLOW HAYES | 17/02179/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Rehoboth, Torbridge Road | 16/01262/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| 126 Bellingham Crescent | 16/02148/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 21 Meadow Park Plymouth | 16/01875/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Land Adj To 17 Beauchamp Road | 16/00527/FUL | 2 | 2 | 0 | 0 | 0 | 0 |
| Land Adj 8/10 Dale Avenue | 16/00870/OUT | 2 | 2 | 0 | 0 | 0 | 0 |
| Rear Of New Meze Grill Restaurant, Pin Lane | 16/01651/FUL | 3 | 3 | 0 | 0 | 0 | 0 |
| 50 Ebrington Street | 15/00424/FUL | 3 | 0 | 3 | 0 | 0 | 0 |
| 5-7 Gibbon Lane | 17/00766/FUL | 4 | 0 | 4 | 0 | 0 | 0 |
| 99 HOWARD ROAD | 12/00754/FUL and 15/01419/FUL | 4 | 0 | 4 | 0 | 0 | 0 |
| Land to the Front of 56 Vinery Lane Plymouth PL9 8DE | 17/00247/OUT | 1 | 0 | 1 | 0 | 0 | 0 |
| HIGHLAND COTTAGES NEW STREET | 17/01827/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 8 Woodland Terrace Greenbank Road Plymouth PL4 8NL | 17/00137/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 54 Beaconfield Road Plymouth PL2 3LE | 17/00367/FUL | 1 | 0 | 1 | 0 | 0 | 0 |

| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|--------------------------------|---------------------------|---------|---------|---------|---------|---------|
| 128 Looseleigh Lane Plymouth PL6 5JD | 17/00428/OUT | 1 | 0 | 1 | 0 | 0 | 0 |
| 1 Delgany Villas Delgany Drive Plymouth PL6 8AG | 17/01007/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 5 Tretower Close Plymouth PL6 6BH | 17/02476/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| 4 Delgany Villas Delgany Drive Plymouth PL6 8AG | 17/00726/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| Land At Milford Lane Tamerton Foliot Plymouth PL5 4LU | 17/02395/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| Land At Forget-Me-Not Lane Riverford Estover Close Plymouth PL6 7LJ | 17/00326/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 5 Southwell Road Plymouth PL6 5BE | 16/02117/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 50 Hallerton Close Plymouth PL6 8NP | 18/00154/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 19 Treby Road | 17/02023/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 68 Sherford Road Plymouth PL9 8BW | 17/01384/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 92 Church Road Plymstock Plymouth PL9 9BD | 17/01644/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| 16 Randwick Park Road Plymouth PL9 7QL | 17/02349/FUL | 1 | 0 | 1 | 0 | 0 | 0 |

| | | | | | | | |
|--|---------------------------------------|----------------------------------|----------------|----------------|----------------|----------------|----------------|
| 1 Hawthorn Close Plymouth PL9 9PY | 17/02298/FUL | 1 | 0 | 1 | 0 | 0 | 0 |
| Braidwood Terrace Lane Plymouth PL4 8JW | 17/02276/FUL | 2 | 0 | 2 | 0 | 0 | 0 |
| Site Name | Planning Application Reference | Total Dwellings Permitted | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
| Pengarth, Tamerton Foliot Road Plymouth PL6 5EU | 16/02363/OUT | 2 | 0 | 2 | 0 | 0 | 0 |
| Land At Maidstone Place Plymouth PL5 2SG | 17/00675/OUT | 4 | 0 | 4 | 0 | 0 | 0 |
| 61 Eggbuckland Road | 16/02158/FUL | 1 | 1 | 0 | 0 | 0 | 0 |
| Plot 21, West Park Primary School, Wanstead Grove | 17/00666/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 15, West Park Primary School, Wanstead Grove | 16/02096/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 25, West Park Primary School, Wanstead Grove | 16/02097/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 14, West Park Primary School, Wanstead Grove | 16/02326/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 6, West Park Primary School Wanstead Grove | 17/00187/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 4, West Park Primary School, Wanstead Grove | 17/01172/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Plot 29, Land Adjoining Wanstead Grove, West Park Plymouth | 17/00572/REM | 1 | 0 | 1 | 0 | 0 | 0 |

| | | | | | | | |
|--|--------------|------------|-----------|-----------|----------|----------|----------|
| Plot 12, WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE | 16/01542/REM | 1 | 0 | 1 | 0 | 0 | 0 |
| Total: | | 135 | 70 | 64 | 0 | 0 | 0 |

*1 Dwelling delivered prior to April 2018

APPENDIX 8

Plymouth LPA – Communal Accommodation Commitments

Plymouth LPA - Communal Accommodation Commitments (At end of March 2018)

| Site Name | Planning Application Number | Planning Status at end March 2018 | Communal Units | Communal Bedspaces | Impact on Supply (Bedspaces divided by National Ratio 1.8) | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 |
|---|-----------------------------|---------------------------------------|----------------|--------------------|---|------------|----------|------------|----------|----------|
| Lambspark Care Home, 38 Merafield Road Plymouth PL7 1TL | 12/00511/FUL | Under Construction | 1 | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| 9 Castle Close, Barbican Road Plymouth PL7 1LX | 15/00019/FUL | Under Construction | -1 | -8 | -4 | -4 | 0 | 0 | 0 | 0 |
| Peirson House, Mulgrave Street Plymouth PL1 2RW | 16/00154/FUL | Under Construction | 1 | -32 | -18 | -18 | 0 | 0 | 0 | 0 |
| Pearn House, Egguckland Road Plymouth PL3 5JP | 16/02342/FUL | Under Construction | 1 | -3 | -2 | -2 | 0 | 0 | 0 | 0 |
| 2 Lake Road Plymouth PL9 9RA | 17/02088/FUL | Complete post April 18 | 1 | 5 | 3 | 3 | 0 | 0 | 0 | 0 |
| The William & Patricia Venton Centre Astor Drive Plymouth PL4 9RD | 18/00043/FUL | Planning Permission - Not Yet Started | 1 | -24 | -13 | 0 | 0 | -13 | 0 | 0 |
| 4 Belmont Place Plymouth PL3 4DN | 16/00820/FUL | Complete post April 18 | 1 | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| Total: | | | | | | -13 | 0 | -13 | 0 | 0 |

APPENDIX 9

**Plymouth LPA – Small sites windfall
allowance**

Plymouth LPA - Small Sites Windfall Allowance evidence

| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | Total 2006- 2018 | Average 2006- 2018 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------------|--------------------------|
| Windfall Completions on sites less than 5 dwellings: | 41 | 37 | 17 | 29 | 23 | 31 | 29 | 14 | 18 | 19 | 28 | 28 | 314 | 26 |
| Conversions Plymouth Admin Area (net change less than 5): | 46 | 54 | 57 | 31 | 31 | 14 | 8 | 13 | 21 | 11 | 26 | 30 | 342 | 29 |
| Communal Accomodation (net change less than 5): | | | | | | | | | | 2 | -3 | 3 | 2 | |
| Student Accommodation (net change less than 5)*: | | | | | | | | | 0 | 0 | 0 | 0 | 0 | |
| Total Windfall Completions on sites less than 5 dwellings: | 87 | 91 | 74 | 60 | 54 | 45 | 37 | 27 | 39 | 32 | 51 | 61 | 658 | 55 |
| Number of windfall completions that are Garden Development: | 16 | 13 | 4 | 10 | 16 | 17 | 15 | 5 | 9 | 3 | 12 | 9 | 129 | 11 |
| Total Excluding Garden development: | 71 | 78 | 70 | 50 | 38 | 28 | 22 | 22 | 30 | 29 | 39 | 52 | 529 | 44 |
| Demolitions (under 5 dwellings): | -1 | -1 | 0 | -1 | -6 | -6 | 0 | -1 | 0 | -5 | -2 | -1 | -24 | -2 |

Average windfall allowance (44) minus average demoltions under 5 (2) = 42

APPENDIX 10

**South Hams LPA – list of small sites in 5 year
land supply**

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|----------------|--|--|---|------------------------------------|--|---|
| Ashprington | 01/0108/15/F | Post Barn, Ashprington, Totnes TQ9 7UL | Change of use of barn to residential dwelling (C3) | 0 | 1 | 0 |
| Ashprington | 01/2131/15/F | Proposed Development Site At 2 Dunstone Cottage Ashprington Ashprington Devon TQ9 7UW | Proposed new dwelling in garden | 0 | 1 | 0 |
| Aveton Gifford | 0176/17/FUL | Land To North Of Little Court Kingsbridge TQ7 | Erection of dwelling and garage with associated landscaping | 0 | 0 | 1 |
| Aveton Gifford | 02/0385/15/O & 0908/17/ARM | Proposed agricultural dwelling at SX 685 513, Oak Tree Farm, Modbury, Ivybridge, PL21 0SB | 0908/17/ARM - Application for Application for approval of reserved matters following outline approval 02/0385/15/O. (02/0385/15/O - Provision of permanent agricultural dwelling (all matters reserved) with a decision date of 10/04/2015) | 0 | 0 | 1 |
| Aveton Gifford | 0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/3177770 | Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA | Provision of dwelling and associated landscaping including rest | 0 | 0 | 1 |
| Aveton Gifford | 1357/16/PDM | Wakeham New Barn Access To Wakeham Farm Aveton Gifford Devon TQ7 4NE | Prior notification for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) (Class Q) (a & b) | 0 | 0 | 2 |
| Aveton Gifford | 2100/16/ARM | Beer Wood Greyhill Cross To Idston Cross Loddiswell Devon TQ7 4EQ | Reserved Matters application for access, scale, appearance, layout and landscaping, pursuant of outline consent 02/0888/14/O for permanent agricultural works dwelling | 0 | 0 | 1 |
| Aveton Gifford | 2635/16/OPA | Land off Stray Park Pulleys Close Aveton Gifford Devon TQ7 4JE | Application for outline planning permission with all matters reserved for construction of a single detached dwelling | 0 | 0 | 1 |
| Aveton Gifford | 2698/17/FUL | Babland House Modbury PL21 0SB | Alterations to existing coach house to create separate dwelling (resubmission of 02/1916/13/F) | 0 | 0 | 1 |
| Aveton Gifford | 4078/17/ARM & 1509/17/OPA | Oak Park Farm Aveton Gifford Devon TQ7 4LE | 4078/17/ARM Application for approval of reserved matters following outline approval 1509/17/OPA (1509/17/OPA - Outline permission with all matters reserved for the provision of rural workers dwelling. Decision date for outline | 0 | 0 | 1 |
| Aveton Gifford | 4082/16/PDM | Barn At lower Lixton Farm Loddiswell Devon TQ7 4EG | READVERTISEMENT (Revised Plan Received) Notification for prior approval for a proposed change of use of agricultural building to 1no.dwellings (Class C3) and associated operational development (ClassQ(a+b)) | 0 | 0 | 1 |
| Berry Pomeroy | 03/1993/15/AGDPA | Agricultural Building At Sx 828 639 Uphempston Farm Barn Uphempston Farm Littlehempston Totnes TQ9 6LP | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development | 0 | 0 | 1 |
| Berry Pomeroy | 0833/16/FUL | Longcombe Farm Cottages Road Past Higher Longcombe Farm Longcombe Devon TQ9 6PW | Change of use from outbuilding to residential unit | 0 | 1 | 0 |
| Berry Pomeroy | 1283/16/PDM (1937/15/AGDPA) | Field 7185 Uphempston Farm Uphempston Farm To Shadrack Cross Littlehempston Devon TQ9 6LP | Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) | 0 | 0 | 1 |
| Bigbury | 05/1506/08/F | Beachdown Bungalows, Challaborough, Kingsbridge, TQ7 4HZ | Resubmission of 05/0386/08/F for removal of old holiday units and replacement with new units | 3 | 2 | 0 |
| Bigbury | 05/2313/14/F | Land At The Royal Oak Inn Bigbury Bigbury Devon TQ7 4AP | Re-development of land to allow construction of 4no. dwellings with associated parking and amenity space | 0 | 0 | 4 |
| Bigbury | 1196/17/OPA | Land at SX668 471 Easton Bigbury | Outline application with all matters reserved for permanent agricultural worker's dwelling | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|------------|---|---|--|---|---|---|
| Bigbury | 4097/16/OPA appeal ref - APP/K1128/W/17/3182100 | Development Site At Sx 663 471 St Anns Chapel Bigbury Devon | READVERTISEMENT (Amendments to detail of proposed new access and road layout) Outline application with some matters reserved for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works) | 0 | 0 | 8 |
| Blackawton | 0481/16/FUL | West Dreyton Farm Blackawton Devon TQ9 7DJ | Full planning application for the conversion of stone barns to 3 residential dwellings. | 0 | 0 | 3 |
| Blackawton | 06/2991/14/F | Pruston Barton, Blackawton, Totnes TQ9 7AJ | Outline planning approval for permanent agricultural workers dwelling | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-------------|---|--|--|------------------------------------|--|---|
| Blackawton | 1212/17/OPA | Land at SX806521 West Hartley Blackawton TQ9 7DT | Outline application (with all matters reserved) for a permanent agricultural worker's dwelling | 0 | 0 | 1 |
| Blackawton | 2725/16/PDM & 4052/17/PDM | Shearstone Barn A3122 Dreyton Cross To Oldstone Cross Blackawton Devon TQ9 7DG | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development | 0 | 0 | 1 |
| Blackawton | 3955/16/PDM | Watson Barn Park Lane Blackawton Totnes Devon TQ9 7AA | Notification for prior approval for proposed change of use of agricultural building to a dwellinghouse and associated works. | 0 | 0 | 1 |
| Brixton | 07/0395/15/F | Sandaway Lodge Lane Brixton Plymouth PL8 2AU | Erection of detached dwelling and associated works | 0 | 0 | 1 |
| Brixton | 07/0628/15/F | Linhay Adj. To Spriddlestone Barton Spriddlestone Devon PL9 0DW | Conversion to single dwelling | 0 | 0 | 1 |
| Brixton | 07/2347/13/F | Proposed Development site at Huntleigh Grange Elliotts Hill, Brixton | Construction of new 3 bedroom detached family residence to the rear garden area of Huntleigh Grange | 0 | 0 | 1 |
| Brixton | 2771/16/FUL | Tuscanys Social Club Legion Lane Brixton Devon PL8 2AN | Demolition of redundant club and meeting rooms and construction of 4no. dwelling units (resubmission of 2939/15/FUL) | 0 | 0 | 4 |
| Brixton | 3511/16/OPA & appeal ref no. APP/K1128/W/17/3170695 | The Old Station Chittleburn Hill Brixton PL8 2BH | Outline planning application with some matters reserved for construction of detached (3 bedroom) house and garage, including non mains sewerage system. | 0 | 0 | 1 |
| Charleton | 1998/17/FUL | Dunridge West Charleton TQ7 2AB | Demolition of existing dwelling and detached outbuilding and construction of two new dwellings with associated landscaping | 0 | 0 | 1 |
| Charleton | 2475/17/FUL | The Nursery Marsh Lane West Charleton TQ7 2AQ | Erection of dwelling with associated landscaping work | 0 | 0 | 1 |
| Chivelstone | 1427/17/FUL | Hines Hill East Prawle Devon TQ7 2BZ | Conversion and renovation of existing chicken shed to create a new dwelling | 0 | 0 | 1 |
| Chivelstone | 3611/16/VAR, appeal ref APP/K1128/W/17/3171783 | The Shippen Locks Farm East Prawle TQ7 2BU | Application for variation of condition number 3 (ancillary accommodation restriction for 'The Shippen' following grant of planning permission 10/0326/13/F | 0 | 0 | 1 |
| Churchstow | 11/0763/15/CU | Redundant agricultural barn, Gratton Farm, Loddisswell, TQ7 4DA | Conversion of barn (with B1a permission) to create 2no. residential dwellings (class C3) revision to planning approval 11/2012/14/CU | 0 | 2 | 0 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|------------|------------------|--|---|---|---|---|
| Churchstow | 11/1287/12/F | Lower Warcombe Barns, Churchstow, Kingsbridge, TQ7 4BW | Renewal of planning application 11/0296/09/F for conversion of barn to two dwellings and annex with garaging | 0 | 2 | 0 |
| Churchstow | 11/1870/13/F | Torre View Farm, Kingsbridge TQ7 4BW | Erection of new dwelling and retention of mobile home for duration of build | 0 | 1 | 0 |
| Churchstow | 1926/17/FUL | Land Adjacent To Westgate Churchstow TQ7 3QN | Erection of new detached dwelling with associated parking and landscaping. | 0 | 0 | 1 |
| Cornworthy | 13/0470/15/F | Proposed Dwelling At Sx8382 5579 Woodlands Barn East Cornworthy Totnes | Retrospective conversion of barn to residential use with associated landscaping | 0 | 0 | 1 |
| Cornworthy | 13/2145/15/AGDPA | Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF | Prior approval for change of use from storage or distribution building(Class B8) and any land within its curtilage to dwellinghouses (Class C3) | 0 | 0 | 1 |
| Cornworthy | 13/3171/14/f | Methodist Hall, Alexandra Place, Cornworthy, Devon, TQ9 7ES | Conversion of former Methodist Hall to a two bedroom dwelling | 0 | 1 | 0 |
| Cornworthy | 13/3211/14/F | Land at Allaleigh Cross, Cornworthy, Totnes | Provision of farm dwelling | 0 | 0 | 1 |
| Cornworthy | 1697/17/PDM | Buzzard Barn Lower Tideford Farm Cornworthy Devon TQ9 7HH | Prior approval for a proposed Change of use of agricultural building to 2 dwellings and for associated operational development. | 0 | 0 | 2 |
| Cornworthy | 2053/17/FUL | Barn at SX821 558 north of Abbey Cross Cornworthy | Change of use of agricultural building to residential dwelling | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|------------|-----------------------------|--|--|------------------------------------|--|---|
| Cornworthy | 2263/16/FUL | The Stables Lane End Pool Cornworthy TQ9 7ES | Existing B1 photography studio (originally a stable) extended and turned into dwelling house. New studio building constructed. | 0 | 0 | 1 |
| Cornworthy | 2679/16/PDM | West Dreyton Farm A3122 Collaton Cross To Dreyton Cross Blackawton Devon TQ9 7DJ | Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Cornworthy | 3019/17/FUL | 2 Cornworthy Cottage Lower Tideford Farm Cornworthy Devon TQ9 7HH | Change of use of holiday cottage to full residential use | 0 | 0 | 1 |
| Cornworthy | 3748/16/FUL | East Cornworthy Reservoir East Cornworthy Cornworthy | Conversion of redundant reservoir to dwelling | 0 | 0 | 1 |
| Dartington | 14/1785/15/F | Deepdene Cott Lane Dartington Totnes TQ9 6HE | Erection of detached dwelling and associated parking within the garden | 0 | 0 | 1 |
| Dartington | 14/1808/15/AGDPA | Agricultural Building At Sx 791 616 'tranquility Clay Lane Dartington | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q) | 0 | 0 | 1 |
| Dartington | 2595/17/FUL | Middle Brook Droridge Lane Dartington TQ9 6JG | Conversion of existing outbuilding from games room and workshop to dwelling and workshop, including extension into existing veranda | 0 | 0 | 1 |
| Dartington | 3911/16/FUL | Land To West Of Lownard Youth Hostel Totness Dartington | Proposed demolition and removal of existing Youth Hostel building and the erection of a detached 4 bedroom house with associated garage, landscaping and associated infrastructure | 0 | 0 | 1 |
| Dartington | 4051/17/PDM | Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|-----------|-----------------------|---|---|---|---|---|
| Dartmouth | 0470/16/FUL | Land adjacent to 50 Above Town Dartmouth Devon TQ6 9RG | Re-advertisement (Amended Address) Planning application for proposed new 3 storey residence. | 0 | 0 | 1 |
| Dartmouth | 0805/16/FUL | Police Station Mayors Avenue Dartmouth Devon TQ6 9NF | Proposed demolition of existing police station. Erection of four- storey residential development (consisting of 5no. flats) with retained police use and parking at ground floor. | 0 | 0 | 5 |
| Dartmouth | 1358/16/FUL & 2971/17 | Plot Adjacent To No.6 Ford Val Dartmouth TQ6 9ED | Re-submission of Planning Approval 15/2204/12/F for amended design of dwelling | 0 | 0 | 1 |
| Dartmouth | 15/0138/15/F | Garages Adjacent To 3 Sandquay Road Dartmouth Devon | Demolish existing garages and reform as three garages with a loft apartment above | 0 | 0 | 1 |
| Dartmouth | 15/0392/14/F | Proposed dwelling site at SX 8701 5148, site adj 15 Church Road, Dartmouth, TQ6 9HQ | Erection of new dwelling (resubmission of 15/1874/13/F) | 0 | 1 | 0 |
| Dartmouth | 15/1820/14/F | 2 Coles Court, Dartmouth, TQ6 9BW | Extension and change of use from B8 use to C3 to create residential dwelling and garage | 0 | 0 | 1 |
| Dartmouth | 15/2236/15/F | Land Sx874 513 North East Of 3 Vicarage Hill Dartmouth Devon TQ6 9EW | Construction of 3 bedroom dwelling with associated car parking, accessand landscaping | 0 | 0 | 1 |
| Dartmouth | 15/2252/14/F | Development site at SX 8651 5145 Site at Collingwood Road, Dartmouth. | Construction of 7 dwellings (following refusal of planning application 15/2265/12/F for construction of 8 dwellings) | 0 | 0 | 7 |
| Dartmouth | 15/2268/15/F | Proposed New Dwelling At Sx Woodford Townstal Hill Dartmouth. Devon TQ6 9PA | Erection of new dwelling and associated garage and parking | 0 | 1 | 0 |
| Dartmouth | 15/2296/15/F | The Loft The Pottery Warfleet Creek Road Warfleet Dartmouth TQ6 9GH | Change of use of office and alteration to the 5th floor to create 1no.residential dwelling | 0 | 0 | 1 |
| Dartmouth | 15/2392/15/F | Mill Cottage Warfleet Creek Road Dartmouth Devon TQ6 9DA | Application for change of use of garage/hobby room to detached one bedroomed dwelling | 0 | 0 | 1 |
| Dartmouth | 1557/16/FUL | 5 Duke Street Dartmouth TQ6 9PY | Proposed change of use from jewellers workshop and store to a residential unit at second floor level of existing building | 0 | 0 | 1 |
| Dartmouth | 1753/17/FUL | 6 Vicarage Hill Dartmouth TQ6 9EW | Proposed new dwelling located in rear garden area. | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-----------|-----------------------------|---|--|------------------------------------|--|---|
| Dartmouth | 2018/16/PDM | Lower Norton Barn Lower Norton Cottage Dartmouth | Notification for Prior Approval for a proposed change of use of agricultural building to dwellinghouse (C3) and associated operationaldevelopment (Class Qa & b) | 0 | 0 | 1 |
| Dartmouth | 2129/16/FUL | 20 Newcomen Road Dartmouth Devon TQ6 9BN | Change of use of ground floor of former Presbytery to residential use | 0 | 0 | 1 |
| Dartmouth | 2167/16/FUL | Lower Broad Park Dartmouth TQ6 9EY | READVERTISEMENT Construction of three dwellings at site of redundant Guttery Reservoir following demolition of redundant reservoir building | 0 | 0 | 3 |
| Dartmouth | 2734/17/FUL | Land At College Way Dartmouth TQ6 9PF | Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13) | 0 | 0 | 1 |
| Dartmouth | 2909/15/FUL | Land at SX 288020 50602 Southtown Dartmouth Devon TQ6 9BZ | Proposed single dwelling. | 0 | 0 | 1 |
| Dartmouth | 3378/16/FUL | 14 Broadstone Dartmouth TQ6 9NR | Alterations to the previously approved new build scheme 15/0875/15/F | 0 | 0 | 1 |
| Dartmouth | 3415/16/POD | 36 Victoria Road Dartmouth Devon TQ6 9SA | Notification for prior approval for a proposed change of use of building from office use (Class B1(a)) to dwellinghouse (Class | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|-----------|------------------|---|---|---|---|---|
| | | | C3) (Class O) | | | |
| Dartmouth | 3482/17/PDM | Lower Norton Barn Lower Norton Farm Dartmouth TQ6 0NF | Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Dartmouth | 3558/16/PDM | Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH | Notification for prior approval for proposed change of use of agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 1707/16/PDM) | 0 | 0 | 3 |
| Dartmouth | 3649/17/FUL | Longcross Reservoir Townstal Road Dartmouth Devon | Construction of five dwellings following demolition of existing operations buildings | 0 | 0 | 5 |
| Diptford | 0318/17/PDM | Horner Barn Lower Horner Halwell Devon TQ9 7LD | Notification for Prior Approval for proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development. | 0 | 0 | 1 |
| Diptford | 0509/17/PDM | Barn 1 Murtwell Farm Diptford Devon TQ9 7NQ | Notification for prior approval for a proposed change of use from agricultural building to dwellinghouse (class C3) and associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Diptford | 0564/17/FUL | Wheeldon Farm Halwell Devon TQ9 7JY | Conversion of the big barn to two residential dwellings, use of Monkwood, Poppy and Foxglove for residential use and reconfiguration of gardens/curtilage, together with cessation of motorbike business | 0 | 0 | 5 |
| Diptford | 0673/17/PDM | Barn at Higher Ashwell Farm Halwell Devon TQ9 7LB | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Q(a)) | 0 | 0 | 1 |
| Diptford | 17/1627/15/F | Proposed Barn Conversion At Sx 7282 5688 Rear Of Church Park Close Diptford TQ9 7PH | Replacement of existing field barn with new dwelling (resubmission of 17/1200/15/F) | 0 | 0 | 1 |
| Diptford | 17/2222/15/F | Diptford Downs Barns Diptford Totnes Devon TQ9 7PB | Conversion of barn to dwelling | 0 | 1 | 0 |
| Diptford | 17/2343/11/F | Little Larcombe Farm, Diptford | Erection of a dwelling | 0 | 1 | 0 |
| Diptford | 17/2463/15/AGDPA | Springfield Farm Moreleigh Totnes Devon TQ9 7JR | Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q) | 1 | 0 | 1 |
| Diptford | 1714/16/PDM | Lower Horner Barn Diptford Totnes TQ9 7LB | Prior approval for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q) | 0 | 0 | 1 |
| Diptford | 2981/17/PDM | Barn adjacent Hastings Farm Diptford Devon TQ9 7NQ | Prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 2 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|----------|-----------------------------|---|---|------------------------------------|--|---|
| Diptford | 3367/17/PDM | Land at Wagland Park Farm Diptford TQ9 7LB | Notification for prior approval for proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Diptford | 3737/17/PDM | Crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|----------------|---------------------------|--|---|---|---|---|
| Dittisham | 18/1559/11/F | April Cottage, The Level, Dittisham | Resubmission of 18/2365/10/F for demolition of April Cottage and replacement with 2 dwellings | 0 | 1 | 0 |
| Dittisham | 18/2312/14/F | Proposed dwelling at SX8656 5484, The Lane, Dittisham | Change of use of boathouse/workshop/sail loft to self contained dwelling | 0 | 0 | 1 |
| Dittisham | 18/2471/14/F | Development site at SX 8613 5495 to the north of Hill Cottage, Dittisham, Dartmouth | Erection of new dwelling | 0 | 1 | 0 |
| East Allington | 0676/17/PDM | Barn at Higher Chilley Farm Chilley Access Road East Allington Devon TQ9 7QN | Notification for prior approval for proposed change of use o agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| East Allington | 2046/16/PDM | Waydown Barn, Rimpston Farm Track West Of Kingsbridge Fork Cross East Allington Devon | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Qa) | 0 | 0 | 1 |
| East Allington | 2633/16/ARM & 2843/15/OPA | SX7772 4748 Cross Fields East Allington TQ9 7RW | 2633/16/ARM - Application for approval of reserved matters following outline approval 2843/15/OPA for erection of permanent agricultural dwelling (2843/15/OPA - Outline application (all matters reserved) for erection of a permanent - decision date 15/01/2016) | 0 | 0 | 1 |
| East Allington | 2769/16/PDM | Pond Field Barn Rimpston Farm Flear Cross To Rimpston Cross East Allington Devon TQ9 7RQ | Prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development (Class Q) | 0 | 0 | 1 |
| East Allington | 3113/16/PDM | Flear Barn At Sx 7652 4724 Road From School Junction Cross To Flear Mill East Allington Devon | Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 1744/16/PDM) | 0 | 0 | 1 |
| East Allington | 3819/17/FUL | Blackdown Barn SX771474 Cross Farm East Allington | Conversion of agricultural barn to dwelling | 0 | 0 | 1 |
| Ermington | 1412/16/PDM | Agricultural building Thornham Ermington Devon PL21 0LG | Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development | 0 | 0 | 1 |
| Ermington | 1675/16/FUL | Cleeve Farm Barns Cleeve Ivybridge Devon PL21 0LP | Conversion of redundant barns to 2 Nr. habitable dwellings | 0 | 2 | 0 |
| Ermington | 1938/16/PDM | Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) Class Q (a) | 0 | 0 | 1 |
| Ermington | 21/1707/15/F | Brook Farm Ivybridge Ivybridge Devon PL21 9LE | Alterations to adjoining farmhouse for residential use. Conversion of barn to residential use. Change of use of existing farm shed for equestrian use (stables) | 0 | 0 | 1 |
| Ermington | 21/1923/15/F | Proposed Dwelling At Sx 625 537 Higher Preston Barn Westlake Ivybridge | Conversion of stone barn to dwelling | 0 | 1 | 0 |
| Ermington | 21/2168/11/f | Swainstone Farm , Swainstone, Devon, PL21 9LE, | Conversion of barn to form single family dwelling | 0 | 1 | 0 |
| Ermington | 21/2404/15/F | 1 Chapel Street Ermington Ivybridge PL21 9ND | Erection of 3 bed detached dwelling | 0 | 1 | 0 |
| Ermington | 2333/16/PDM | Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa) | 0 | 0 | 1 |
| Ermington | 2659/15/FUL | Crooked Spire Inn The Square Ermington Devon PL21 9LP | Conversion of part of redundant premises to form two new dwellings. | 0 | 0 | 2 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|---------------------|-----------------------------|---|---|------------------------------------|--|---|
| Ermington | 2715/15/PDM | SX6155 7772 Hunsdon Road Ivybridge | Prior approval for a proposed change of use of agricultural building to a dwellinghouse (C3) and associated operational development | 0 | 0 | 1 |
| Ermington | 2767/17/FUL | Linhay Barn Budlake Ermington Ivybridge PL21 9NG | Conversion of barn to dwelling | 0 | 0 | 1 |
| Frogmore & Sherford | 0338/17/PDM | Eastern Field Barn Homefield Farm Sherford Devon TQ7 2AT | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Frogmore & Sherford | 0683/17/OPA | Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA | Outline application with some matters reserved for provision of singleresidential dwelling (resubmission of 2331/16/OPA) | 0 | 0 | 1 |
| Frogmore & Sherford | 0716/17/FUL | The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE | Alteration and conversion of redundant farm building to single dwelling and ancillary works | 0 | 0 | 1 |
| Frogmore & Sherford | 1844/16/FUL | Annex, Oddicombe House Chillington Devon TQ7 2JD | Erection of dwelling, part retrospective (previously approved as ancilretrospective (previously approved as ancillary accommodation ref 43_53/1526/15/F) | 0 | 0 | 2 |
| Frogmore & Sherford | 43/0352/14/F | Frogmore Boat Yard, Frogmore, Kingsbridge, TQ7 2NU | Application for construction of rural worker's dwelling (resubmission of 43/3065/13/RM) | 0 | 1 | 0 |
| Frogmore & Sherford | 43/2217/12/F | The Store, Frogmore, Kingsbridge | conversion of store to a dwelling | 0 | 0 | 1 |
| Frogmore & Sherford | 43/2584/14/O, 43/2299/15/RM | 2299/15/RM - Reserved matters application following outline approval 43/2584/14/O for details of access, appearance, landscaping, layout and scale for permanent agricultural workers dwelling. 43/2584/14/OLand at SX 778 439, Homefield Park Farm, Sherford | Outline application (all matters reserved) for permanent agricultural worker's dwelling to replace temporary mobile home | 0 | 1 | 0 |
| Halwell & Moreleigh | 1310/16/OPA | Land Adjacent Tor View Moreleigh Devon TQ9 7JQ | Outline Planning Application for 3 dwellings | 0 | 0 | 3 |
| Halwell & Moreleigh | 1730/17/FUL | Land at Moreleigh Cross Farm Moreleigh TQ9 7JQ | READVERTISEMENT (Revised Plan Received) Erection of 1no. dwelling | 0 | 0 | 1 |
| Halwell & Moreleigh | 22/2768/12/F | Orchard Barn, Washbourne, Totnes | conversion of redundant barn into residential unit of accommodation | 0 | 1 | 0 |
| Halwell & Moreleigh | 2617/16/FUL | 4 Gripstone Cottages Road Serving Gripstone Cottage Halwell TQ9 7JF | Erection of a single attached dwelling including parking and landscaping | 0 | 0 | 1 |
| Halwell & Moreleigh | 2802/17/OPA | Land at Morleigh Parks Farm TQ9 7JN | READVERTISEMENT (Revised Location Plan) Outline application (with allmatters reserved) for permanent agricultural workers dwelling | 0 | 0 | 1 |
| Halwell & Moreleigh | 2943/15/FUL | Island Barn, Land adj. Island House Moreleigh Totnes TQ9 7JH | Demolition of existing agricultural barn, replacing with new dwelling house and double garage | 0 | 1 | 0 |
| Halwell & Moreleigh | 3667/16/ARM | Higher Seawardstone Farm Halwell Devon TQ9 7AB | Application for approval of reserved matters following outline approval 1542/16/OPA for access, appearance, layout scale and landscaping | 0 | 0 | 1 |
| Harberton | 1049/16/PDM | The Orchard Lane From Higher Grove To Lower Ashridge Farm Harberton Devon TQ9 6EW | Application for prior approval for a proposed change of use from an agricultural building to a dwellinghouse Class C3 | 0 | 0 | 1 |
| Harberton | 1801/17/FUL | Fulling Mill Woodland Road Harbertonford TQ9 7SU | Change of Use from B1(c) light industry to C3 dwelling house. | 0 | 1 | 0 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-----------|-------------|---|--|---|---|---|
| Harberton | 1822/17/FUL | Development Site At Sx782560 Harbertonford TQ9 7TS | Construction of a new two storey dwelling house | 0 | 0 | 1 |
| Harberton | 2034/17/PDM | Valley End Farm Diptford Harberton Devon TQ9 7NE | Prior Approval for proposed change of use of an agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Harberton | 2551/16/PDM | Higher Dorsley Barton Green Lane To North Of Copperthorne Cross Harberton Devon TQ9 6DN | Notification for prior approval for a proposed change of use of agricultural building to three dwellinghouses (Class C3) and for associated operational development. | 0 | 0 | 3 |

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|-------------|--|--|---|------------------------------------|--|---|
| Harberton | 2559/17/FUL | Orchard Lodge Old Road Harbertonford TQ9 7PU | Demolition of existing holiday let and construction of new dwelling and bin/log store outbuilding, with associated landscaping. | 0 | 0 | 1 |
| Harberton | 3040/16/FUL. Appeal ref no. APP/K1128/W/17/3168011 | Lower Ashridge Farm Lane From Higher Grove To Lowe Harberton TQ9 6EW | Replacement of outbuilding with single dwelling (alternative to 2) | 0 | 0 | 1 |
| Harberton | 4294/17/PDM | Valley End Farm Harberton Devon TQ9 7NE | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) (resubmission of 0907/17/PDM) | 0 | 0 | 1 |
| Holbeton | 25/172615/F | Mildmay Colours Inn, Fore Street, Holbeton, Devon, PL8 1NA | Internal alterations to the public house with separation of part of the property to form a new Dwelling. | 0 | 1 | 0 |
| Ivybridge | 0345/16/FUL | Land To Rear Of Oate Villa Western Road Ivybridge | Demolition of existing garage/store and construction of single dwelling with parking | 0 | 0 | 1 |
| Ivybridge | 0655/17/FUL | First Floor 56 Fore Street Ivybridge PL21 9AE | Conversion of roof space to a 2-bedroom flat, there are also 3 flats which are being re furnished. | 0 | 0 | 1 |
| Ivybridge | 1110/17/FUL | 62 Fore Street, Ivybridge, Devon, PL21 9FE | Former bank conversion into 3 2 bedroom double bedroom apartments | 0 | 3 | 0 |
| Ivybridge | 2577/17/FUL & 0006/17 | Pound Farm Fore Street Ivybridge Devon PL21 9AE | Construction of detached single storey dwelling and replacement garage for adjacent farmhouse. | 0 | 0 | 1 |
| Ivybridge | 27/1505/15/F | Proposed Development Site At Godwell Court Godwell Lane Ivybridge Devon PL21 0LT | Erection of 2no. detached dwellings | 1 | 1 | 0 |
| Ivybridge | 27/1801/14/F | Plum Tree Court, Fore Street, Ivybridge | Erection of 2No 3 bedroomed dwellings | 0 | 0 | 2 |
| Ivybridge | 27/2143/15/F | South View House Cole Lane Ivybridge Devon PL21 0DG | Retention of existing dwelling, erection of 3 new dwellings and associated garage. Conversion of store over existing garage for home office. | 0 | 1 | 2 |
| Ivybridge | 27_57/0923/15/F | Godwell House Godwell Lane Ivybridge Devon PL21 0LT | Construction of new dwelling and detached double garage with office accommodation over (resubmission of 27_57/1976/14/F) | 0 | 0 | 1 |
| Ivybridge | 27_57/2139/15/O | Development Site At Ivydale Godwell Lane Ivybridge Devon PL21 0LE | READVERTISEMENT (Revised scheme) Outline application with some reserved matters for residential development of 4no. dwellings with associated access and other works | 0 | 0 | 4 |
| Ivybridge | 3074/15/FUL | Greenwood Western Road Ivybridge Devon PL21 9AN | Erection of 5 new dwellings | 0 | 0 | 5 |
| Kingsbridge | 0077/17/FUL | Saddlers Barn Baptist Lane Kingsbridge TQ7 1NY | Change of use from office/store to residential | 0 | 1 | 0 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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| Kingsbridge | 0207/18/FUL | Development Site At Sx 7418 4302 Warren Road Kingsbridge Devon | Erection of two detached houses and garages | 0 | 0 | 1 |
| Kingsbridge | 0521/17/FUL | Coombe Works Derby Road Kingsbridge TQ7 1JL | Erection of single dwelling and erection of an office / light industrial unit (Class B1) and creation of extended parking for cars, (amendments to consent 2919/15/FUL) | 0 | 1 | 0 |
| Kingsbridge | 0548/17/PDM | Willow Barn Kingsbridge Devon TQ7 2HF | Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) | 0 | 0 | 1 |
| Kingsbridge | 0622/16/FUL | Store off Coronet Place Fore Street Kingsbridge Devon TQ7 1BT | Retrospective application for amendments to planning approval 28/2591/12/F for conversion of store to a single dwelling | 0 | 0 | 1 |
| Kingsbridge | 0674/17/FUL | Culver Park Close Kingsbridge TQ7 1LD | Construction of 5 detached dwellings with garages and parking areas, demolition of existing stable, construction of Devon hedgebank on Western boundary, reprofiling site with earthworks to form access road and site landscaping. | 0 | 0 | 5 |
| Kingsbridge | 1381/17/FUL | Top Acre 12 Higher Warren Road Kingsbridge Devon TQ7 1LG | RE ADVERTISEMENT (Revised plans) Application for proposed new bungalow to rear. | 0 | 0 | 1 |

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| Kingsbridge | 1875/17/FUL | Sunny Patch Western Backway Kingsbridge TQ7 1QB | Proposed new dwelling and associated works | 0 | 0 | 1 |
| Kingsbridge | 2508/16/FUL | Alta Vista Westville Hill Kingsbridge TQ7 1HE | Converting house of multiple occupancy to three assisted living flats | 0 | 2 | 0 |
| Kingsbridge | 28/1331/13/F | 8 Hurrell Road, Kingsbridge, Devon, TQ7 1ER. | Full planning application for the erection of new dwelling with associated parking. | 0 | 1 | 0 |
| Kingsbridge | 28/1630/15/F | Widgates 56 Embankment Road Kingsbridge Devon TQ7 1LA | Erection of 2no. new dwellings and associated landscape on site of previously demolished dwelling - main dwelling to include pool and garage | 0 | 0 | 1 |
| Kingsbridge | 28/2032/15/F | 17 Belle Cross Road Kingsbridge Devon TQ7 1NL | Demolition of existing bungalow and construction of 2no dwellings (resubmission of approval 28/0952/12/F) | 0 | 1 | 0 |
| Kingsbridge | 28/2132/13/F | Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 1JZ | Demolition of existing boathouse and construction of 4no. three-storey dwellings to include 8 new car parking spaces and ferry waiting area. New pedestrian footpath to roadside | 0 | 0 | 4 |
| Kingsbridge | 28/2978/14/F | 61A Fore Street, Kingsbridge, TQ7 1PG | Construction of second floor flat (with 3rd bedroom in roof void) and ground floor refuse/general store area. Extension of second floor flat vertical slate cladding and render finish to first floor elevations | 0 | 1 | 0 |
| Kingsbridge | 3393/17/PDM | Willow Barn Willow Farm Ledstone Kingsbridge TQ7 2HF | Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated Operational Development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Kingsbridge | 3789/16/POD | Unit 3&5, Centurion Works Lower Union Road Kingsbridge Devon TQ7 1EF | Notification for prior approval for a proposed change of use from Office use to 3 dwellings. | 0 | 0 | 3 |
| Kingsbridge | 3823/17/FUL | Site Rear Of 81 Fore Street Kingsbridge TQ7 1AB | Proposed conversion and alteration of outbuildings to the rear of 81 Fore St to single dwelling. | 0 | 0 | 1 |
| Kingsbridge | 4162/16/FUL | 12 Buckwell Road Kingsbridge TQ7 1NQ | Proposed erection of single detached dwelling | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-----------|-----------------------------|---|---|---|---|---|
| Kingston | 29/2276/15/O & 1186/17/ARC | Proposed Development Site At Sx6390 4802 Adj Trebles Cottage Kingston Kingsbridge TQ7 4PT, to be known as Heron House | Outline application with all matters reserved for erection of 1no. detached dwelling. 1186/17/ARC - Proposed new dwelling to the west of Trebles Cottage Kingston | 0 | 0 | 1 |
| Kingston | 29/2762/14/F | Proposed barn conversion at SX 632 472, Scobbiscombe House , Kingston TQ7 4EU | Conversion of agricultural barn to residential dwelling (resubmission of 29/1852/14/F) | 0 | 1 | 0 |
| Kingston | 4241/17/FUL | Land at SX 634 475 Upper Townsend Park Scobbiscombe Lane Kingston TQ7 4QB | Application for erection of a single storey dwelling | 0 | 0 | 1 |
| Kingswear | 2072/17/FUL | Land adjacent to Creek Haven Lower Contour Road Kingswear TQ6 0AL | Application two bedroomed dwelling (revision of planning consent 30/2027/15/F) | 0 | 0 | 1 |
| Kingswear | 2115/17/FUL | Reservoir House Upper Wood Lane Kingswear Devon TQ6 0DF | Proposed erection of dwelling (following planning approval 0253/16/FUL) and change of use of additional ground to residential garden ground | 0 | 0 | 1 |
| Kingswear | 2916/16/ARM | Deapp Farm Grattons Lane Totnes TQ9 6LZ | Application for approval of reserved matters following outline approval 0250/16/OPA for agricultural dwelling | 0 | 1 | 0 |
| Kingswear | 2947/15/FUL | The Garage Site Beacon Road Kingswear | Demolition of existing garage and stone wall and erection of a 2 storey structure with parking for 2 cars and a studio flat at first floor level | 0 | 0 | 1 |
| Kingswear | 30/0704/15/F | Development site adjacent to 1 Raddicombe Drive, Raddicombe Drive, Hillhead, Brixham | Erection of 3No dwellings and associated groundworks (previously approved under 30/0200/11/F) | 0 | 0 | 3 |
| Kingswear | 30/0972/15/F | Development at Raddicombe Farm, Raddicombe Lane, Hillhead, Brixham TQ5 0EX | Erection of 2 dwellings (amendment to planning consent 30/2210/10/F) | 0 | 0 | 2 |
| Kingswear | 30/1422/14/F | The Anchorage Redoubt Hill Kingswear Dartmouth TQ6 0DA | Erection of a single two storey dwelling and separation of part of garden | 0 | 0 | 1 |
| Kingswear | 30/1580/11/F & 30/0838/14/F | Land adj. Littlecroft, Higher Contour Road, Kingswear, TQ6 0DE | Erection of new dwelling (amendment to approval 30/1580/11/F) | 0 | 0 | 1 |

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| Kingswear | 30/1724/15/F | Wayside Lower Contour Road Kingswear Dartmouth TQ6 0AL | Alterations to provide 2no. garages, lift and conversion to 2no. dwellings | 0 | 0 | 1 |
| Kingswear | 30/1799/14/F | Plot To Rear Of Inglewood Cottages Higher Contour Road Kingswear Devon TQ6 0AT | Erection of 2no. flats with garages and parking | 0 | 0 | 2 |
| Kingswear | 30/1873/15/O | Higher Contour Cottage Redoubt Hill Kingswear Dartmouth TQ6 0DA | Outline application with some matters reserved for detached dwelling with ancillary garage | 0 | 0 | 1 |
| Kingswear | 30/3212/14/F | Plot 4, Lower Contour Road, Kingswear | Erection of 2no. flats | 0 | 0 | 2 |
| Littlehempston | 1700/16/PDM | Little Barton Staverton TQ9 6NA | Notification of Prior Approval for proposed change of use of agricultural building to residential dwellinghouse | 0 | 0 | 1 |
| Loddiswell | 2366/17/FUL | Pendarves Loddiswell TQ7 4RQ | Proposed demolition of dwelling and replacement with x 2 dwellings | 0 | 0 | 1 |
| Loddiswell | 2588/15/FUL | Morningside New Road To Newbridge Cross Al Loddiswell Devon TQ7 4RB | New single storey dwelling | 0 | 0 | 1 |
| Loddiswell | 2773/17/PDM | Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF | Prior Approval for proposed change of use agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Loddiswell | 32/0689/14/F | Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ | Conversion of barns to four residential dwellings and two holiday lets and associated external works | 0 | 1 | 3 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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| Loddiswell | 32/1722/15/F | Development Site At Pendarves Loddiswell Loddiswell Devon TQ7 4RQ | Erection of 5no. dwellings | 0 | 4 | 1 |
| Malborough | 33/2944/11/F | 143 Cumber Close, Malborough, TQ7 3DG | Change of use from community rooms to dwelling | 0 | 1 | 0 |
| Marldon | 1332/17/PDM | Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 1RS | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 04/15/17/PDM) | 0 | 0 | 1 |
| Marldon | 34/1133/15/F | Brownscombe Barn At Sx 8582 6468 Brownscombe Wood Ipplepen Road Marldon | Change of use of agricultural building to dwelling house (C3) | 0 | 1 | 0 |
| Marldon | 34/1821/14/F Appeal Ref APP/K1128/W/15/300 | Adjoining Green Westerland , Westerland, Marldon, Devon, TQ3 1RR | Proposed residential dwelling & garage | 0 | 1 | 0 |
| Marldon | 34/1890/15/O | Development Site At Rmc Quarry The Old Kiln Kiln Road Marldon Paignton TQ3 1SH | Outline planning permission with all matters reserved for 5 new dwellings, on-site access and parking with associated landscaping | 0 | 0 | 5 |
| Modbury | 0576/17/PDM | Barn At Traine Modbury Devon PL21 0RL | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development. Previous planning application no. 3346/16 | 0 | 0 | 1 |
| Modbury | 2293/16/PDM | Chatwell Farm Chatwell Lane Modbury Devon | Prior Approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development(Class Q(a + b)) | 0 | 0 | 1 |
| Modbury | 2303/16/PDM | Spindlebrook Farm Sheepharn Bridge Modbury Devon | Prior approval for proposed change of use of agricultural building to dwelling house(class C3) and for associated operational development(Class Qa+b) | 0 | 0 | 1 |
| Modbury | 2545/17/FUL | The Coach House Back Street Modbury PL21 0RF | Conversion of a redundant stone coach house building into a dwelling | 0 | 0 | 1 |
| Modbury | 3013/15/FUL | Proposed Development Site At Sx 6573 5167 Back Street Modbury Devon | Erection of detached dwelling | 0 | 0 | 1 |
| Modbury | 3369/16/PDM | Building at Penn Parks Farm Modbury Ivybridge Devon PL21 0TB | Prior approval for a proposed change of use of agricultural building to a dwellinghouse. | 0 | 0 | 1 |
| Modbury | 35/0121/10/F | Green Vale, Modbury, Devon, PL21 0SR | 4 bedroomed detached dwelling house | 0 | 1 | 0 |
| Modbury | 35/0858/15/F | Development Site At Sx 659 516 West Of 6-8 Tuckers Brook Modbury Devon | Erection of 2no. 3 bedroom bungalows with integral garage with pedestrian and vehicular access off Tuckers Brook | 0 | 0 | 2 |
| Modbury | 35/1940/15/AGDPA | Westerns Barn At Sx 672 510 Trehele Farm Modbury Ivybridge PL21 0SA | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Q) | 0 | 0 | 1 |

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|---------|-----------------------------|---|--|------------------------------------|--|---|
| Modbury | 35/2413/15/F | Bonny Moor Barn At Sx 668 521 Modbury Modbury Devon | Conversion of barn to dwelling and relocation of access | 0 | 1 | 0 |
| Modbury | 35/3163/14/F | Proposed development of barn at SX 6562 5292, Higher Sheepharn, Modbury, Ivybridge | Conversion of barn into 2no. dwelling units | 0 | 0 | 2 |
| Modbury | 3883/17/FUL | New Road Modbury PL21 0QQ | Conversion of former workshop to residential dwelling (loss of B1 -78) | 0 | 0 | 1 |

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|-----------------|---|--|--|---|---|---|
| Newton and Noss | 0690/17/FUL | The Collet Parsonage Road Newton Ferrers PL8 1AT | Construction of single storey dwelling. | 0 | 0 | 1 |
| Newton and Noss | 0791/16/OPA | Cottage Green Parsonage Road Newton Ferrers Devon PL8 1AS | Outline application with some matters reserved for the erection of a bungalow and a detached garage | 0 | 0 | 1 |
| Newton and Noss | 1187/17/FUL | Land East Of Courtside 85 Court Road Newton Ferrers PL8 1DE | Construction of new 3-bedroom dwelling and separate garage | 0 | 0 | 1 |
| Newton and Noss | 1372/16/FUL | Land at The Fairway Newton Ferrers PL8 1DP | Construction of 5no. DDA-compliant dwellings and change of use of land | 0 | 0 | 5 |
| Newton and Noss | 1434/17/FUL | The Old Workshop Pillory Hill Noss Mayo Devon PL8 1ED | Construction of new dwelling | 0 | 1 | 0 |
| Newton and Noss | 2037/17/FUL | 10 Acre Archers Court Newton Ferrers Devon PL8 1BD | Application for replacement of barn with single dwelling requiring change of use of land from agricultural to residential. | 0 | 0 | 1 |
| Newton and Noss | 2614/15/FUL | Revelstoke Coombe Hillside Cottages Side Road Noss Mayo Devon PL8 1EJ | Construction of new Dormer Bungalow | 0 | 1 | 0 |
| Newton and Noss | 3259/17/FUL | The Linhay Collaton Farm Yealmpton PL8 2NE | READVERTISEMENT (Revised Plans Received and Amended Description) Change of use to ancillary residential accommodation | 0 | 0 | 1 |
| Newton and Noss | 3471/16/FUL | Pillory Hill Noss Mayo PL8 1DX | Change of use of ancillary unit of self contained accommodation to permanent dwelling and minor changes to external terrace. | 0 | 0 | 1 |
| Newton and Noss | 37/0518/15/F | Briar Hill Farm, Court Road, Newton Ferrers, Plymouth PL8 1AR | Replacement of existing barns with two holiday homes and owners dwelling with storage space | 0 | 0 | 1 |
| Newton and Noss | 3976/16/FUL. Appeal ref no. APP/K1128/W/17/3173207 | Whitegates Parsonage Road Newton Ferrers PL8 1AS | Demolition of single dwelling and the erection of two detached dwellings | 0 | 0 | 1 |
| North Huish | 0482/16/FUL | New Barn, Manor Farm Diptford To North Huish North Huish Devon TQ10 9NN | Conversion of redundant agricultural stone barn to dwelling | 0 | 1 | 0 |
| North Huish | 0693/16/OPA | Lower Greenslade Farm Avonwick Devon TQ10 9EZ | Outline planning permission with all matters reserved for a permanent agricultural worker's dwelling | 0 | 0 | 1 |
| North Huish | 1130/16/OPA | Colmer View Farm California Cross To Colmer Cross Modbury Devon PL21 0SG | Application for outline planning permission with all matters reserved for Agricultural dwelling. | 0 | 0 | 1 |
| North Huish | 38/1001/15/F | Higher Colmer Modbury Modbury Devon PL21 0SG | Erection of new dwelling with detached garage and car port to rear and associated works | 0 | 1 | 0 |
| North Huish | 38/2488/15/F | The Linhay Manor Farm Barns North Huish South Brent TQ10 9NN | Conversion of redundant agricultural stone barn to a dwelling | 0 | 0 | 1 |
| PPA | 3227/16/OPA (0190/18/FUL has been submitted but no decision made yet) | The Paddock Hemerdon Lane Hemerdon Plymouth PL7 5BU | Outline application with all matters reserved for the erection of three detached dwellings | 0 | 0 | 3 |
| PPA | 4079/16/FUL | Loughtor Mill Newham Plympton Devon PL7 5BN | Repair and conversion of former mill buildings to form 5 residential units | 0 | 0 | 5 |

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|---------|-------------|--|---|---|---|---|
| Rattery | 2539/17/PDM | Raythorns Barn Lower Dean Devon TQ11 0LT | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Rattery | 2631/17/PDM | The Cider Barn Ashbourne Farm Rattery TQ10 9JZ | Prior approval for proposed change of use of agricultural building to dwellinghouse(class C3) and associated operational development (Class Q(a & b)) | 0 | 0 | 1 |

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| Rattery | 39/0516/15/F | Hollywood, Cummings Pond Lane, Rattery, South Brent, TQ10 9NT | Demolition of existing building and creation of timber framed building for residential occupation (resubmission of 39/2214/14/F) | 0 | 0 | 1 |
| Ringmore | 40/1340/11/F | Renton Farm, Kingston, Kingsbridge, TQ7 4HE | Conversions of stone barns to one dwelling and one holiday cottage together with visibility improvements | 0 | 0 | 0 |
| Ringmore | 40/2246/15/F | South Langston Farmhouse Kingston Kingsbridge Devon TQ7 4ES | Conversion of former barns to dwelling. Alterations to existing store/garage to include pitched roof with roof lights | 0 | 0 | 1 |
| Salcombe | 2704/16/FUL | Ridge House Grenville Road Salcombe TQ8 8BJ | Demolition of Ridge House and replacement with two semidetached dwellings with parking (amendments to approval 41/0314/14/F) | 0 | 0 | 1 |
| Salcombe | 2843/16/FUL | Merrivale Main Road Salcombe Devon TQ8 8JW | Erection of new dwelling in garden plot | 0 | 0 | 1 |
| Salcombe | 2857/15/FUL | Lower Collaton Farm Lane To Lower Collaton Malborough Devon TQ7 3DJ | Change use from annexe accommodation to separate dwelling | 0 | 0 | 1 |
| Salcombe | 3519/16/FUL, appeal ref: APP/K1128/W/17/3174774 | Vantage Point Bonaventure Road Salcombe TQ8 8BE | Conversion of single dwelling house into two dwellings and extensions to front rear and sides | 0 | 0 | 1 |
| Salcombe | 41/0139/15/F | Cottles Quay, Thorning Street, Salcombe, TQ8 8DW | First floor apartment over retail/workshop premises | 0 | 1 | 0 |
| Salcombe | 41/0965/15/F | 16 Buckley Street, Salcombe TQ8 8DD | Change of use of 1 dwelling to 2 separate dwellings (studio flat and 4 bedroom house) to include demolition of section of wall to form new bin store and associated alterations | 0 | 0 | 1 |
| Salcombe | 41/1023/15/F | Spion Lodge Bennett Road Salcombe Devon TQ8 8JJ | READVERTISEMENT (Revised Plans Received) Demolition of existing dwelling and erection of building to contain 6No apartments with associated landscaping and car parking | 0 | 0 | 5 |
| Salcombe | 41/1493/11/F | Rutherfords, Herbert Road, Salcombe | Demolition of existing and replacement with 2 dwellings | 0 | 0 | 1 |
| Salcombe | 41/2024/15/F | The Garden Store Cottles Quay Thorning Street Salcombe Devon TQ8 8DW | Change of use, extension and redevelopment to form residential dwelling | 0 | 0 | 1 |
| Salcombe | 41/2068/15/F | Salvora Grenville Road Salcombe Devon TQ8 8BJ | Erection of single detached dwelling | 0 | 0 | 1 |
| Salcombe | 41/2383/15/F (previous 41/1478/14/F) | Uppercot Devon Road Salcombe Devon TQ8 8HJ | Construction of dwelling in garden plot with new access of Bennett Road | 0 | 0 | 1 |
| Salcombe | 4339/17/FUL | Cadmus Bonaventure Road Salcombe Devon TQ8 8BE | Planning application for the replacement of the existing dwelling with three dwellings | 0 | 0 | 2 |
| Shaugh Prior | 0154/16/PAM | Portworthy Reservoir Park Lane Plympton Devon | Prior approval for change of use of storage/distribution building to dwellinghouse | 0 | 0 | 1 |
| Shaugh Prior | 1398/16/FUL | Land Adjacent Montague Terrace Road To Blackalder Terrace Saltram Terrace And Montague | Application for planning permission for construction for new four bedroom detached dwelling | 0 | 0 | 1 |

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|--------------|--------------|---|--|---|---|---|
| | | Terrace Lee Moor Devon PL7 5JD | | | | |
| Shaugh Prior | 2112/17/FUL | Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT | Conversion of water tank to dwellinghouse, partial removal of earth bunds and site landscaping (resubmission of 0377/17/FUL) | 0 | 0 | 1 |
| Slapton | 1127/16/FUL | Barnfields Slapton TQ7 2QD | Planning application for conversion and link extension to barns to create a dwellinghouse together with associated access and change of use to create residential curtilage. | 0 | 0 | 1 |
| Slapton | 1736/17/OPA | Highclere Slapton TQ7 2PY | Outline Planning Application with some matters reserved for two new dwellings and alterations to existing road access | 0 | 0 | 2 |
| Slapton | 1856/16/FUL | Hillside Prospect Hill Slapton TQ7 2PS | Change of use from craft shop to residential dwelling to include modification to existing openings & re-roofing of existing flat roof extension | 0 | 0 | 1 |
| Slapton | 2667/17/FUL | The Milking Parlour Thorn Park Barns Kingsbridge TQ7 2RE | Residential barn conversion | 0 | 0 | 1 |
| Slapton | 44/1852/13/F | Combe Cottage Carr Lane Slapton Kingsbridge | Construction of a new house and creation of public open space | 0 | 0 | 1 |

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|--------------|-------------------------------|--|--|------------------------------------|--|---|
| Slapton | 44/2533/15/F | Newton Farm Blackawton Totnes Devon TQ9 7AG | Change of use from holiday accommodation/ancillary to farmhouse into assured shorthold tenancy/permanent let | 0 | 0 | 1 |
| South Brent | 3011/16/PDM | The Trough South Brent TQ10 9JT | Notification for Prior Approval for a proposed change of use of agricultural building to 2no. Dwellinghouses (Class C3) and associated operational development (Class Q(a+b)) | 0 | 0 | 2 |
| South Brent | 45/0796/13/O 45/1380/14/RM | Lower Eastmoore Farm, Diptford, Totnes, TQ9 7PE | Outline planning application with all matters reserved for the erection of an agricultural workers dwelling. | 0 | 1 | 0 |
| South Huish | 0323/16/FUL | Land adjacent to the Olde Barns The Square Hope Cove Devon TQ7 3HR | New dwelling and associated landscaping | 0 | 1 | 0 |
| South Huish | 46/2334/14/RM 46/0935/13/O | New development at SX6980 4099 Court Barton Farm, South Huish, Kingsbridge, TQ7 3EH | Application for approval of reserved matters (appearance, access, landscaping, layout and scale) following outline approval 46/0935/13/O for erection of agricultural workers dwelling | 0 | 0 | 1 |
| South Huish | 46/3044/13/F | The Nest Market Garden Galmpton Kingsbridge Devon TQ7 3HA | Change of use from agricultural to development of 5no. dwellings with associated garaging, access road and landscaping (resubmission of 46/1578/13/F) | 0 | 0 | 5 |
| South Huish | 46/3080/14/F | Homefield, Hope Cove, Kingsbridge, TQ7 3HB | Erection of detached dwelling within the residential curtilage of 'Homefield' (resubmission of 46/0087/14/F) | 0 | 0 | 1 |
| South Milton | 2988/16/FUL | Development Site At Sx 679 422 Between Well Park and Primrose Cottage South Milton Devon | Erection of 3 bedroomed live work unit with associated car port | 0 | 1 | 0 |
| South Pool | 48/2450/15/F | Proposed Development Site At Sx 773 400 Prowse Barn South Pool Kingsbridge | Alterations, conversion and change of use of traditional stone barn to a two bedroom dwelling with detached home office | 0 | 0 | 1 |
| Sparkwell | 1027/16/PDM | Baccamore Blacklands Cross To Stert Bridge Sparkwell Devon PL7 5DF | Application for prior approval for a proposed change of use of Agricultural Building to a Dwellinghouse Class C | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| | | | | | | |
|-----------|------------------|--|---|---|---|---|
| Sparkwell | 2440/17/PDM | Baccamore Blacklands Cross To Stert Bridge Sparkwell Devon PL7 5DF | Prior approval for a proposed change of use from agricultural building to dwellinghouse. | 0 | 0 | 1 |
| Sparkwell | 3284/17/FUL | Smithaleigh House Smithaleigh PL7 5AX | Conversion and part replacement of existing granary and store into newdwelling and new associated external works/parking and amenity space (loss of B8 storage unit) | 0 | 0 | 1 |
| Sparkwell | 3831/17/FUL | Baccamore Mill Sparkwell Devon PL7 5DF | Conversion of barn to dwelling (resubmission of 0369/17/FUL) | 0 | 0 | 1 |
| Sparkwell | 49/0775/15/F | 2 South View, Hemerdon, PL7 5BY (to be known as Cherrytrees, Hemerdon) | New dwelling, resubmission of 49/2923/14/F. | 0 | 1 | 0 |
| Sparkwell | 49/1775/15/F | Development Site At Waverley Smithaleigh Plymouth Devon PL7 5AX | Erection of 1no. single dwelling with integral garage east of 'Waverley' together with new garage for 'Waverley' with existing vehicular access retained | 0 | 0 | 1 |
| Sparkwell | 49/2053/15/AGDPA | Birchland Barns Birchland Farmhouse Birchland Way Sparkwell Plymouth PL7 5DW | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (ClassQ) | 0 | 1 | 0 |
| Staverton | 0174/8/PDM | Agricultural Building at SX781637 Staverton TQ9 6AG | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Staverton | 0194/16/PDM | Little Barton Staverton Totnes Devon TQ9 6NA | Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class Q(a) only) | 0 | 0 | 1 |
| Staverton | 0302/16/FUL | Broadpark Chuley Hill Ashburton SX 755692 | Conversion of agricultural barn to dwelling (following class Q approval) | 0 | 0 | 1 |
| Staverton | 0710/17/FUL | Kingston Gate Barn Kingston Totnes TQ9 6AR | Proposed conversion from disused barn into a 3 bedroom residential dwelling. | 0 | 0 | 1 |
| Staverton | 1731/16/PDM | Hillcroft Memory Cross To Fursdon Cross Staverton Devon TQ9 6AL | Notification for Prior Approval for proposed change of use of agricultural building to dwellinghouse | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-----------|-----------------------------|--|--|------------------------------------|--|---|
| Staverton | 2190/16/POD | Units 1-10 Staverton Offices Staverton Devon TQ9 6AR | Prior approval for proposed change of use of building from Office use(Class B1a) to 4no. dwellinghouses (Class C3) | 0 | 0 | 4 |
| Staverton | 2558/16/PDM | The Building Land at Barkingdon Farm Wass Cross To Hillcroft Past Barkingdon Manor Staverton Devon TQ9 6AN | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development. | 0 | 0 | 1 |
| Staverton | 2745/17/ARM | Land at Fursdon Staverton Devon TQ9 6AJ | Reserved matters application following outline approval 0681/17/OPA (provision of agricultural dwelling) | 0 | 0 | 1 |
| Staverton | 3370/17/FUL | Unit 3 Barkingdon Workshops Staverton TQ9 6AN | New two-storey house with single-storey outbuilding and associated external works to replace existing storage building (with change of use permission to domestic use) | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|---------------|------------------|--|---|---|---|---|
| Staverton | 3552/16/FUL | Centre Barn Blackler Barton Blackler Barton Service Road Ashburton TQ13 7LZ | Conversion of redundant barn into 3-bedroomed dwellinghouse involving excavation of ground floor to install new 'geocell' reclaimed glass floor, underfloor heating and stone slab finish, replace existing sheet roofing with new black metal roof, conservation rooflights, patent glazing to existing lean-to to form passive solar collector, new windows and doors, insulation and lining to external walls and ceilings, alterations to some roof trusses | 0 | 0 | 1 |
| Staverton | 50/0388/15/AGDPA | Proposed dwelling at SX 7849 6521, Hillcroft, Staverton, Totnes TQ9 6AL | Prior approval of proposed change of use of agricultural building to residential dwelling (use class C3) | 0 | 0 | 1 |
| Staverton | 50/1891/15/F | Weston Barn At Sx 7568 6467 Stretchford Farm Buckfastleigh TQ11 0JY | Conversion of stone barn to residential dwelling | 0 | 0 | 1 |
| Staverton | 50/2308/15/PNNEW | Whiteways Farm Staverton Totnes Devon TQ9 6AL | Prior approval for change of use from storage or distribution (Class B8) and any land within its curtilage to 9no. dwellinghouse (Class C3) | 0 | 0 | 9 |
| Staverton | 50/2494/15/AGDPA | Agricultural Building At Sx7941 6576 Beaston Farm Broadhempston Devon | Prior approval for change of use of an agricultural building to a dwelling house | 0 | 0 | 1 |
| Stoke Fleming | 0554/17/PDM | Blatchmore Barn Blatchmore Lane Bugford Devon | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) | 0 | 0 | 1 |
| Stoke Fleming | 0791/17/PDM | The Barn Blatchmore Lane Bugford Dartmouth | Prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 2 |
| Stoke Fleming | 1004/17/FUL | The Paddock Land at SX 864 487 South side of Redlap Lane Stoke Fleming Devon TQ6 0QU | New dwelling (resubmission of 2462/16/FUL) | 0 | 0 | 1 |
| Stoke Fleming | 2078/16/FUL | Premier Garage Dartmouth Road Stoke Fleming TQ6 0RE | Demolition of existing garage and filling station and erection of five dwellings with associated access, garaging and landscaping | 0 | 0 | 5 |
| Stoke Fleming | 2198/16/FUL | Higher Bowden Farm Road From Ash House Farm To Bowden Cross Bowden Devon TQ6 0LH | Conversion of leisure building into single dwelling | 0 | 0 | 1 |
| Stoke Fleming | 2929/16/PDM | Greenswood Barn Lower Ash Farm Track From Eastdown Farm To Lower Ash Farm Blackawton Devon TQ6 0LR | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Stoke Fleming | 51/0740/15/RM | Lower Ash Farm, Blackawton, Dartmouth, TQ6 0LR | Application for reserved matters (access, appearance, landscaping, layout and scale) following outline consent 51/1791/13/O for provision of permanent agricultural dwelling | 0 | 0 | 1 |
| Stoke Fleming | 51/1227/15/F | Windward Dartmouth Road Stoke Fleming Dartmouth TQ6 0QS | Creation of penthouse unit to planning approval 51/1437/14/F for 9no. residential apartments | 0 | 0 | 1 |
| Stoke Fleming | 51/1764/12/F | rear of 6 Deer Park Road, Stoke Fleming | Conversion of existing building to rear of property to dwelling | 0 | 1 | 0 |
| Stoke Fleming | 51/2966/14/F | 2 Manor Court Stoke Fleming Dartmouth TQ6 0PG | Construction of new dwelling | 0 | 1 | 0 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|--------|-----------------------------|---------|-------------|------------------------------------|--|---|
|--------|-----------------------------|---------|-------------|------------------------------------|--|---|

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|---------------|--------------------------------|---|---|---|---|---|
| Stoke Gabriel | 0011/16/OPA Appeal Ref No - AP | Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB | Re-advertised (Additional Documents Recieved) Outline planning permission with some matters reserved; scheme includes residential development of up to 9 dwellings, utilising the existing access point | 0 | 0 | 9 |
| Stoke Gabriel | 2140/17/FUL | Old Stoke Farm Paignton Road Stoke Gabriel TQ9 6SJ | Amendment to approved permission 0109/16/FUL development of new single residential dwelling with associated parking and landscaping | 0 | 0 | 1 |
| Stoke Gabriel | 3110/15/FUL | Bothy Bakehouse Lembury Road To Ningham Cross Stoke Gabriel TQ9 6PS | Demolition of existing barn and new dwelling with associated landscaping to replace (resubmission of 52/2519/15/F) | 0 | 0 | 1 |
| Stoke Gabriel | 3428/17/PDM | Barn at Little Aish North-East of Hill Park Aish Stoke Gabriel, TQ9 6PS | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Stoke Gabriel | 3640/17/FUL | Rowes Farm Aish Road Stoke Gabriel Devon TQ9 | Provision of 2no. residential dwellings | 0 | 0 | 2 |
| Stoke Gabriel | 52/0693/14/F | Land adjoining Rowes Farm, Aish Road, Stoke Gabriel, TQ9 6PX | Proposed single-storey dwelling (resubmission of 52/1096/12/F) | 0 | 1 | 0 |
| Stoke Gabriel | 52/1954/14/F | Rose Byre Higher Aish Barns Stoke Gabriel Totnes Devon TQ9 6PS | Retrospective application for part conversion and part rebuild of barn to create a single residential unit | 0 | 0 | 1 |
| Stoke Gabriel | 52/2081/15/F | Marians Maples Vicarage Close Stoke Gabriel Devon TQ9 6QT | Demolition of existing dwelling and construction of new dwelling on footprint together with 3no. additional dwellings within the grounds | 0 | 0 | 3 |
| Stokenham | 1530/17/FUL | Langholm Chillington Kingsbridge TQ7 2JY | Demolition of 1 no. existing bungalow and redundant surgery building; replace with 2 no. new two-storey houses (resubmission of previously approved planning application number 53/1741/14/F) | 0 | 0 | 1 |
| Stokenham | 1985/17/FUL | Little Beeches Torcross TQ7 2TJ | New three bedroom dwelling. | 0 | 0 | 1 |
| Stokenham | 2227/16/PDM | Agricultural Building At Sx 792 437 Coleridge Farm Chillington Devon TQ7 2JG | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q (b)) | 0 | 0 | 1 |
| Stokenham | 2535/17/FUL | The Crab Pot Chestnut Park To Beesands Beesands TQ7 2EH | Change of use from a single dwelling house to use as two single dwelling houses, including alterations, extensions and reopening original access | 0 | 0 | 1 |
| Stokenham | 2805/17/FUL | Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon | Conversion of barn to dwelling | 0 | 0 | 1 |
| Stokenham | 3168/16/FUL | The Old Abattoir Tor Church Road Kingsbridge TQ7 2TH | Conversion of abattoir barn to single dwelling | 0 | 0 | 1 |
| Stokenham | 53/16714/06/F 53/2183/13/F | Barns East of open Arms PH, Chillington, Kingsbridge (adjacent to Baltic Cottage) | Conversion of 4 barns (resubmission of planning ref 53/0994/13/F for conversion of barns to 4 dwellings | 0 | 2 | 2 |
| Thurlestone | 1539/16/FUL | Plot 13 Eddystone Road Thurlestone Devon TQ7 3NU | Erection of detached dwelling | 0 | 1 | 0 |
| Thurlestone | 2057/16/FUL | Land at Furzey Close Thurlestone TQ7 3NP | Erection of a new dwelling with associated landscaping works | 0 | 0 | 1 |
| Thurlestone | 55/0529/15/F | 14 Mead Lane, Thurlestone, Kingsbridge, TQ7 3PB | Change of use to two dwellings and new parking bay (resubmission of 55/3094/14/F) | 0 | 0 | 1 |
| Totnes | 0266/16/FUL | 5 Christina Parade Totnes Devon TQ9 5UU | READVERTISEMENT (Revised Plans Received) Erection of 3 bed terrace house with garden and relocation of garages | 0 | 0 | 1 |
| Totnes | 0668/16/OPA | Quisty Beeches Bourton Lane Totnes Devon TQ9 5JF | Re-Advertised Application (Revised Plans) Outline consent for the construction of 2 new dwellings | 0 | 0 | 2 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------|-------------|---|---|---|---|---|
| Totnes | 0894/16/FUL | Private Car Park & Garages rear of 27-45 Fore Street (Accessed off Station Road) Totnes Devon TQ9 5RP | Re-advertisement (Amended Address) Development of three residential units | 0 | 0 | 3 |
|--------|-------------|---|---|---|---|---|

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-----------|-----------------------------|--|---|------------------------------------|--|---|
| Totnes | 0995/16/FUL | 18 Paige Adams Road Totnes Devon TQ9 5LL | Proposed affordable houses in the gardens of 18 Paige Adams Road | 0 | 0 | 1 |
| Totnes | 1062/17/FUL | 5A South Street Totnes Devon TQ9 5DZ | Creation of a new dwelling from the ancillary spaces on the ground floor beneath an existing first floor apartment. | 0 | 0 | 1 |
| Totnes | 1319/16/FUL | Jackmans Barn 5 Follaton Farm Barns Totnes TQ9 5NA | New dwelling within grounds of existing dwelling | 0 | 1 | 0 |
| Totnes | 1623/16/FUL | Garages 1-3 adjacent to 1A Christina Park Totnes | Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes. | 0 | 0 | 1 |
| Totnes | 2103/17/POD | Rear of 24 Fore Street Totnes Devon TQ9 5DX | Prior Approval for a proposed change of use of a building from officeuse (Class B1(a)) to a dwellinghouse (Class C 3) | 0 | 0 | 1 |
| Totnes | 2863/17/FUL | 94 High Street Totnes TQ9 5SN | Conversion of part of shop into self contained flat | 0 | 1 | 0 |
| Totnes | 2982/15/FUL | Hamlyn's Yard Castle Street Totnes TQ9 5NU | Construction of 2no. semi-detached dwelling houses and provision of surface car parking serving dwellings and neighbouring 'Bridge Court' development's office units. | 0 | 0 | 2 |
| Totnes | 3576/16/FUL | Silverbirch Bowden House Totnes TQ9 7PW | Internal separation of existing dwelling to create additional dwelling, involving minor alterations to north elevation. | 0 | 0 | 1 |
| Totnes | 3617/17/FUL | The Old Stables Station Road Totnes TQ9 5HW | Change of use of studios to two Almshouses (resubmission of 3388/16/FUL) | 0 | 0 | 2 |
| Totnes | 56/1893/15/F | 1 Ashleigh Kingsbridge Hill Totnes TQ9 5SZ | Erection of single dwelling with an undercroft parking space (resubmission of 56/2362/14/F) | 0 | 0 | 1 |
| Totnes | 56/1968/07/F | rear of 8 to 14 Collins Road, Sparrow Road, Totnes | erection of 2 no. dwellings | 1 | 1 | 0 |
| Totnes | 56/2221/15/O | Cocos Nursery Ashburton Road Totnes Devon TQ9 5JZ | READVERTISEMENT (new description) Outline application with all matters reserved for 5no. three bedroomed houses with 10 no. parking spaces | 0 | 0 | 5 |
| Totnes | 56/2244/14/F | Land To Rear Of 9 Queens Terrace Station Road Totnes TQ9 5JQ | Erection of apartment building comprising 3no. apartments and associated parking | 0 | 3 | 0 |
| Totnes | 56/2524/15/F | Proposed Development Site At Sx 7846 6054 Follaton Farm Plymouth Road Totnes | Erection of 2no. three bedroomed semi detached dwelling houses with garages and parking | 0 | 0 | 2 |
| Ugborough | 0746/16/FUL | Earlscombe Farm Bittaford Devon PL21 0LD | Conversion of agricultural buildings to create three new dwellinghouses to include the alteration and partial demolition of the existing buildings and the change of use of agricultural land to ancillary domestic curtilage | 0 | 0 | 3 |
| Ugborough | 1792/17/PDM | The Barn, The Shippen Marridge Farm Ugborough Devon PL21 0HR | Prior approval for proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development. | 0 | 0 | 1 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-----------|-------------|--|---|---|---|---|
| Ugborough | 1811/16/ARM | 7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH | Reserved Matters application following outline consent 57/0788/15/O for details of access, appearance, landscaping, layout and scale of demolition of garage and erection of single split level dwellinghouse | 0 | 0 | 1 |
| Ugborough | 2299/16/PDM | Venn Farm A3121 Venn Cross To Kitterford Cross Ugborough Devon PL21 0PE | Prior approval application for change of use of agricultural building to dwelling house (Class C3) | 0 | 0 | 1 |
| Ugborough | 2881/16/ARM | Ivybridge Equestrian Davids Lane Ivybridge PL21 0LA | Application for approval of reserved matters following outline approval 57/1518/15/F for erection of bungalow to serve Ivybridge Equestrian | 0 | 1 | 0 |
| Ugborough | 3021/16/ARM | Proposed agricultural dwelling at SX 660546 New Haye Farm Ludbrook Devon PL21 0LL | Application for approval of reserved matters following outline approval 2865/15/OPA for provision of permanent agricultural worker's dwelling | 0 | 0 | 1 |
| Ugborough | 3740/16/FUL | Ladydown Barns Ugborough Ivybridge PL21 0PG | Conversion of barn to dwelling | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|----------------|-----------------------------|--|---|------------------------------------|--|---|
| Ugborough | 57/1702/15/AGDPA | Ludbrook Barn Ludbrook Ugborough Devon PL21 0LL | Prior approval of proposed change of use of agricultural building to dwelling house (C3) under Part Q (a) | 0 | 1 | 0 |
| Wembury | 0040/17/FUL | Shiloh Veasy Park Wembury PL9 0ES | Erection of single dwelling with integral garage within the garden of the existing dwelling | 0 | 0 | 1 |
| Wembury | 0865/17/FUL | Court Barton Renney Road Down Thomas PL9 0AQ | Amendments to planning application 3681/16/FUL to create one additional dwelling unit | 0 | 0 | 1 |
| Wembury | 2865/17/FUL | Freebird Wembury Road Wembury PL9 0DH | Partial demolition and extension to existing outbuilding, removal of existing outbuildings and storage containers to facilitate construction of new dwelling, and construction of additional detached dwelling and associated access, car parking and landscaping on adjoining garden | 0 | 0 | 2 |
| Wembury | 2988/17/OPA | Land At West Hill, Adjacent To 'seaview' Heybrook Bay PL9 0BB | Outline planning application with all matters reserved for erection of detached dwelling. | 0 | 0 | 1 |
| Wembury | 4088/16/FUL | South Barton Farm Veasy Park Wembury PL9 0ES | Erection of 2 no x 4 bedroom residential dwellings including parking space and garden curtilage | 0 | 2 | 0 |
| Wembury | 58/0517/15/F | Treveryan, Wembury Road, Wembury, Plymouth, PL9 0DQ | Change of use from disabled amenities building into dwelling with new single storey extension | 0 | 0 | 1 |
| Wembury | 58/0791/15/O | Proposed Development Site At Sx 5021 5026 Bovisand Lane Down Thomas Devon PL9 0AE | Outline application (all matters reserved) for demolition of store and shelter and construction of 1no. residential dwelling | 0 | 0 | 1 |
| Wembury | 58/2080/15/F | Wembury Reservoir Knighton Hill Wembury Devon PL9 0JD | Proposed dwelling to replace existing above ground water storage tank | 0 | 0 | 1 |
| West Alvington | 2432/16/FUL | Land south of The Ridings West Alvington Devon TQ7 3PP | Construction of new dwelling with integral garaging | 0 | 0 | 1 |
| West Alvington | 59/1032/12/F | Woodhouse Farm, West Alvington | Conversion of barns to form four units (three holiday lets and one permanent letting unit) | 0 | 1 | 0 |
| West Alvington | 59/1574/12/RM | Woolston Court, Woolston, Kingsbridge, TQ7 3BH | READVERTISEMENT (Revised Plans received): Reserved Matters application for approval of all matters and in accordance with condition 5 of Outline permission 59/0892/10/O for the erection of an agricultural dwelling | 0 | 1 | 0 |

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-----------|-----------------------------|--|--|------------------------------------|--|---|
| Woodleigh | 0234/16/PDM | Stepping Stones Barn Torr Lane East Allington Totnes TQ9 7QH | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a) and (b)) | 0 | 0 | 1 |
| Woodleigh | 0440/17/FUL | Woodleigh Reservoir Preston Cross Moreleigh TQ9 7JP | Conversion of disused water tank into small home (resubmission of 3208/16/FUL) | 0 | 0 | 1 |
| Woodleigh | 0735/16/PDM | Building at Moreleigh Mount Moreleigh Devon TQ9 7JR | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development | 0 | 0 | 1 |
| Woodleigh | 2500/16/ARM & 2281/15/O | Higher Grimpston Leigh Lane From Lower Grimpston Leigh To Higher Grimpston Leigh Grimstoneleigh East Allington Devon TQ9 7QH | Application for reserved matters following outline approval 61/2281/15/O for an agricultural workers dwelling | 0 | 0 | 1 |
| Woodleigh | 3032/16/FUL | Woolcombe Farm East Allington TQ9 7PQ | READVERTISEMENT (REVISED PLANS) Change of use of barn to dwelling (Class C3) with two storey extension and attached garage, to replace existing permission for conversion of the Old Milking Parlour | 0 | 0 | 1 |
| Woodleigh | 61/2588/14/F | Lowerdale, Woodleigh, Kingsbridge TQ7 4DJ | Conversion of 2 barns to 2 dwellings (Granary and Shippen), reinstatement of former cottage to residential dwelling and associated works to farmhouse. | 0 | 0 | 3 |
| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
| Yealmpton | 0010/18/ARM 62/2507/15/O | 11 Land Behind 11 Fore Street Yealmpton Devon PL8 2JN | 0010/18/ARM - Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two storey dwelling (2507/15/O - Re-advertisement (Change of description) Outline application with some matters reserved (details of access to highway now provided) for construction of two-storey dwelling. | 0 | 0 | 1 |
| Yealmpton | 0030/16/OPA | The Orchard Yealmpton Plymouth | Application for outline planning permission for provision of single residential dwelling in the garden of the orchard | 0 | 0 | 1 |
| Yealmpton | 0144/17/POD | New England Quarry New England Hill Plympton Devon | Prior approval for proposed change of use from Office use (Class B1 (a)) to dwellinghouse (class C3) | 0 | 0 | 1 |
| Yealmpton | 0390/17/FUL | Adj to Western Torr & South View Bowden Hill Yealmpton Devon PL8 2JX | Application for provision of single dwelling (application confirmed that this is a resubmission of planning ref no. 1240/14 & 1728/08) | 0 | 0 | 1 |
| Yealmpton | 0579/16/FUL | Site Of WI Hall Ford Road Yealmpton Devon PL8 2NA | Erection of a detached house on land previously used for WI hall | 0 | 0 | 1 |
| Yealmpton | 1973/16/FUL | Site adjacent to Sungarth Bowden Hill Yealmpton | READVERTISEMENT (Revised Plans Received) Detached dwelling with integral garage | 0 | 0 | 1 |
| Yealmpton | 2765/15/FUL | Yealmbridge Forge Road From The Villa To Croft House Yealmbridge Yealmpton Devon PL8 2EQ | Change of use of agricultural land and forge (B1) to dwelling and residential curtilage (C3) and associated operational development | 0 | 0 | 1 |
| Yealmpton | 4320/17/FUL | Dunstone Barn Dunstone Yealmpton PL8 2EL | Conversion of redundant barn to dwelling (amendment to consent 62/0643/08/F) | 0 | 0 | 1 |

SOUTH HAMS LPA SMALL SITES TOTAL

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|---|----|-----|
| 6 | 80 | 424 |
|---|----|-----|

Note: The annualised rates of 70 dpa in South Hams and 50 dpa West Devon of housing delivery from the small sites commitments (under construction and with consent but not started as at end March 2018) are based on evidence that was considered at the JLP Examination in 2018. That evidence is set out in the Revised Housing Topic Paper January 2018 (TP3(rev)) in Appendices 7.1b and 7.1c. They list dwelling completions on small sites in 2014/15, 2015/16 and 2016/17. The average (mean) of the three years of completions in each LPA is used as the annualised rate for the forecasts. Subsequent delivery was higher in 2017/18 in each LPA but this was

2018 MONITORING POINT - SOUTH HAMS LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

exceptional, partly due to implementing the latest Government policy regarding rural areas and from stronger delivery on brownfield sites, and is only a single year. Consequently the delivery rates have not been increased. Therefore, rates of 70 and 50 dpa respectively result in 154 dwellings in South Hams and 46 dwellings in West Devon on small sites with consents being forecast for delivery after the 5 year period.

APPENDIX 11

**West Devon LPA – list of small sites in 5
year land supply**

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|------------------|---|---|---|------------------------------------|--|---|
| Beaworthy | 2915/16/FUL | Higher View Farm Broadbury Okehampton EX20 4LG | Change of use of cabin to rural worker's dwelling | 0 | 0 | 1 |
| Beaworthy | 00885/2015 | Barn At Metherell Farm Beaworthy Devon EX21 5TT | Application for prior approval for change of use of agricultural building to dwellinghouse (class C3). | 0 | 0 | 1 |
| Beaworthy | 0127/17/PDM | Patchacott Farm Barn Patchacott Devon EX21 5AR | Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Beaworthy | 2024/16/PDM | Land to the North East of Venn Down Gates Thorndon Cross Okehampton | Prior Approval of proposed change of use of agricultural building to dwellinghouse (C3) and associated operational development (Class Qa+b) | 0 | 0 | 1 |
| Beaworthy | 00641/2015 | Barn Valley View Thorndon Cross Devon | Prior notification for change of use from agricultural building to C3 dwelling and associated operational development class Q (a) (b) | 0 | 0 | 1 |
| Bere Ferrers | 2787/16/FUL | 10-12 Station Road Bere Alston PL20 7EL | Change of use and conversion of buildings to 2 dwellings | 0 | 0 | 2 |
| Bere Ferrers | 2213/16/FUL | Land Adjacent To 45 Maynard Park Bere Alston Devon | Construction of No.4 detached single storey dwellings | 0 | 3 | 1 |
| Bere Ferrers | 0060/17/FUL | 47 Station Road Bere Alston PL20 7EN | Resubmission of 2737/16/FUL for conversion of building to dwelling. | 0 | 0 | 1 |
| Bere Ferrers | 1784/16/FUL | Bere Alston Reservoir Bere Alston Yelverton | Works to redundant reservoir to create dwelling including part demolition and alterations. | 0 | 0 | 1 |
| Bondleigh | 1225/16/PDM | Westworthy Farm North Tawton Devon EX20 2DJ | Prior Approval for proposed change of use of agricultural building to 2 dwellings | 0 | 0 | 2 |
| Bradstone | 3019/15/FUL | Barn Adj. Bradstone Mill Road From Greystone Bridge To Launceston PL15 9PD | Change of use of listed barn to a dwelling | 0 | 1 | 0 |
| Bratton Clovelly | 2011/16/ARM | Lower Voaden Bratton Clovelly Okehampton Devon EX20 4JF | Approval of reserved matters following outline approval 01052/2015 for agricultural workers dwelling | 0 | 1 | 0 |
| Bratton Clovelly | 00330/2015 & 00850/2014 O (00558/2015ARM) | Mill Park Meadow Bratton Clovelly Devon Devon EX20 4JX | Erection of a dwelling, garage and associated works. | 0 | 1 | 0 |
| Bratton Clovelly | 0804/16/PDM | Agricultural building Brooklands Farm Bratton Clovelly Devon EX20 4JH | Prior approval for a proposed change of use of agricultural building to a dwellinghouse | 0 | 0 | 1 |
| Bratton Clovelly | 2215/16/PDM (00457/2015) | Barn Opposite South Fursdon Fursdon View Farm Building Bratton Clovelly Devon | Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Qa+b) | 0 | 0 | 1 |
| Bratton Clovelly | 2783/16/PDM (00428/2015) | Hillside Bratton Clovelly Beaworthy EX20 4JD | Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Qa+b) | 0 | 1 | 0 |
| Bratton Clovelly | 00212/2015 | Metherell Farm Beaworthy Devon Devon EX21 5TT | Prior Notification for change of use from agricultural building to C3 dwelling - Class M3 | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|----------------|-------------|---|---|---|---|---|
| Bridestowe | 1105/17/FUL | Barn South West Of Hillside Pool Hill Bridestowe EX20 4EN | Change of use and conversion of an agricultural building to a single residential dwelling and associated works | 0 | 0 | 1 |
| Bridestowe | 2708/16/OPA | 3 South Ball Cottage Bridestowe Devon EX20 4EN | Outline application with all matters reserved to build an attached end of terrace one bed cottage with one off road parking space on brown field site consisting of garage, shed and wood store | 0 | 0 | 1 |
| Broadwoodkelly | 1152/17/PDM | Lakesland Farm Broadwoodkelly Devon EX19 8EQ | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 1 | 0 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|---------------------|-----------------------------|---|---|------------------------------------|--|---|
| Broadwoodkelly | 3655/16/PDM | Newer Park Broadwoodkelly Devon EX19 8EQ | Notification for prior approval for a proposed change of use of 1 redundant barn to residential use. | 0 | 0 | 1 |
| Buckland Monachorum | 1258/16/OPA | Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW | Outline planning application for erection of dwelling | 0 | 0 | 1 |
| Drewsteignton | 3585/17/PDM | Agricultural Building at SX71306 93514 West Park Farm Drewsteignton | Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b)) | 0 | 0 | 1 |
| Dunterton | 01127/2015 | Eastacott Barton Dunterton Tavistock Devon PL19 0QP | Full application for the conversion of a redundant farm building into two apartments. | 1 | 1 | 0 |
| Exbourne | 3342/16/FUL | Town Living Farm Exbourne Devon EX20 3RX | Application for conversion of out buildings into three dwellings. | 0 | 0 | 3 |
| Exbourne | 2263/17/ARM | Land Adjacent To Wood Close High Street Exbourne EX20 3SA | Approval of reserved matters following outline approval 00458/2015 (residential development of 9no. dwellings) | 0 | 0 | 9 |
| Exbourne | 00716/2015 | Courtney View High Street Exbourne Okehampton EX20 3SA | Conversion of building used for storage to dwelling | 0 | 0 | 1 |
| Exbourne | 0618/17/PDM | Land North West of Exbourne Mucksey Lane Exbourne Devon EX20 3SA | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (class C3) and associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Exbourne | 01235/2014 | Stone Farm, Fore Street, Exbourne, Okehampton, Devon | 01235/2014 Change of use of barn to 3 bed dwelling including demolition and reconstruction of southern extension and formation of parking area and associated works. | 0 | 1 | 0 |
| Germansweek | 0941/16/OPA | Road Past Higher Eworthy Farm Germansweek EX21 5AH | (Re-advertisement) Proposed agricultural workers supervisory dwelling. | 0 | 0 | 1 |
| Germansweek | 1117/16/PDM | Dartmoor View Road From Boldventure Cross To Eworthy Cross Eworthy Germansweek Devon EX21 5AF | Notification for prior approval for a proposed change of use of Agricultural Building to a Dwellinghouse (class 3). | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-------------|---------------------------|--|---|---|---|---|
| Gulworthy | 00985/2015 | Barn At Lumburn Lumburn Tavistock Devon PL19 8HT | Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling House (Class C3) (Class Q(a)) | 0 | 0 | 1 |
| Hatherleigh | 1375/17/ARM | Land Adjacent To Leigh House Higher Street Okehampton Hatherleigh EX20 3JD | Application for approval of reserved matters following outline approval 2165/16/OPA for the construction of a dwelling house | 0 | 1 | 0 |
| Hatherleigh | 3255/17/FUL | Land to rear of Bank House Bridge Street Hatherleigh EX20 3HZ | New detached dwelling | 0 | 0 | 1 |
| Hatherleigh | 3423/16/PDM | Barn adjacent to Lower Upcott Farm Hatherleigh Devon EX20 3LN | Prior approval of proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Hatherleigh | 1553/17/ARM (2609/15/OPA) | Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon | 1553/17/ARM - Application for approval of reserved matters following outline approval 2609/15/OPA for erection of 2no. dwellings (2609-OPA - Outline application with all matters reserved for erection of 2no. dwellings (resubmission of application 00053/2015). Decision date 22/07/2016) | 0 | 0 | 2 |
| Hatherleigh | 0794/17/FUL | Land at Red Lane Hatherleigh Devon | Application for Outline approval for a detached dormer style bungalow with all matters reserved. | 0 | 0 | 1 |
| Hatherleigh | 1914/16/FUL | The Veterinary Surgery 1 Buddle Lane Hatherleigh Devon EX20 3HX | Change of use from veterinary surgery to residential use | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-------------|-----------------------------|---|---|------------------------------------|--|---|
| Hatherleigh | 2685/16/FUL | The Barn At Fishleigh Castle Devon EX20 3LH | Change of use of barn to dwelling with associated works | 0 | 0 | 1 |
| Hatherleigh | 1262/16/PDM | Higher Upcott House (Barn) Road From Deckport To Terris Bridge Cross Hatherleigh Devon EX20 3LN | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C) | 0 | 0 | 1 |
| Hatherleigh | 2214/17/PDM | Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Hatherleigh | 00527/2015 | Offices Buddle Lane Hatherleigh Okehampton Devon EX20 3HX | Prior notification for change of use from office (B1(a)) to dwelling (C3) - Class O. | 0 | 0 | 1 |
| Hatherleigh | 2324/17/FUL | Land To Rear Of 7 High Street Hatherleigh EX20 3JH | Proposed new detached 3 bedroom, two storey dwelling. | 0 | 1 | 0 |
| Hatherleigh | 01185/2015 (00730/2014) | Stapleford Farm Exbourne Okehampton. Devon EX20 3RA | RE ADVERTISEMENT OF Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse. | 0 | 0 | 1 |
| Hatherleigh | 2556/17/ARM | Land At SX 4886 1044 Roseland Farm Church Road Highampton EX21 5LE | Reserved matters application following outline approval 3248/16/OPA for single dwelling | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|-------------|---------------------------|--|---|---|---|---|
| Highampton | 3685/17/ARM (1033/17/OPA) | Tree Tops Church Road Highampton Devon EX21 5LS | 3685/17/ARM - Application for approval of reserved matters following outline approval 1033/17/OPA for 3no. dwellings (1033/17/OPA - Outline application with all matters reserved for 3no. dwellings (resubmission of 2723/15/OPA). | 0 | 0 | 3 |
| Highampton | 0392/17/ARM | Clannica Land Adjacent To Village Hall Highampton Devon | Application for approval of reserved matters following outline approval. (0618/16/OPA) | 0 | 1 | 0 |
| Highampton | 0268/17/ARM | Land At London House Highampton Beaworthy | READVERTISEMENT (Revised Plan Received) Application for approval of reserved matters following outline approval 01380/2014 (erection of dwelling) | 0 | 0 | 1 |
| Highampton | 01010/2015 | Land Adjacent To Beacon Down Farm Highampton. Ex21 5le Highampton Devon EX21 5LE | Application for outline approval for a detached 4 bedroom house with all matters reserved. | 0 | 0 | 1 |
| Highampton | 0684/16/OPA | The Golden Inn Burdon Lane Highampton Devon EX21 5LT | Outline Planning Permission with all matters reserved for detached bungalow | 0 | 0 | 1 |
| Highampton | 2576/15/PDM | Willsland Sheds Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LQ | Prior approval for proposed change of use of 2no. agricultural buildings to 3no. dwellinghouses (Class C3) | 0 | 1 | 2 |
| Highampton | 2726/16/PDM | Barn Chidesters Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LE | Prior approval of proposed change of use of agricultural building to adwellinghouse (Use Class C3) and for associated operational development | 0 | 0 | 1 |
| Iddesleigh | 3970/16/FUL | Nethercott Barton Road From Week Moor Cross To Rlddesleigh EX19 8SN | Proposed alteration of the layout of a previously approved C3 barn conversion (2577/15/PDM) | 0 | 0 | 1 |
| Iddesleigh | 00349/2015 | Barn West Barwick Iddesleigh Devon | Prior Notification for Change of Use from agricultural building to C3 dwelling with associated operational development. | 0 | 0 | 1 |
| Inwardleigh | 3913/16/PDM | Goldburn Farm Inwardleigh | Notification for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associatedoperational development. | 0 | 0 | 0 |
| Inwardleigh | 2626/16/FUL | Barn East Of Five Oaks Folly Gate Okehampton | Change of use from barn to dwelling and associated work | 0 | 0 | 1 |
| Inwardleigh | 00682/2014 | Folly Gate Garage Folly Gate Okehampton Devon EX20 3AH | Demolition of garage and associated outbuildings. Erection of 8 dwellings and associated works. | 0 | 0 | 8 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-------------|-----------------------------|--|--|------------------------------------|--|---|
| Inwardleigh | 2636/17/FUL | Five Oaks Folly Gate Okehampton Devon EX20 3AA | Outline application with all matters reserved for three bedroom detached dwelling | 0 | 0 | 1 |
| Inwardleigh | 0772/16/PDM | Durdon Farm Northlew Devon EX20 3PU | Prior approval for proposed change of use of Agricultural building to a dwellinghouse | 0 | 1 | 0 |
| Inwardleigh | 1893/16/PDM | Barn at Goldburn Farm Inwardleigh Devon EX20 3BD | Prior approval for proposed change of use of agricultural building to a dwellinghouse(Class C3)(Class Q) | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------------|---------------------------|--|---|---|---|---|
| Inwardleigh | 2023/16/PDM | Higher Oak Inwardleigh Okehampton Devon EX20 3AS | Prior Approval of proposed change of use of agricultural building to adwellinghouse (C3) and associated operational development (Class Qa+b) | 0 | 0 | 1 |
| Inwardleigh | 00954/2015 (1326/17/FUL) | Barns Lower Eastwood Farm Folly Gate Devon | Prior notification for change of use from agricultural building to 2 dwellings. (Note - alternative application 1326/17/FUL - Single ecodwelling to replace 2No. residential dwellinghouses given prior approval under LPA Ref. 00954/2015 | 0 | 0 | 2 |
| Inwardleigh | 00532/2015 | Preston Inwardleigh Okehampton Devon EX20 3AL | Prior notification for change of use from agricultural building to C3 dwelling - class Q (a). | 0 | 0 | 1 |
| Inwardleigh | 2510/16/FUL | Land at Higher Westacombe Farm Road Past Westacombe Inwardleigh Devon EX20 3AX (N.B. dwelling at Lower Westacombe) | Rural workers dwelling | 0 | 1 | 0 |
| Inwardleigh | 00131/2014 | Old Inn Cottage, Inwardleigh, Okehampton, Devon | 00131/2014 - Revised design of application 02115/2011 for the erection of a single dwelling. | 0 | 1 | 0 |
| Jacobstowe | 1668/16/PDM | Land at Dunsland Hatherleigh EX 20 3RH | Prior Approval for change of use of agricultural building to dwelling house (Class Q) | 0 | 0 | 1 |
| Kelly | 0749/16/PAM | Mead Farm Meadwell Kelly Devon PL16 0HJ | Prior approval for change of use from storage/distribution buildings to dwellinghouses | 0 | 0 | 1 |
| Lamerton | 0626/17/FUL | Unit 1 Down Farm Lamerton PL19 8QA | Change of use of building to dwelling | 0 | 0 | 1 |
| Lamerton | 1462/17/OPA | Kooshti Bok Lamerton Devon PL19 8RU | Outline application with some matters reserved for erection of 2no. semi detached houses and 3no. detached houses | 0 | 0 | 5 |
| Lamerton | 3244/16/OPA & 3274/17/ARM | Land adjacent to Ashton Court Lamerton Devon PL19 8QD | Outline planning permission with some matters reserved for proposed erection of 5 dwellings and improvement to access | 0 | 3 | 2 |
| Lamerton | 2242/17/OPA | Land previousley St Johns Adj to Rose Cottage Lamerton Devon PL19 8RZ | Outline planning permission with all matters reserved for Erection of a two bedroom bungalow. | 0 | 0 | 1 |
| Lamerton | 2382/17/FUL | Lower Hill Farm Road Past Lower Hill Farm Lamerton PL19 8RR | RE ADVERTISEMENT (CHANGE OF APPLICANT) Change of use of existing barn (barn 1) to holiday let and change of use of existing holiday let (barn 2) to a dwelling. | 0 | 0 | 1 |
| Lewtrenchard | 2844/15/FUL | Jethros Lewdown Okehampton Devon EX20 4DS | Change use of disused entertainment venue, workshop and stables by conversion to 11 residential units of accommodation. (Note: net 9 dws as there are 2 existing flats) | 0 | 0 | 9 |
| Lewtrenchard | 0465/2000/TAV (RM) | The Old Cattle Market Lewdown, Lewdown | 3 no. bungalows and garages | 1 | 0 | 2 |
| Lifton | 2501/17/ARM | The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA | Application for approval of reserved matters following outline approval 01865/2011 | 0 | 0 | 2 |
| Lifton | 01005/2015 (00932/2014) | Rabbit Field Gatherley Wood Lifton. PL16 Devon ODF | Application for Prior Approval for a Proposed Change of Use of Use of an Agricultural Barn to a Dwellinghouse (Class3) | 0 | 1 | 0 |
| Lifton | 01014/2015 | Smallacombe Lifton Lifton Devon PL16 0EB | Application for the erection of a dwelling | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|----------------|--|--|--|------------------------------------|--|---|
| Lifton | 2862/15/FUL | Robins Croft Road From Liftondown Cross To Robins Croft Liftondown Devon PL16 0DA | Erection of 2 dwellings | 0 | 0 | 2 |
| Lifton | 0567/16/FUL | Land adjacent to Lifton Hall Hotel New Road Lifton Devon PL16 0DR | New 3 bed dwelling | 0 | 1 | 0 |
| Lifton | 3528/16/FUL | Hillside Station Road Tinhay PL16 0AN | Proposal of 1 detached and 4 semi-detached dwellings | 0 | 0 | 5 |
| Lifton | 3495/16/FUL | Land opposite Selvi Cottage Liftondown Devon PL16 0DB | Readvertisement (amended address) Application for erection of building. | 0 | 0 | 1 |
| Lifton | 01686/2011 (10618/2007) | The Engineers Shop", Station Road, Tinhay, Lifton, Devon | Additional supporting information Residential development. Extension of time limit for residential development as per planning permission 10618/2007/TAV. | 0 | 2 | 2 |
| Lifton | 00345/2013;2254/16+/CLE - certificate of lawfulness) | Gatherley Wood, Lifton, Devon | New planning permission to replace extant permission 00438/2010 for erection of gamekeeper/forestry workers dwelling. 2254/16/CLE Application for a Lawful Development Certificate for commencement of development within 3 years in accordance with conditions of approval 00345/2013 | 0 | 1 | 0 |
| Lifton | 00219/2015 | Barn, Langham House, Liftondown, Devon | Prior Notification for change of use from agricultural building to C3 dwelling Class MB. | 0 | 1 | 0 |
| Lifton | 3246/16/ful (00193/2014) | Car Park, Fox And Grapes Hotel, Tinhay, Devon | Reserved matters application for the erection of 3 dwellings. Retrospective application for extract flue | 1 | 0 | 2 |
| Lydford | 0917/17/PDM | Barn at Forest Lodge Lydford Devon EX20 4BP | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 0129/17/PDM) | 0 | 0 | 1 |
| Marystow | 00522/2015 | Warracott Farm Barns Chillaton Devon Devon | Prior notification for the change of use of agricultural buildings to three dwellings - class Q. | 0 | 0 | 3 |
| Milton Abbot | 1921/17/ARM | Beeches Barn Milton Abbot Devon PL19 0QF | Reserved matters application for provision of a permanent farm house to accommodate an agricultural worker, following grant of outline permission 0540/16/OPA | 0 | 1 | 0 |
| Milton Abbot | 0016/15/FUL | 25a Fore Street Milton Abbot Devon PL19 0PA | Application for change of use of existing (vacant) shop premises to form 2 no residential dwellings | 0 | 0 | 2 |
| Milton Abbot | 0634/16/FUL | Youngcott Barn Sydenham Damerel | Conversion of redundant barns to form a single residential dwelling with associated storage. | 0 | 1 | 0 |
| Milton Abbot | 0887/17/FUL | Land Adjacent To April Cottage Chillaton Lifton PL16 0HR | Proposed erection of 2 bedroom dwelling | 0 | 0 | 1 |
| Milton Abbot | 2592/16/FUL | Braemer House Chillaton PL16 0HS | READVERTISEMENT (Additional Plans Received) New dwelling | 0 | 1 | 0 |
| Monkokehampton | 00499/2015 | Ye Olde Swan Inn Monkokehampton Winkleigh Devon EX19 8SE | Change of use of pub to dwelling. | 0 | 0 | 1 |
| Monkokehampton | 2939/16/FUL | The Forge Road From Monkokehampton Cross To Beare Farm Monkokehampton Devon EX19 8SE | Conversion of the forge to a dwellinghouse | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------------|------------------------|--|---|---|---|---|
| North Tawton | 2411/16/FUL & 858/2015 | Land adjacent to Greenslade Farm Greenslade Lane Sampford Courtenay Devon EX20 2SF | Change of use of agricultural building to 3no. residential dwellings, and agricultural field to gardens | 0 | 0 | 3 |
| North Tawton | 4101/16/FUL | Land Adjacent To 1 Park House Fernleigh Court North Tawton Devon EX20 2DX | Erection of single dwelling (Renewal of Planning Approval 00956/2013) | 0 | 0 | 1 |

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|--------------|-----------------------------|--|---|------------------------------------|--|---|
| North Tawton | 1836/16/OPA | Land at SX 665 101 adjacent to East of Devonshire Gardens North Tawton | Outline application with all matters reserved for construction of three self-build dwellings and associated works | 0 | 0 | 3 |
| North Tawton | 3254/17/OPA | Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA | Outline planning application with all matters reserved for residential development of two dwellings | 0 | 0 | 2 |
| North Tawton | 0110/16/PDM | Barn at OS map ref SS 267202 101667 | Prior approval for a proposed change of use of agricultural building to a dwellinghouse | 0 | 0 | 1 |
| North Tawton | 1281/16/PDM | Bridge Farm North Tawton | Prior approval of proposed change of use of agricultural building to dwelling house (under class C3) | 0 | 0 | 1 |
| North Tawton | 0713/16/PDM | Barn at Bouchers Hill Farm North Tawton Devon EX20 2DG | Prior approval of proposed change of use of agricultural building to dwellinghouse | 0 | 0 | 1 |
| North Tawton | 00536/2015 | The Barn At Little Greenslade Sampford Courtenay Devon Devon EX20 2SQ | Prior notification for change of use from agricultural building to C3 dwelling. | 0 | 0 | 1 |
| North Tawton | 0752/16/FUL | 12 High Street North Tawton Devon EX20 2HF | Revised application for erection of dwelling | 0 | 0 | 1 |
| North Tawton | 00918/2014 | Upper Depot, Devonshire Gardens, North Tawton, Devon | Reserved Matters application for erection of 2 live work units including commercial garage and printery. | 0 | 0 | 2 |
| Northlew | 3815/16/FUL | Building On At Higher Southcombe Northlew Okehampton EX20 3PD | Change of use of agricultural building to dwelling | 0 | 0 | 1 |
| Northlew | 1692/17/PDM | Barn at Slate Quarry Farm Northlew Okehampton EX20 3NG | Prior approval of proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a+b)) | 0 | 1 | 0 |
| Northlew | 01011/2015 | The Stables Palmers Norley Farm Northlew Okehampton EX20 3PN | Notification for Prior Approval for Change of Use of Agricultural Building to a Dwellinghouse (C3) & for Associated Operational Development | 0 | 0 | 1 |
| Northlew | 2574/15/PDM | Kesterfield Barn Northlew Okehampton EX20 3PN | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development | 0 | 0 | 1 |
| Northlew | 2418/16/PDM | Land at SX 502 994 Adjacent To Kesterfield Northlew Okehampton | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Qa+b) | 0 | 0 | 1 |
| Northlew | 0344/17/PDM & 656/2015 | Barn Higher West Kimber Northlew Devon EX20 3NF | Prior approval of proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Northlew | 00450/2015 | Barn At Owls House Lower Crowden Farm Crowden Northlew Devon EX20 3NE | Prior notification for associated operational development for change of use from agricultural building to C3 dwelling (class Q). | 0 | 0 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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| Northlew | 00237/2015 | Barn Adjacent To East Worth Farmhouse Northlew Devon | Prior notification for change of use of agricultural building to a dwellinghouse (class C3). | 0 | 0 | 1 |
| Northlew | 01169/2015 | Land To Rear Of South Meadow Northlew Okehampton Devon Ex20 3NY | Proposed erection of dwelling | 0 | 0 | 1 |
| Northlew | 2056/17/FUL | Morth Grange Northlew EX20 3BR | Replacement of the existing redundant swimming pool house within the grounds of Morth Grange with a single storey building (dwelling) together with associated access and driveway. | 0 | 0 | 1 |
| Northlew | 00405/2013 | Glebe Yard, Old Transport Depot, Station Road, Northlew, Devon | Erection of detached dwelling with garage and associated access. | 0 | 1 | 0 |
| Oddesleigh | 1097/17/PDM | Barn at OS 257511 107662 (Road to Pixton) Iddesleigh | Prior approval for change of use of agricultural building to dwelling house (Class C3) and for associated operational development. | 0 | 0 | 1 |

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|------------|-----------------------------|---|--|------------------------------------|--|---|
| Okehampton | 0484/17/FUL | Upcott House Upcott Hill Okehampton EX20 1SQ | Change of use from B & B and sub-division into 4 flats | 0 | 0 | 3 |
| Okehampton | 2777/15/FUL | Bobs Garage Park Row Okehampton Devon EX20 1DP | Addition of second floor flat to park row frontage and increase size of unit 1 to join neighbouring property (alterations to consent 00861/2014) | 0 | 0 | 1 |
| Okehampton | 2544/16/FUL | Land To Rear Of 65 Exeter Road, Okehampton, Devon, EX20 1QF | Alternative proposal for construction of dwelling | 0 | 1 | 0 |
| Okehampton | 2128/16/FUL | 7 Wonnacotts Road Okehampton Devon EX20 1LX | Erection of two bedroom detached bungalow with parking space | 0 | 0 | 1 |
| Okehampton | 3644/16/OPA | Land West Of Willow Tree Close Okehampton | Outline application with all matters reserved for the construction of three houses | 0 | 0 | 3 |
| Okehampton | 2859/15/PDM | Barn at SX5920 9490 Courtenay Road Okehampton | Prior approval for change of use of agricultural barn to dwellinghouse(Class C3) and for associated operational development | 0 | 0 | 1 |
| Okehampton | 2382/16/POD | 101 Northfield Road Okehampton Devon EX20 1BA | Prior approval for proposed change of use of building from office use(Class B1(a)) to dwellinghouse (Classes C3)(Class Qa) | 0 | 0 | 1 |
| Okehampton | 00938/2015 | Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD | READVERTISEMENT (Revised Plans Received) Erection | 0 | 0 | 2 |
| Okehampton | 00861/2014 | 3 Kempley Road, Okehampton, Devon | Demolition of existing building and construction of 2 two-bedroom dwellings, 1 two-bedroom flat, and conversion of existing stone building to 2 one-bedroom houses with associated parking, access and open space. | 0 | 3 | 1 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------------------|-------------|---|--|---|---|---|
| Okehampton Hamlets | 1015/17/PDM | Barn at Knowle Farm Brightley Road Okehampton Devon EX20 1RH | Prior approval for proposed change of use of agricultural building to a dwellinghouse (Previous planning application number 3482/16) | 0 | 0 | 1 |
| Okehampton Hamlets | 1851/17/PDM | Barn at SX 571 946 Beacon Down Hill Okehampton EX20 1SN | Prior approval of proposed change of use of agricultural building to dwellinghouse, 1 bedroom (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Okehampton Hamlets | 2376/16/PDM | Fowley Barns Tavistock Road Okehampton Devon | Application for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development (Class Qa+b) | 0 | 0 | 1 |
| Okehampton Hamlets | 2793/17/FUL | Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 1RS | Application for proposed barn conversion to two dwellings | 0 | 0 | 2 |
| Okehampton Hamlets | 1355/16/PDM | The Barn Rosewyn Okehampton Devon EX20 1RR | Prior Approval application for change of use of agricultural building to dwelling | 0 | 0 | 1 |
| Okehampton Hamlets | 00402/2015 | Barn At Ngr Sx600964 Barton Barn Farm Chichacott Road Okehampton Devon | Prior Notification for change of use from Agricultural Building to C3 Dwelling - Class Q | 0 | 0 | 1 |
| Sampford Courtenay | 2985/17/FUL | Langmead Farm North Tawton EX20 2AD | Barn conversion into 2 no. new semi-detached dwellings, with associated parking and amenity space | 0 | 0 | 2 |
| sampford Courtenay | 0961/17/PDM | Glebe Farm Honeychurch North Tawton EX20 2AG | Prior Approval of proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a)) | 0 | 0 | 1 |
| Sampford Courtenay | 0722/17/PDM | Barn Willey Farm Sticklepath Devon EX20 2NG | Prior approval of proposed change of use of agricultural building to 2no. dwellinghouses (Class C3)(Class Q(a)) | 0 | 0 | 2 |
| Sampford Courtenay | 3034/15/ARM | Land adjacent to Restland Farm Road From Church Hill Cross To Shoalgate Cross Sampford Courtenay Devon EX20 2RY | Application for approval of reserved matters following outline approval 00400/2015 for agriculturally tied dwelling | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|--------------------|-----------------------------|---|--|------------------------------------|--|---|
| Sampford Courtenay | 1286/16/PDM & 00635/2015 | Fenlea Road From Exbourne Cross To Dornaford Cross Exbourne Devon EX20 3QS | Change of use from agricultral storage building to dwelling | 0 | 0 | 1 |
| Sampford Courtenay | 2089/16/FUL | Ballhill Farm Road From Church Hill Cross To Beer Cross Sampford Courtenay EX20 1SB | Change of use of barn to dwelling | 0 | 0 | 1 |
| Sampford Courtenay | 2373/17/FUL | The Chapel Sampford Courtenay Okehampton | Change of use of buildings to form two dwellings with associated works(resubmission of consent 3687/16/FUL) | 0 | 0 | 2 |
| Sampford Courtenay | 00430/2015 (0364/16/VAR) | Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT | Conversion and part rebuild of stone and cob barn into 2 bed dwelling. (Application for removal or variation of a condition following grant of planning permission. (00430/2015) Conditional Approval) | 0 | 1 | 0 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------------------|-----------------------|--|--|---|---|---|
| Sampford Courtenay | 2806/15/PDM | Building adjacent to Cloverhill Farm Sampford Courtenay Devon EX20 2SA | notification for Prior Approval for a proposed change of use of an agricultural building to dwelling house | 0 | 0 | 1 |
| Sampford Courtenay | 2563/16/PDM & 1431/16 | Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA | Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) one to be a carers dwelling. | 0 | 0 | 2 |
| Sampford Courtenay | 1870/16/PDM | Highridge Farm Road From Sampford Cross To Belstone Corner Cross Sampford Courtenay Devon EX20 2TF | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q) | 0 | 0 | 1 |
| Sampford Courtenay | 00659/2015 | Riverstone Farm Exbourne Okehampton Devon EX20 3QS | Prior approval for change of use of agricultural building to dwelling | 0 | 1 | 0 |
| Sampford Courtenay | 0410/17/PDM & 3036/15 | Hayrish Farm South Tawton Devon EX20 2LZ | Prior approval for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 1 | 1 |
| Sampford Courtenay | 1991/16/PDM | Land at Hayrish Farm South Tawton Okehampton | Prior approval for proposed change of use of agricultural building to dwellinghouse (C3) and associated operational development | 0 | 0 | 1 |
| Sampford Courtenay | 2257/16/PDM | Agricultural Barn Willey Farm Sticklepath Devon EX20 2NG | Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Qa+b) | 0 | 1 | 0 |
| Sampford Courtenay | 1425/16/PDM | Barn East of Greylands Wellsprings Lane Sampford Courtenay Devon EX20 2TD | Prior approval of proposed change of use of agricultural building to adwellinghouse (use class C3) | 0 | 1 | 0 |
| Sampford Courtenay | 00652/2015 | Part Cricket Farm Sampford Courtenay Okehampton Devon EX20 2TF | Prior Approval of proposed change of use of agricultural building to adwellinghouse and for associated operational development | 0 | 0 | 1 |
| Sampford Courtenay | 03314/2012 | Land Adjacent To 1 Brook Close, Land Adjacent To 1 Brook Close, Sampford Courtenay, Devon | Erection of dwelling | 0 | 1 | 0 |
| Sourton | 3112/16/FUL | The Highwayman Inn Road From Pigs Leg Cross To Th Sourton Devon EX20 4HN | Construction of 8 houses on land adjacent to The Highwayman Inn. | 0 | 0 | 8 |
| Sourton | 01109/2015 | Bowerland Barns 1&2 Okehampton Devon Devon EX20 4LZ | Application for change of use of agricultural buildings to 2 dwelling houses. | 0 | 0 | 2 |
| Sourton | 3464/17/PDM | Barns at SX 532 907 & SX 531 907 Forda Sourton | Notification for prior approval for proposed change of use of an agricultural building to form one dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)). | 0 | 0 | 2 |
| Sourton | 00653/2015 | Barn Lane North Of Trescote Way Bridestowe Devon EX20 4QD | Prior Approval for design details (Class Qb only) following grant of prior approval 00210/2015 for change of use of agricultural building to dwelling. | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|--------|-----------------------------|---------|-------------|------------------------------------|--|---|
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2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|--------------|------------------------|---|--|---|---|---|
| Sourton | 2537/17/PDM | Barn at Sleekers Farm Sourton Okehampton EX20 4HN | Prior approval of proposed change of use of agricultural building to dwellinghouse (C3) and associated operational development (Class Q(a and b)) | 0 | 1 | 0 |
| Sourton | 00646/2015 | Higher Hewton Farm Thorndon Cross Okehampton Devon EX20 4NQ | Prior Approval of Proposed Change of use of farm building to dwelling | 0 | 0 | 1 |
| South Tawton | 00694/2015 | Taw Mill Sampford Courtenay Okehampton Devon EX20 2SE | Notification for Prior Approval for a Proposed Change of use of existing barn to 3 dwellings | 0 | 0 | 3 |
| South Tawton | 3407/16/PDM & 00495/15 | Barn Adjacent To Cawsand View Taw Green Devon | Prior approval for a conversion of existing agricultural building into a 5 bedroom detached dwelling. | 0 | 0 | 1 |
| Spreyton | 1511/17/ARM | Spreyton Barton Farm Spreyton EX17 5AL | Application for approval of reserved matters following outline approval 00956/2015 for the development of 3 No. detached houses, including demolition of modern agricultural barn | 0 | 0 | 3 |
| Spreyton | 3724/16/PDM | Barn at Begbeer Farm Spreyton Devon EX17 5AR | Application for prior approval for a proposed change of use for agricultural building to a dwelling house (class C3) and for associated operational development. | 0 | 0 | 1 |
| Spreyton | 1440/16/FUL | South Nethercott Barn Whiddon Down Devon EX20 2QZ | Change of use from redundant agricultural barns and adjoining stable to 4 dwellings | 0 | 0 | 4 |
| Spreyton | 01396/2014 | The Barton Spreyton Crediton Devon EX17 5AL | Demolition of two agricultural buildings and erection of 4 detached and 2 semi-detached dwellings. Extensions and alterations to existing barns and change of use to form 2 further dwellings. External alterations to the Barton. New vehicular access, parking and garages for new dwellings together with associated landscaping. 01396/2014 for demolition of two agricultural buildings and erection of 4 detached and 2 semi-detached dwellings. Extensions and alterations to existing barns and change of use to form 2 further dwellings. External alterations to the Barton. New vehicular access, parking and garages for new dwellings together with associated landscaping. | 2 | 6 | 0 |
| Spreyton | 2942/16/PDM | The Barn Great Begbeer Farm Spreyton Devon EX17 5AR | Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) | 0 | 0 | 1 |
| Spreyton | 2676/15/PDM | Tor Yard Barn Higher Cullaford Farm Spreyton Devon EX17 5AX | Prior approval for change of use; conversion of barn to 1 dwelling | 0 | 0 | 1 |
| Spreyton | 00609/2015 | Barn Adjacent To The Shippen Higher Cullaford Farm Spreyton Crediton Devon EX17 5AX | Prior notification for change of use of agricultural building to dwelling - Class Q. | 0 | 0 | 1 |
| Spreyton | 1037/17/FUL | Skywood Spreyton EX17 5AF | Renewal of existing consent to replace mobile home with permanent dwelling (previous application 00408/4014, decision notice issued 03/06/2014) | 0 | 0 | 1 |
| Spreyton | 01257/2011 | North Beer Farm, Spreyton, Crediton, Devon | Erection of agricultural workers dwelling. 0 | 0 | 1 | 0 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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| Sydenham Damerel | 1279/16/FUL | Derriton Farm Road From Derriton Cross To Sydenham Cross Sydenham Damerel Devon PL19 8PX | Conversion of redundant building to dwelling | 0 | 0 | 1 |
| Tavistock | 00949/2015 | Barn Anderton Farm Tavistock Devon PL19 9DU | Alterations to previously approved scheme RN/3/50/1455/1991/8787/001 for conversion of barn to dwelling. | 0 | 0 | 1 |

| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
|-----------|-----------------------------|--|--|------------------------------------|--|---|
| Tavistock | 2266/16/ARM | Rosebank Butcher Park Hill Tavistock PL19 0EH | Application for approval of reserved matters following outline approval 00235/2015 for a new dwelling | 0 | 0 | 1 |
| Tavistock | 1564/17/FUL | 72 Plym Crescent Tavistock PL19 9HX | Application for new dwelling. | 0 | 0 | 1 |
| Tavistock | 1423/16/FUL | Garage Adjacent To 7 Crelake Close Crelake Park Tavistock PL19 9AX | Change of use/conversion of existing garage and store to dwelling | 0 | 0 | 1 |
| Tavistock | 00520/2015 | Quicks Garden St Johns House St Johns Tavistock Devon PL19 9RF | Construction of a three bedroom bungalow (Resubmission of application no. 00072/2015). | 0 | 0 | 1 |
| Tavistock | 3380/16/FUL | Land off Garden Lane Rear of 21 West Street Tavistock Devon PL19 8AN | Demolition of existing garage and construction of new 2 bedroom mews style cottage with associated parking and amenity area | 0 | 0 | 1 |
| Tavistock | 3077/15/FUL | 24 Deer Park Road Tavistock Devon PL19 9HG | Demolition of single dwelling and erection of two dwellings | 0 | 1 | 0 |
| Tavistock | 00213/2015 | Land Adjacent To The Laurels Meadow Brook Tavistock Devon | Erection of 2 new dwellings (1 x 2 bed and 1 x 3 bed) and associated works, formation of a parking area for 36 Boughthayes. | 0 | 0 | 2 |
| Tavistock | 0704/16/FUL | Land Adj. Gajon House Down Park Drive Tavistock Devon PL19 9AH | Erection of dwelling | 0 | 0 | 1 |
| Tavistock | 3423/17/FUL | Little Church Park Whitchurch PL19 9EL | Erection of single-storey detached dwelling on land adjacent to LittleChurch Park | 0 | 0 | 1 |
| Tavistock | 1939/17/FUL | Land Adjacent To Lynares Maudlins Lane Tavistock PL19 8ED | New bungalow at Garden Site of Lynares with a garage and utility room undercroft, revised design from lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within the existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls | 0 | 0 | 2 |
| Tavistock | 0089/17/OPA | 51 Milton Crescent Tavistock PL19 9AL | Outline planning application with some matters reserved for erection of single detached dwelling to rear of house | 0 | 0 | 1 |
| Tavistock | 2301/17/OPA | Xanadu Launceston Road Tavistock PL19 8LQ | Outline planning application with some matters reserved for new detached dwelling | 0 | 0 | 1 |
| Tavistock | 3439/16/FUL | 22-23 West Street Tavistock PL19 8AN | READVERT AMENDMENT TO DESCRIPTION Change of use of upper floors from business use to No2 residential dwellings (class C3 a) | 1 | 1 | 0 |
| Tavistock | 2301/16/FUL | Land adjacent to 9 Rowan Close Tavistock PL19 9NH | READVERTISEMENT (Amended Site Address) Proposed erection of a detachedhouse | 0 | 1 | 0 |

2018 MONITORING POINT - WEST DEVON LPA SMALL SITES: - DWELLINGS UNDER CONSTRUCTION; AND DWELLINGS COMMITTED AND NOT STARTED

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|---|-----------------------------|---|---|------------------------------------|--|---|
| Tavistock | 00889/2014 0396/16/VAR | Land Adjacent To 3 Stannary Bridge Road, Tavistock, Devon | Change of use of former foundry building to use as a single dwelling, demolition of outbuildings and construction of a single dwelling. - 0396/16/VAR Variation of condition (No.2) of planning consent (00889/2014) to allow for changes to design of proposal | 1 | 1 | 1 |
| Tavistock | 01300/2014 | Kilworthy Service Reservoir, Kilworthy Road, Tavistock, Devon | Conversion of redundant water reservoir to a dwelling, erection of double garage, demolition of storage building and associated works. | 0 | 1 | 0 |
| Tavistock | 01432/2014 & 00407/2014 | Land Adjacent To 17 Maple Close, Tavistock, Devon | Erection of new two-storey, two bedroom detached dwelling - revised plans. | 0 | 1 | 0 |
| Tavistock Town | 0168/18/FUL | Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG | Change of use from redundant chapel to one dwelling | 0 | 0 | 1 |
| Parish | Planning Application number | Address | Description | Total dwelling completions to date | Number of dwellings under construction | Number of dwellings committed and not yet started |
| Tavistock Town | 0673/18/FUL | Raheen Down Road Tavistock Devon PL19 9AD | Construction of a single detached 3-bed dwelling with integral doublegarage (resubmission of 3937/17/FUL) | 0 | 0 | 1 |
| Tavistock Town | 1353/17/FUL | 2 Drake Road Tavistock Devon PL19 0AU | Conversion of 1st floor offices to dwelling | 0 | 0 | 1 |
| Tavistock Town | 0944/17/FUL | Cornerways Down Road Tavistock Devon PL19 9AD | Demolition of existing swimming pool and erection of a dwelling with associated access and external works | 0 | 0 | 1 |
| Tavistock Town | 0844/16/FUL | Land Adj 41 Bannawell Street Tavistock Devon PL19 0DN | Erection of 3 flats and partial demolition of garage and boundary wall | 0 | 0 | 3 |
| Tavistock Town | 0220/17/FUL | Highlights Down Road Tavistock PL19 9AQ | New three bedroom dwelling - Previous planning application numbers 0588/17 & 00573/2013 | 0 | 1 | 0 |
| Tavistock Town | 2764/17/FUL & 4172/16/OPA | Breckland Down Road Tavistock Devon PL19 9AG | READVERTISEMENT (revised plans and information received).Outline application for the erection of one single dwelling with all matters reserved. | 0 | 0 | 1 |
| Tavistock Town | 0967/16/FUL | Anderton Farm Tavistock Devon PL19 9DU | The conversion of a barn to a dwelling | 0 | 0 | 1 |
| WEST DEVON LPA SMALL SITES TOTAL | | | | 7 | 56 | 240 |

Note: The annualised rates of 70 dpa in South Hams and 50 dpa West Devon of housing delivery from the small sites commitments (under construction and with consent but not started as at end March 2018) are based on evidence that was considered at the JLP Examination in 2018. That evidence is set out in the Revised Housing Topic Paper January 2018 (TP3(rev)) in Appendices 7.1b and 7.1c. They list dwelling completions on small sites in 2014/15, 2015/16 and 2016/17. The average (mean) of the three years of completions in each LPA is used as the annualised rate for the forecasts. Subsequent delivery was higher in 2017/18 in each LPA but this was exceptional, partly due to implementing the latest Government policy regarding rural areas and from stronger delivery on brownfield sites, and is only a single year. Consequently the delivery rates have not been increased. Therefore, rates of 70 and 50 dpa respectively result in 154 dwellings in South Hams and 46 dwellings in West Devon on small sites with consents being forecast for delivery after the 5 year period.