



West Devon
Borough
Council



South Hams
District Council

Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement

**December
2023**

377

dwellings above target at the 2023 monitoring point.

12,392

net additional dwellings added to the dwelling stock 2014 to 2023.



2,413

net affordable homes provided.

128%

Housing Delivery Test 2021 Result.

98%

of the whole plan requirement has either been delivered, is under construction or has planning consent at April 2023 monitoring point.

89%

of the PPA target has either been delivered, is under construction or has planning consent at the 2023 monitoring point.

120%

of the TTVPA target has either been delivered, is under construction or has planning consent at the 2023 monitoring point.

5.39 YLS

can be demonstrated at the 2023 monitoring point.

13,733

dwellings either have consent or are under construction at the 2023 monitoring point. The equivalent of 10 year's worth of annualised housing requirement.



88%



of the Plymouth LPA monitoring target has either been delivered, is under construction or has planning consent at the 2023 monitoring point.

105%



of the South Hams LPA monitoring target has either been delivered, is under construction or has planning consent at the 2023 monitoring point.

115%



of the West Devon LPA monitoring target has either been delivered, is under construction or has planning consent at the 2023 monitoring point.

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I. Introduction

- 1.1 This position statement presents the 5 year housing land supply (5YHLS) position for the Joint Local Plan (JLP) Authorities¹ as of 31st March 2023 for the five year period from 1st April 2023 to 31st March 2028. It sets out the JLP Authorities 2021 Housing Delivery Test result and 2023 5YHLS position in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG).
- 1.2 The Plymouth and South West Devon JLP was adopted by South Hams District Council on 21st March 2019, Plymouth City Council on 26th March 2019 and West Devon Borough Council on 26th March 2019. The 2023 5YHLS position is therefore set against the Housing Requirement in the JLP.

2. What is the 5 year housing land supply?

- 2.1 Paragraphs 68 and 74 of the NPPF require local planning authorities to identify a 5 year supply of deliverable sites. Paragraph 74 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 5YHLS?

- 2.2 The NPPF and PPG² make clear that the starting point for calculating the 5YHLS is the Housing Requirement (HR) figures identified in strategic policies provided they are less than 5 years old or more than 5 years old, but have been reviewed and are found not to need updating. In other circumstances the starting point for calculating the 5YHLS will be the Government’s new standard method for ‘Local Housing Need’ (LHN).
- 2.3 The JLP was adopted in March 2019 and is less than 5 years old, therefore the 5YHLS continues to be measured against the JLP HR figure.

¹ Plymouth, South Hams & West Devon Local Planning Authorities

² NPPG paragraph 005 Reference ID:68-005-20190722

3. What is the Housing Delivery Test?

- 3.1 The Government introduced the Housing Delivery Test (HDT) to determine local authorities' performance against its new standard method for LHN or adopted plan housing requirement (whichever is the lower). The HDT measures³ 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 NPPF indicates that the HDT results are to be published every November however the Secretary of State published the 2021 HDT results for each local authority in England in January 2022⁴. The 2022 Housing Delivery Test results have not been published as the Government has recognised the unfairness of the test upon LPA's in its recent planning reforms consultation⁵ and indicated its intention to review the parameters of the Housing Delivery Test. The consultation sought views on whether the 2022 HDT should be suspended or amended and whether any consequences should be applied if the results are to be published. In any event, if the 2022 HDT results were to be published no consequences would be placed upon the 3 LPA's.
- 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 5YHLS⁶
 3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁷

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

- 3.4 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 dwellings⁸ with adjustments for net student accommodation and net other communal accommodation.⁹

³ 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-supply-and-delivery>

⁴ [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement)

⁵ See paras 19 to 23 of [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy)

⁶ The buffer to be applied to the 5YHLS is now set by the result of the HDT

⁷ NPPF paragraph 11d and footnote 7 & 8

⁸ <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

⁹ As defined in the Housing Flow Reconciliation (HFR) guidance notes at <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

How to count student cluster flats and communal accommodation?

- 3.5 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 dwellings¹⁰ against plan requirement and LHN figures. Furthermore, the Government introduced ratios to be applied to student communal and other communal accommodation¹¹ which are also to be counted against plan requirement and LHN.
- 3.6 As the HDT applies to the past three years the Government upon introduction of the test required local authorities to make adjustments to their net supply statistics retrospectively to account for the changes introduced in the guidance. The three JLP authorities have therefore adjusted their past delivery figures¹² and future supply figures to ensure it complies with the requirements of the HDT and is consistent with the NPPF/PPG. The amendments for each authority individually and collectively are set out in appendix 6.

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

Housing requirements less than five years old

- 3.7 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 for the relevant years. 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 happened upon adoption of the JLP?

- 3.8 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.

¹⁰ Provided they meet the government definition of a dwelling (see link to HFR guidance in footnote 9)

¹¹ Not previously accounted for in the JLP authority statistics due to the provisions of the old PPG which is superseded by the new guidance.

¹² This was only relevant for the years 2014-2018

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

- 3.9 At the time the JLP was adopted the PPG stated “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.”

What did this mean for the JLP Authorities? (Post Adoption of the JLP)

- 3.10 The adopted JLP sets out the HR and 5YHLS position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/PPG and HDT measurement rulebook, the HR, the HDT and the 5YHLS can only be set out at the whole plan level or single authority level. On this basis the JLP’s HR and 5YHLS at the Policy Area level was inconsistent with the revised NPPF & PPG. The JLP authorities post adoption of the JLP, notified the Ministry of Housing, Communities and Local Government (as it was then called) of the newly adopted JLP containing a new HR, and that the JLP Authorities have chosen the whole plan option for the purposes of the application of the HDT and 5YHLS. In accordance with Paragraph 18 of the HDT Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government then recalculated the HDT measurement for 2018 (see appendix 1) which confirms that under the provisions of transitional arrangements the HDT and 5YHLS is to be applied at the whole plan level and this supersedes 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 remains consistent with revised PPG paragraph 043, which now states “Where an adopted joint plan has a joint housing requirement and trajectory that is not demarcated by local planning authority boundaries, the authorities will be treated as one authority for the purposes of the Housing Delivery Test, with the consequences of their result applied to both authorities”¹³

The Housing Delivery Test measurement for 2021

- 3.11 The 2021 Housing Delivery Test result remains the latest test result that is applicable for applying policy consequences as the Government has not published the 2022 Housing Delivery Test as it considers the test to be an unfair test upon LPA’s and in need of review.¹⁴ As explained above the HDT is a percentage measurement of the number of net homes delivered (the numerator) divided by the number of homes required (the

¹³ Reference ID:3-063-20180913 (PPG 2018) & Paragraph 043 Reference ID:68-043-20190722 (PPG 22 July 2019).

¹⁴ See para 3.2 above.

denominator) over the last 3 years (2018-2021). The number of homes required¹⁵ is the lower of the latest adopted housing requirement or the minimum LHN figure for each year.

COVID-19 Adjustment for the Housing Delivery Test measurements

- 3.12 The Government previously announced an adjustment to the 2020 HDT measurement in light of the disruption caused by the first national lockdowns. The Housing Delivery Test: 2020 Measurement Technical Note states *“To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As ‘homes required’ data (detailed above) can be calculated by the day, the 19/20 ‘homes required’ measurement period has been reduced by 31 days”*. Furthermore, the Government has also made an adjustment to the 2021 HDT measurement. The 2021 Measurement Technical Note, paragraph 43 states *“Over the course of the 2020-21 measurement year, there were considerable variations in levels of housing delivery as local authorities and construction industry continued to face disruption on a national, regional and local level due to the pandemic. As a result, the Government took the decision to apply a 4-month adjustment to the housing requirement figures for 2020-21 in order to account for these fluctuations”* and in paragraph 44 *“For the purposes of the calculation, the ‘homes required’ for the months of April-July 2020 will be deducted from every result. This equates to a deduction of 122 days from the homes required figure for the 2020/21 test year.”* Table 1 below shows that for the HDT measurement the minimum LHN figure is to be used as it is lower than the JLP whole plan housing requirement annualised.

Table 1: HDT Measurement – Number of Homes Required (the Denominator)

	Number of Homes Required ¹⁶			Total number of Homes Required
	2018/19	2019/20 ¹⁷	2020/21 ¹⁸	2018-2021
Plymouth CC (LHN)	630	575	430	1,635
South Hams DC (LHN)	362	327	236	925
West Devon BC (LHN)	324	288	214	826

¹⁵ MHCLG, Housing Delivery Test Measurement Rulebook - paragraph 12, July 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

¹⁶ All numbers in the table are rounded to the nearest whole number.

¹⁷ Number of homes required adjusted by the 31 day COVID reduction.

¹⁸ Number of homes required adjusted by the 122 day COVID-19 reduction.

(Total Annual LHN for all three District Authorities)	1,316	1,190	880	3,385¹⁹
JLP Whole Plan Area Housing Requirement (Annualised)	1,335	1,335	1,335	4,005

3.13 The number of homes delivered (the numerator) over the period 2018-2021 is shown below in table 2. The HDT measurement uses as its denominator in the equation, the minimum LHN for District Authorities which includes Dartmoor National Park (DNP), therefore the HDT methodology includes the number of homes delivered in the DNP to ensure the test is a fair test. It is important to note that the JLP HR relates only to the area covered by the JLP and does not include DNP. If the JLP HR was lower than the minimum LHN and became the denominator in the equation, then the delivery in DNP would be excluded from the total number of dwellings delivered (the numerator).

Table 2: Number of Homes Delivered (the numerator)

	Number of Homes Delivered ²⁰			Total number of Homes Delivered
	2018/19	2019/20	2020/21	2018-2021
Plymouth CC	850	693	535	2,078
South Hams DC (Inc. DNP)	471 ²¹	509 ²²	545 ²³	1,525
West Devon BC (Inc. DNP)	128 ²⁴	290 ²⁵	299 ²⁶	717
Whole Plan Area	1,449	1,491	1,380	4,319

3.14 The 2021 HDT measurement as a result of the adoption of the JLP is therefore applied to the JLP Local Authorities combined and is shown in table 3 below.

¹⁹ See HDT 2021 Measurement [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing)

²⁰ As published in the Government's net additional Supply data series <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>. All numbers in the table are rounded to the nearest whole number.

²¹ This figure includes 6 dwellings delivered in DNP.

²² This figure includes 2 dwellings delivered in DNP.

²³ This figure includes 2 dwellings delivered in DNP.

²⁴ This figure includes 55 dwellings delivered in DNP.

²⁵ This figure includes 41 dwellings delivered in DNP.

²⁶ This figure includes 31 dwellings delivered in DNP.

Table 3: 2021 HDT measurement

Number of homes required ²⁷			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT 2021 measurement	HDT 2021 consequence
2018-19	2019-20	2020-21		2018-19	2019-20	2020-21			
1,316	1,190	880	3,385	1,449	1,491	1,380	4,319	128%	None

Which buffer should therefore be applied to the 5YHLS?

- 3.15 The 2021 HDT result for the 3 JLP authorities is above 95% therefore there continues to be no policy consequences and a 5% buffer only is required for the purposes of the 2023 5YHLS.

4. National Policy & Guidance - Demonstrating a 5YHLS

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

- 4.1 The NPPF contains a definition of ‘deliverable’ which applies to sites that can be identified in the 5YHLS. 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. 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.*

- 4.2 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

²⁷ Numbers in table are rounded.

permission²⁸ or are allocated in a development plan²⁹ should only be considered deliverable where there is clear evidence of a realistic prospect that housing completions will begin on site within five years.

National Planning Practice Guidance (PPG)

4.3 The PPG³⁰ provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission, (major development - 10 dwellings and 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

“Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.*

4.4 The PPG³¹ also states that ‘Annual Position Statements’ will be expected to include commentary on whether delivery has either exceeded or not progressed as expected and an indication of the reasons for acceleration or delays to the commencement on sites or effects on build out rates. The PPG³² also states that Local Planning Authorities (LPA’s) need to engage with stakeholders who have an impact on the delivery of sites to provide a robust challenge and to seek as much agreement as possible on the potential delivery on sites which contribute to the 5YHLS.

4.5 The JLP authorities, 2023 5YHLS assessment has been produced in line with NPPF ‘deliverability’ definition and the guidance set out in PPG. The JLP authorities have liaised

²⁸ Or a site that has a grant of permission in principle.

²⁹ Or identified on a brownfield register.

³⁰ PPG paragraph: 007 Reference ID:68-007-20190722

³¹ PPG Paragraph: 014 Reference ID: 68-014-20190722

³² PPG Paragraph: 015 Reference ID: 68-015-20190722 & PPG Paragraph 16 Reference ID: 68-016-20190722

with developers/promoters of sites contained within the JLP Housing supply between September and October 2023³³ to establish:

- agreements on delivery profiles and delivery rates for sites;
- progress towards submission of applications where applicable;
- whether there is ‘clear evidence’ of non-delivery or delivery of consents/allocations within the 5YHLS, in line with the requirements of the ‘deliverability’ definition;
- reasons for a site’s acceleration or slow down if applicable including whether; COVID-19 and inflation/cost of living crisis has had an effect on delivery/deliverability; and
- whether there is a developer on board.

4.6 The 5YHLS position for the whole plan area is set out below combining the summary tables for each authority’s supply identified to deliver over the next 5 years (2023-2028) and provides details of the housing delivery within the JLP plan period to date. The detailed components of the whole plan 5YHLS broken down by the supply in each LPA area is set out in appendices 2, 3 and 4³⁴. These appendices indicate:

- the site’s planning status, including how many dwellings have commenced construction if applicable;
- whether there is an agreement in relation to the delivery profile with the developer/promoter;
- the assumptions that the LPA’s have made with regard to lead in times and delivery rates where applicable;
- whether there is ‘clear evidence’ to support its inclusion in the 5YHLS where applicable and whether there is ‘clear evidence’ to justify a site’s exclusion from the 5YHLS where applicable.

4.7 Some sites³⁵ previously identified in the 2022 5YHLS have been moved out of the 5YHLS due to their progress or status changing since 2022 and the latest evidence on their delivery. The sites that have been removed from this year’s 5YHLS and the reasons for their removal are identified in appendix 5. Whilst delivery on some of these sites may well occur in the next 5 years, the evidence at this stage and their current planning status suggests there isn’t a ‘realistic prospect’ of delivery in the 5YHLS and therefore a cautious approach is taken in line with the NPPF ‘Deliverability’ definition. Should progress occur on these sites during the next 12 months then they could be brought forward into the 5YHLS if there is clear evidence to justify delivery can be realistically assumed.

³³ The assessment of deliverability at April 2023 takes account of developers/promoter intelligence/evidence at September/October 2023, if confirmation of an application lapsing has been provided post April 2023 it has therefore been removed unless there remains clear evidence of a realistic prospect of delivery within the 5YLS period,

³⁴ Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

³⁵ Appendix 5 identifies the list of sites previously identified in the 2022-25 5 YLS that have subsequently moved out of the 5YHLS on the basis of the 2023 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 2023.

The impact of COVID 19, inflation and rising interest rates

- 4.8 The National Lockdown during the March to June 2020 period and subsequent lockdowns delayed the progression of sites under construction and the commencement of sites. The Government has recognised the impact that the pandemic had on construction and have adjusted the HDT measurement by 1 month for the 2020 measurement and 4 months for the 2021 measurement (see para 3.12 above). It is clear from the developer liaison in the past 3 years that a number of developments shut down during lockdown periods and have experienced delays. This has clearly affected the completion of new dwellings over the last 3 years and commencement of new sites and dwellings have also been affected. Furthermore, high inflation and rising interest rates are having an impact on build costs and the availability and affordability of finance and therefore the demand for new homes. Nationally developers have forecasted a reduction of housing output in the short term as house prices continue to fall and demand for new homes has reduced. As a result, it has been assumed that a number of allocations will deliver later in the plan period and in some cases move backwards to deliver dwellings beyond 2034.

5. JLP whole plan delivery 2014-2023 & 5YHLS

Net additions to the dwelling stock in 2022/23

- 5.1 Across the whole plan area a further 1,285 net additions to the dwelling stock have been delivered during 2022/23. This is an increase on the previous year that was heavily affected by the impacts of COVID i.e. National Lockdowns. Delivery remains ahead of the cumulative target at the 2023 monitoring point by 377 dwellings. Table 4 below shows the Housing Survey results for 2022/23 by whole plan, policy and LPA area.

Table 4: Net additions to the dwelling Stock in 2022/23

Geographical Area	Net additional dwellings – 2022/23
Plymouth LPA	385
South Hams LPA	551
West Devon LPA	349
JLP Whole Plan Area Total	1,285
Policy Area- Plymouth	590
Policy Area – Thriving Towns & Villages	695

Total net completions from the plan base date by year

5.2 Table 5 below shows the total net completions from the adopted JLP plan base date (2014) by year.

Table 5: Total net additions to the dwellings stock from the adopted JLP base date (2014)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total (net additions 2014-2023)
Plymouth LPA	700	1,129	557	1,372	850	693	535	341	385	6,562
South Hams LPA ³⁶	177	428	326	511	465	507	543	527	551	4,035
West Devon LPA ³⁷	116	154	196	160	73	249	268	230	349	1,795
JLP whole plan area total ³⁸	993	1,711	1,079	2,043	1,388	1,449	1,346	1,098	1,285	12,392
Policy Area - Plymouth	700	1129	557	1,398	883	852	671	448	590	7,228
Policy Area – Thriving Towns & Villages	293	582	522	645	505	597	675	650	695	5,164

5.3 The JLP Housing Requirement is to deliver 26,700 net additional dwellings over the plan period 2014-34, which is annualised to 1,335 dwellings per annum (dpa). At the 2023 monitoring point 12,392 net additional dwellings (see figure 1 below) have been added to the dwelling stock in the first 9 years of the plan period across the JLP whole plan area. This represents a surplus of 377³⁹ dwellings above the housing requirement annualised at this point of 12,015.

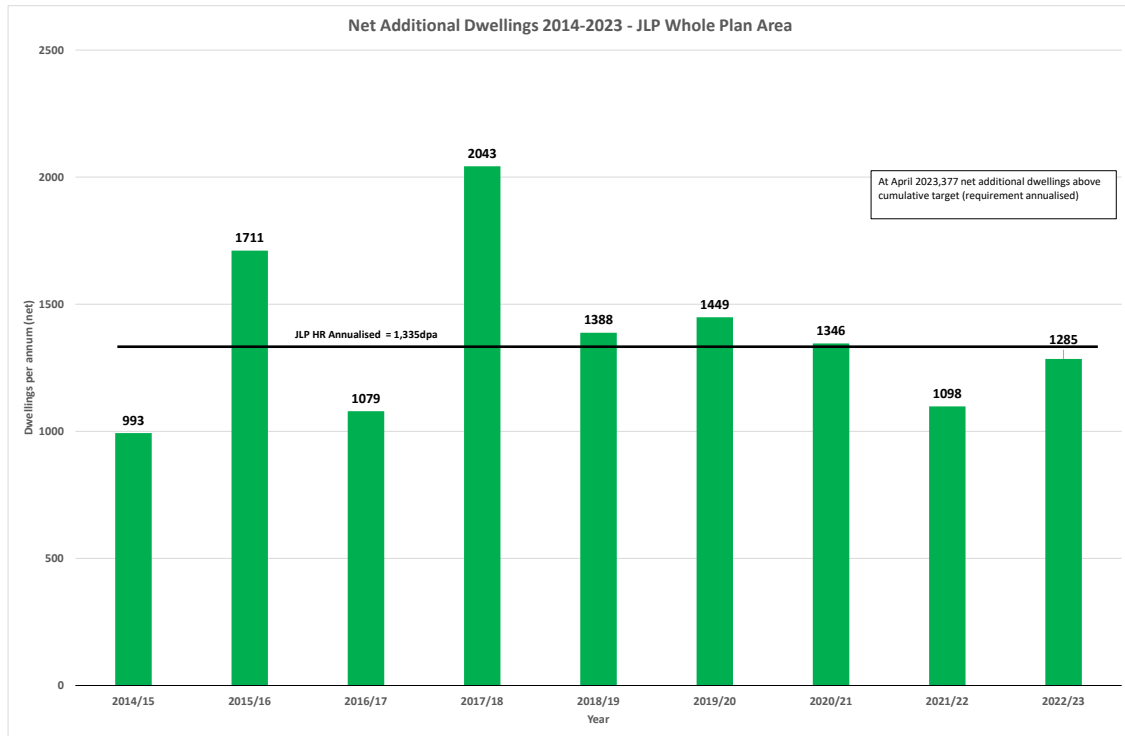
³⁶ Therefore, does not include delivery in DNP

³⁷ Therefore, does not include delivery in DNP

³⁸ Taking account of revised NPPF/PPG changes regarding how student and communal accommodation should be counted for the HDT & 5YLS. Appendix 6 identifies the difference in the net additional supply compared to the position set out in the JLP which was examined under the transitional arrangements and against the NPPF 2012 and PPG prior to July 2018.

³⁹ The surplus position has reduced from 427 dwellings to 377 dwellings.

Figure I: JLP – Net additions to the dwelling stock in the whole plan area (2014-2023)



5.4 Table 6 below provides a breakdown by development type of the 12,392 net additions since the base date of the development plan.

Table 6 – Net additions to the dwellings stock in the whole plan area, by development type (2014-2023)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,358	977	1,047	1,298	11,292
Student	65	67	58	387	15	60	363	39	0	1054
Communal Accommodation (net)	0	2	-39	-22	-33	13	2	2	-25	-100
Extra Care	0	40	0	60	0	12	0	0	0	112
Mobile and Temporary	0	0	0	2	0	6	4	10	12	34
Total Net	993	1,711	1,079	2,043	1,388	1,449	1,346	1,098	1,285	12,392
Total New Affordable Dwellings (net)	128	468	212	449	406	275	-56	231	300	2,413

Net additional affordable housing from development 2014-2023

5.5 Policy SPT 3 refers to a target of 6,600 net additional affordable dwellings from development over the plan period 2014-34 annualised to 330dpa. Net affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 2,413 dwellings at an average of 268 dpa and a shortfall position of 557 dwellings at the 2023 monitoring point. The shortfall at the 2023 monitoring point is due primarily to the large scale major regeneration programmes within Plymouth at Devonport, North Prospect and Barne Barton in the early part of the plan period. These regeneration schemes have

resulted in 714 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver at North Prospect and Barne Barton over the next few years. The JLP & 5YHLS identifies a headroom of housing against the housing requirement and a sufficient supply of affordable housing is expected from the supply to be on track to deliver the policy targets by 2034 (See conclusion section paragraphs 5.20 & 5.21).

What is the 5YHLS for the JLP whole plan area for the period 2023-2028?

- 5.6 The supply identified in the next 5 years (2023-2028) for each of the JLP authorities is set out in detail by source type in appendices 2, 3 and 4. Table 7 below brings together the total supply identified from each LPA and identifies a total net supply of 7,362 dwellings for the 2023-28 period.

Table 7: 5YLS – Total net supply across the whole plan area 2023-2028

	2023/24	2024/25	2025/26	2026/27	2027/28	Total Supply (net) 2023-2028
Plymouth LPA	326	261	434	653	867	2,541
South Hams LPA	715	675	727	752	523	3,392
West Devon LPA	264	265	295	323	282	1,429
Whole Plan Area 5YLS Total	1,305	1,201	1,456	1,728	1,672	7,362

- 5.7 At April 2023 a total of 13,733 dwellings had consent in the whole plan area, 1,662 of which had commenced construction. Therefore, a total of 26,125 dwellings have either been delivered, are currently under construction or have planning consent at April 2023, which represents 98% of the JLP housing requirement. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites and developer's decisions with regard to how slow or fast they aim to build out their consents. In addition, some sites with consent have been assessed as being undeliverable within the 5YLS⁴⁰.

5YLS Supply Source – Large sites (sites of 5 or more dwellings in PPA and 10 or more in TTVPA)

- 5.8 All large sites⁴¹ 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 'clear evidence' to suggest otherwise. Sites with outline consent and JLP allocations with no consent have been assessed to establish whether there is 'clear

⁴⁰ see appendix 5

⁴¹ 5 dwellings or more in the PPA and 10 dwellings or more in the TTVPA

evidence' that they can be considered deliverable in the 5YHLS. Where there is 'clear evidence' to suggest that any site with any form of consent could be considered undeliverable it has been removed from the 5YHLS. These sites are identified in appendix 5. 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 they are considered undeliverable.

- 5.9 Where applicable the lead-in-times and delivery rate methodologies that informed the 5YHLS assessment in the JLP examination in early 2018 have been used to inform assumptions and to sense check against developer's forecasts and assumptions⁴².

Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites⁴³ contained in the 5YHLS are provided in Appendix 7 broken down by LPA area. The NPPF 'deliverable' definition makes clear that these sites should be considered deliverable unless there is clear evidence to indicate they will not be delivered. A lapse rate⁴⁴ is applied to the small sites within the 5YHLS where the site has yet to commence construction consistent with the approach taken in the examination into the JLP.

Supply Source – Small Sites Windfall Allowance

- 5.11 The supply contains an allowance for small sites (non-garden land) based on historic evidence. Appendix 8 provides the evidence for the small sites windfall allowance for both the Plymouth Policy Area and the Thriving Towns & Villages Policy Area. The allowance is for sites less than 5 dwellings within the Plymouth Policy Area which has reduced slightly to 41dpa as a result of small site delivery. Within the Thriving Towns & Villages Policy Area, the allowance is for sites less than 10 dwellings, and this has increased slightly to 105dpa. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5YHLS.

⁴² [Plymouth SHLAA Main Report](#)

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

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

Revised Housing Topic Paper (Provision and Supply) January 2018 TP3(rev) Appendix 11.2

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

⁴³ The threshold for small sites in Plymouth LPA is below 5 dwellings as the JLP allocated sites of 5 dwellings and above within the Plymouth LPA. The threshold for small sites in South Hams & West Devon LPA's is below 10 dwellings in line with threshold for major development as the JLP allocated sites of 10 dwellings and above in the South Hams and West Devon LPA areas.

⁴⁴ 10% in the Plymouth Policy Area (Plymouth LPA and SH urban fringe) 15% in Thriving Towns & Villages Policy Area

Supply Source – Sustainable Village Allowance/Consents

- 5.12 JLP Policy TTV25 makes provision in the order of 550 homes sought from the sustainable villages as part of the overall housing provision for the Thriving Towns and Villages Policy Area. 38 dwellings are forecast to be delivered in the 5YHLS in the TTV from this supply category. They are on 2 sites with consent but are not JLP allocations nor counted as other large site commitments. These sites are listed in Appendix 3.

Supply Source – Student Accommodation

- 5.13 The changes to the NPPF and PPG 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.
- 5.14 The JLP authorities produced a methodology to count the effective release of student bed spaces in HMO's to the open market. The methodology⁴⁵ used to inform the housing supply in the JLP is now superseded by new Government guidance and the parameters of the HDT⁴⁶. The 5YHLS now contains the student accommodation sites that are under construction or with consent and their respective dwelling numbers as per the requirements of the HDT. 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 5YHLS and a list of such sites is provided in appendix 5. 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 NPPF 'deliverable' definition and guidance set out in PPG and the HDT measurement rule book.

Supply Source – Communal Accommodation

- 5.15 The PPG⁴⁷ provides a methodology for the counting of communal accommodation⁴⁸. 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

⁴⁵ <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

⁴⁶ PPG paragraph 041 Reference ID: 68_041-20190722

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁴⁷ Paragraph: 041 Reference ID: 68-041-20190722 <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁴⁸ 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.

communal accommodation. Sites that make up this source of supply can be found in appendix 9.

The 2023 whole plan area 5 YLS position

- 5.16 Table 8 below sets out the years of supply against the adopted JLP whole plan housing requirement at the 2023 monitoring point.

Table 8: 5 YLS 2023-2028 against JLP Whole Plan Housing Requirement

5 Year Land Supply 2023-2028 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 2023	12,392
Di	Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x9=12,015) - C	-377 (i.e. a surplus)
Dii	Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/11)x5	-171 ⁴⁹
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement with shortfall/surplus (E + Dii)	6,504
G	F with 5% buffer	6,829
H	JLP authorities deliverable supply 1 st April 2023 – 31 st March 2028 (2,541+3,392+1,429) ⁵⁰	7,362
I	Five year land supply position (H/ (G/5))	5.39 years supply

⁴⁹ PPG paragraph 032 Reference ID: 68-032-20190722 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, however a more cautious approach would be to residualise the surplus over the plan period. This approach could be deemed to be inconsistent with the PPG in which case a 5.57 year land supply can be demonstrated. Furthermore, Government has consulted on removing all buffers from the 5YHLS. Should that be implemented in the amended NPPF/PPG then a 5.84YHLS could be demonstrated.

⁵⁰ Plymouth + South Hams + West Devon (deliverable supply 2023-2028, identified in table 7). See also appendices 2, 3 & 4 supply tables.

Conclusion

- 5.17 A 5.39 year land supply is identified, therefore a 5YHLS can be demonstrated across the whole plan area. Progress towards the policy and monitoring targets at the Policy and LPA areas are set out in appendix 10.
- 5.18 A breakdown of the identified housing supply by Policy and LPA area covering the plan period 2014-34 is also provided in appendix 11. This identifies a supply of 29,740 deliverable and developable dwellings over the period 2014-34.
- 5.19 Table 9 below shows the identified supply (2014-34), broken down in the LPA and Policy Area geographies.

Table 9: Identified Supply 2014-2034, at 2023 Monitoring Point

Identified Supply (2014-2034)		
LPA		
Plymouth	14,301	=29,740
South Hams	11,342	
West Devon	4,097	
Policy Area		
PPA	19,182	=29,740
TTV	10,558	

- 5.20 At the 2023 monitoring point 12,392 net additional dwellings have been added to the dwelling stock in the first 9 years of the plan period. This represents a surplus of 377 dwellings above the HR annualised of 12,015 dwellings (1,335 x 9 years). To ensure the JLP meets the HR of 26,700 net additional dwellings by 2034, a net additional supply of 14,308 dwellings over the remaining plan period (2023-2034) ought to be identified in the supply. A net supply of 17,348 deliverable and developable dwellings is identified in the remainder of the plan period, which is 3,040 dwellings above the 14,308 dwellings required by 2034. There is therefore sufficient flexibility in the supply identified which represents a headroom of 11% above the JLP HR. No action is therefore required at this point to address supply within the whole plan area.
- 5.21 At the 2023 monitoring point 2,413 net additional affordable dwellings have been delivered through development in the first 9 years of the plan period. This represents a shortfall of 557 dwellings against the JLP affordable housing target annualised at this point of 2,970 dwellings (330 x 9 years). To ensure the JLP meets the affordable housing target of 6,600 dwellings by 2034 a net additional supply of 4,187 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. As mentioned above in para 5.20 sufficient supply to meet the HR is identified in the remainder of the plan period with an 11% headroom which should be sufficient to provide enough affordable homes to meet the plan target. All 3 LPA's have housing implementation strategies aimed at the provision of additional affordable housing to supplement the

supply identified. This includes for example bringing forward small windfall sites for affordable housing and the acquisition of additional homes above policy secured where developers are unable to sell to the market. For example, at Sherford an additional 53 units were transferred from open market housing to affordable housing in 2022/23 and a further 98 affordable dwellings are under construction that have also been transferred from open market homes. No further action is therefore required at this point to address supply within the whole plan area.

APPENDIX I

**MHCLG letter confirming recalculated
2018 HDT measurement for the 3 JLP
Authorities**



Ministry of Housing,
Communities &
Local Government

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Date: **10 May 2019**

I am writing to you following your notification to the Ministry of Housing Communities and Local Government that Plymouth City Council, South Hams District Council and West Devon Borough Council have a newly adopted joint plan containing a new housing requirement.

In accordance with Paragraph 18 of the Housing Delivery Test Rule Book, you have requested that we now use this newly adopted housing requirement and related plan period to re-calculate your Housing Delivery Test measurement for 2018.

Consequently, based upon the revised information you have supplied, Plymouth City Council, South Hams District Council and West Devon Borough Council's Housing Delivery Test measurement has now been re-calculated based on the new requirement. I am therefore in a position to confirm that Plymouth, South Hams and West Devon's revised 2018 joint measurement is as follows:

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
978	979	1,037	2,994	1,712	1,011	2,166	4,889	163%	None

The Department publishes the Housing Delivery Test measurement once annually, and therefore does not amend the Housing Delivery Test publication when an area adopts a new housing requirement. However, to provide clarity, you should publish this on your website.

For the avoidance of doubt, this letter supersedes the measurements for each of your local authority areas which were published on 19th February 2019.

The revised Housing Delivery Test measurement for Plymouth, South Hams and West Devon will take effect upon receipt of this letter, as will any consequences that apply as a result of the measurement.

The consequence shown above will remain in place until the next full publication of the Housing Delivery Test measurement.

Finally I'd like to take this opportunity once again to congratulate you on the adoption of a new plan.

Yours sincerely,

Planning Policy

APPENDIX 2

**Plymouth LPA supply over the next 5
years (2023-2028)**

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
	St Budeaux Library Victoria Road	18/00643/FUL	Under Construction	24		24							Site has detailed consent for 24 dwellings. As at April 2023 the development appeared almost complete. Development has stalled due to contractor issues and a receiver has been appointed. Livewest cannot take ownership to rectify outstanding issues as in hands of the receiver.	N/A	As the development is almost complete there remains a realistic prospect that this issues preventing completion of the development would be resolved in the short term and therefore no clear evidence to suggest site would not complete in the 5YLS.
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Under Construction	6			6						Site has detailed consent for 6 dwellings. As at April 2023 all 6 dwellings remained under construction. Developer indicates that development presently stalled due to issues with another application that impacts this development, but indicates completion now likely by end of 2024	Yes	N/A
	Bostons Boat , Baylys Road	17/02074/FUL	Under Construction	15		15							Site has detailed consent for 15 dwellings. As at April 2023 we noted that all 15 dwellings had commenced construction. Developer confirms that all 15 dwellings are scheduled to complete by end of February 2024.	Yes	N/A
	Beacon Castle Sport & Social Club, Channel Park Avenue	18/00041/REM, 16/01269/OUT previous - 12/01362/OUT 08/02049	Under Construction	7	6	1							Site has detailed consent for 7 dwellings. As at April 2023, 6 dwellings had completed and the remaining dwelling had commenced construction	N/A developer not contacted	Remaining dwelling under construction, reasonable to assume completion in the 5YLS
	Land at Prince Maurice Road	18/00432/FUL	Under Construction	99			44	55					Site has detailed consent for 99 dwellings. As at April 2023 we noted that 8 dwellings of phase 1 (44 dwellings) had commenced construction. Developer indicates that development has been hit with numerous delays due to the effects of Brexit/COVID and the war in Ukraine. The developer indicates that that the first block of 16 apartments are due to be released in October, however the developer indicates that it would prudent to assume the completion of phase 1 in 2024/25 and phase 2 during 2025/26.	Yes	N/A
	Stoke Damerel College, Keppel Place	20/01277/FUL	Large Conversion Under Construction	23			23						Site has detailed consent for 23 dwellings (conversion). As at April 2023 we noted that the development had commenced construction. Developer has indicated that the development is presently stalled but provides no detailed reasons as to why nor when completion is anticipated.	N/A developer has not provided a delivery profile update	Development under construction albeit presently stalled. No clear evidence that there isn't a realistic prospect of the development completing in the 5YLS.
	13 Merrivale Road	20/01204/FUL	Large Conversion Under Construction	13		13							Site has detailed consent for 13 dwellings (conversion). As at April 2023 we noted that all dwellings had commenced construction and nearing completion. Case officer confirms development has completed post April.	N/A no reason to contact developer as confirmation development has completed post April	N/A
	115 North Hill Plymouth PL4 8JY	23/00118/GP2	Planning permission - Not Yet Started	5				5					Site has detailed consent for 5 dwellings (conversion). As at April 2023 we assumed the development had yet to commence. No response provided by Developer.	No response provided by the Developer.	As site had yet to commence as at April 2023 we have assumed delivery likely by end of March 2026.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
	Morley Youth & Community Centre Broadland Gardens	21/00722/FUL	Planning permission - Not Yet Started	10			10						Development attained consent in November 2021. As at April 2023 we noted that all 10 dwellings had yet commence construction. Case officer confirms development has commenced post April and developer indicates that completion of all dwellings are scheduled to complete by end of March 2024.	No	We have assumed delivery is more likely in 2024/25 given the potential for slippage beyond end of March 2024.
	Land at St Peters Close	21/02060/FUL	Planning permission - Not Yet Started	5			5						Detailed consent for 5 dwellings attained in February 2022. As at April 2023 we noted that all 5 dwellings has yet commence construction. Developer indicates development has commenced post April and indicates completion likely by end of July 2024.	Yes	N/A
	St Helens Walk	21/00478/FUL	Planning permission - Not Yet Started	7		7							Development attained detailed consent in June 2021 for 7 dwellings. As at April 2023 we noted that all 7 dwellings had yet to commence construction. Pre-commencement conditions have been discharged and developer confirms construction has commenced post April and envisaged completion of all 7 dwellings by end of Jan 2024	Yes	N/A
	Talbot Gardens	20/01737/FUL	Planning permission - Not Yet Started	114			28		50	36			Site has detailed consent for 114 dwellings Gross (demolitions of existing properties are accounted for in summary table below, also see appendix 9). As at April 2023 all 114 dwellings had yet to commence construction. Developer Indicates that Block A for 28 units has commenced post April and is envisaged to complete in October 2024. Start on site for remaining units is envisaged towards end of 2024 with a 4 year build programme to dovetail with demolitions and decanting. Developer has submitted a pre-app to re-design the care home element which would increase the residential units from 114 to 131.	Yes in part	Site has detailed consent for 114 dwellings. The developer has not provided a specific delivery profile for the 86 dwellings beyond the delivery of block A for 28 dwellings but does indicate delivery of the entire development in the 5YLS. We have therefore assumed 50 completions in 2026/27 and 36 within 2027/28. The developer is revising the care home element which could increase the total dwellings to 131 however this is not included in the 5YLS until such time as a future application is approved.
	Land at Clowance Street	21/01895/FUL	Planning permission - Not Yet Started	5				5					Detailed consent for 5 dwellings granted in December 2021. As at April 2023 we noted that all 5 dwellings has yet commence construction. Developer indicates the development has been delayed due to delayed proposed improvements to the adjacent community centre but anticipates commencement is now likely to be during 2024/25. No anticipated completion date provided.	N/A developer did not provide a delivery profile	As site is minor development with detailed consent, deliverability can be assumed. Developer has indicated development likely to commence in 2024/25 therefore we have assumed delivery is likely in 2025/26.
	Site Of Former E Block, The Quadrangle, Craigie Drive	20/00253/FUL	Planning permission - Not Yet Started	17			17						Detailed consent for 17 dwellings attained in August 2021. As at April 2023 all 17 dwellings had yet commence construction. Site has been sold on, no response from developer/site promoter.	N/A - Site has been sold on and new landowner presently unknown	As site has detailed consent, deliverability can be assumed. Development has yet to commence as at April 2023 so delivery has been assumed 2024/25.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
	Cliffaford Club Moses Close	19/01052/FUL	Planning permission - Not Yet Started	13			13						Site has detailed consent for 13 dwellings. As at April 2023 we noted that all 13 dwellings had yet to commence construction, however demolition of the existing building has occurred therefore the consent has been implemented. Developer confirms that they have now commenced on site post April and they envisage completion by end of August 2024.	Yes	N/A
	177 - 183 Grenville Road Plymouth PL4 9QD	21/02227/FUL	Planning permission - Not Yet Started	10				10					Site attained detailed consent for 10 dwellings in September 2022. As at April 1st 2023 all 10 dwellings had yet to commence construction. Developer indicates demolition in early 2024 and completion likely by end of 2025.	Yes	N/A
	Longreach, Hartley Road Plymouth PL3 5LW	22/01360/FUL 20/01889/FUL	Conversion with Planning Permission	6			6						Site has detailed consent for 8 dwellings (mix of conversion and new build). As at April 2023 we noted that the development has not yet commenced. Developer has submitted a new pre-app seeking to develop the site for 4 large detached houses and indicates that should this lead to an application and consent then the intention would be to deliver 4 dwellings.	No	Site has detailed consent for 6 dwellings, deliverability can therefore be assumed. Developer has indicated that an alternative scheme is coming forward however this is subject to submission of an application and gaining consent. This does not provide any clear evidence that the present consent is not deliverable in the event that a future application does not attain consent therefore it is reasonable to continue to assume there is a realistic prospect of deliverability for the consented development. We have assumed delivery is likely in 2024/25
	Former North Prospect Library Greatlands Place Plymouth PL2 3JG	22/00312/OUT	Planning Permission - Not Yet Started	8				8					Site has outline consent for 8 dwellings. Developer (PCH) anticipates submission of reserved matters application in November 2023, start on site in March 2024 and completion by end of March 2025	No	Site is minor development with outline consent, therefore deliverability can be assumed. Developer indicates that delivery is likely by end of March 2025, we however we have assumed delivery more likely in 2025/26 to allow for any slippage in the delivery programme.
	Perimeter Building Royal William Yard (conversion)	19/00313/FUL	Conversion with Planning Permission	24				24					Site has detailed consent for 24 dwellings. As at April 2023 we noted the development had yet to commence. Developer confirms enabling demolition works have commenced and estimates completion in summer of 2025	Yes	N/A
	33 Sutherland Road	20/00648/FUL	Conversion with Planning Permission	6			6						Site attained detailed consent for 6 dwellings (conversion) in August 2020. As at April 2023 we noted that the development had yet to commence construction. Developer confirms that the development has commenced construction post April and that completion of the conversion is anticipated by end of April 2024.	Yes	N/A
	5-7 Durnford Street Plymouth PL1 3QJ		Planning permission - Not Yet Started	6		6							Site has detailed consent for 6 dwellings (conversion). As at April 2023 we assumed the development had yet to commence. Developer indicates development has commenced and anticipates completion by January 2024.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
Large Sites Commitments (students)															
	41 North Hill	17/02091/FUL	Under Construction	64		64							Site has detailed consent for 64 dwellings (student accommodation). As at April 2023 the development had substantially commenced construction and appeared to be nearing completion. Developer had previously indicated in November 2022 that the development was envisaged to complete during 2023/24.	N/A - no need to liaise with developer as development almost complete.	As at April 2023 development almost complete. Reasonable to assume development would complete in 2023/24.
Allocated Sites															
PLY15	Civic Centre	19/00439/FUL	Planning Permission Not Yet Started	248						144	104		Site has detailed consent for 144 dwellings (conversion). As at April 2023 all dwellings had yet to commence construction. Developer confirms enabling demolition works started on site post April 1st which included demolition of entrance canopy. Developer has now provided a revised delivery profile indicating that completion of all dwellings has been delayed and is now likely to be completed by end of 2027. Developer envisaged start on site for phase 2 is not likely until 2027 but provides no details on timescales for submission of pre-app or application for phase 2.	Yes	Site has detailed consent for 144 dwellings, therefore deliverability can be assumed. Although delayed, developer anticipates completion of all dwellings in 2027/28 and works have commenced therefore no clear evidence to suggest development is not deliverable.
PLY24	Sutton Road West	19/01487/S73	Under Construction	194		14					120	60	Part of the allocation has detailed consent for 14 dwellings. As at April 2023 we noted that all 14 dwellings were nearing completion. Developer confirms that all dwellings will be completed in 2023/24. The remainder of the allocation remains outside the 5YLS and is likely to be delivered towards the end of the plan period until clear evidence the remainder of the site is coming forward. The remainder of the site requires a more comprehensive development of the area and relocation of existing businesses.	Yes	N/A
PLY25	Sugar House, Sutton Harbour	18/01245/FUL 20/02046/FUL	Planning permission - not yet started	170							170		Site has attained a new detailed consent in April 2022 for 170 dwellings, which removed the basement car park which was a constraint to the delivery of the previous detailed consent. The site is currently being used as a site compound for the Harbour Arch development (see Ply24). Developer's response is unclear regarding delivery program and has not responded to subsequent requests seeking clarity on delivery profile suggested. The developer indicates that start on site is now likely in the 2nd half of 2024 and the development is to be delivered in 3 phases about 1 to 1 and half years apart, however it is unclear how this is to be delivered.	No - delivery profile put forward is not clear and further clarity has not been provided	Site has detailed consent for 170 dwellings, therefore deliverability can be assumed. Delivery information provided by the developer is unclear however there is no clear evidence to suggest the development is not deliverable so we have assumed delivery of all 170 dwellings within the 5YLS and assumed delivery in year 5 2027/28.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	383	137					70	313		<p>The site has delivered 137 dwellings to date. 138 dwellings have detailed consent on plots C1 and C2 and 325 dwellings have outline consent on plots A3, C3, C4 and H (Clyde Quay). As at April 2023 plot C2 (80 dwellings) remained under construction due to the contractor ceasing trading. Plot C1 (58 dwellings) had yet to commence construction.</p> <p>The developer for plot C2 is exploring various options to enable completion of the project. Negotiations ongoing between the developer (AbbeyField) and bidders for the site and decision likely by end of the year. start on site not likely during 2024 and completion of the development will depend on the preferred bidder. The developer for the remainder of the site is presently stalled due to scheme viability driven by build cost inflation. Funding is in place to progress the remaining plots via the developer's debt facility provided deliverable solutions can be found. The developer indicates through a revised future plots programme that plot C1 (58 dwellings) will move backwards and plot A3 (70 dwellings) is the next plot likely to deliver within the next 5 years that has been subject to pre-app discussions. The developer indicates the other plots are not likely to deliver dwellings until after 2028 (Plot C1 58 dwellings, Plots C3/C4 125 dwellings and Plot H 140 dwellings). At present due to the current economic circumstances no contractors have been appointed on future plots and no formal marketing has taken place to date, but all options are being considered. The developer benefits from a corporate debt facility which has funded progress to date and is intended to fund future plots, subject to viability. The majority of land is owned by Homes England.</p> <p>With regard to Millbay Marina Village, the developer agent has indicated that it intends to start on site soon but may require amendments to the original consent. No clear evidence has been provided however as to how the viability challenges have been overcome and evidence as to whether a housebuilder/contractor has been appointed/acquired the site.</p>	Yes in part	Plot C2 has detailed consent for 80 dwellings and is substantially under construction but has stalled. Solutions are being sought with a new developer/contractor in order to progress the development, it is reasonable to continue to assume that there is a realistic prospect of completing this phase in the 5YLS but given ongoing process and delay we have assumed delivery now more likely in 2026/27. Although the remainder of the Millbay regeneration consented under the outline consent has presently stalled. We have included the 70 dwellings with outline consent on plot A3 within the 5YLS in 2026/27 according to the developer's delivery programme as the developer now indicates this would be the next phase to come forward in advance of plot C1 and the other phases. All other phases to complete the regeneration are assumed to delivery beyond the 5YLS in accordance with the developer's delivery programme.
PLY29	Millbay Waterfront - Plot C2, Land at Millbay, Millbay Road	17/00140/REM	Under Construction	80						80					

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY36.2	Mount Wise Devonport Area A		0 Allocated	145						145			Mount Wise Phase A is the final phase of the regeneration of the Mount Wise site that has yielded 300+ dwellings to date. The final phase has yet to attain consent. The developer indicates that there are a number of issues to overcome regarding the final phase, not limited to viability, heritage/conservation, drainage, demolition of existing structure, utility infrastructure, highways and a lack of suitably experienced contractors in the region. However the developer indicates the intention to submit a pre-app by the end of the year with the intention to bring forward an application for the final phase in 2024 and an anticipated start on site in 2025. No delivery rate or completion date forecast has been provided.	N/A developer did not provide a delivery profile	This is the last phase of a regeneration scheme on former MOD Mount Wise that has yielded approx. 375 dwellings to date. The penultimate phase, phase D completed in 2022/23. This phase does not have consent and has a number of issues to overcome however the developer indicates submission of an application for the final phase in 2024 with a view to start on site during 2025. Given this is the final phase the development that has yielded approx. 375 dwellings it is reasonable to assume that there is a realistic prospect of delivery in the 5YLS. We have therefore assumed delivery of all dwellings in year 5, 2027/28 (flatted development so all dwellings would complete in same year).
PLY40	Seaton Neighbourhood - Land at Seaton Neighbourhood	12/02027/OUT	Under Construction	439	371		5	27	60	60	287		371 dwellings completed as at April 2023 over an 8 year period at a rate of 46dpa. 46 dwellings completed during 2022/23 and there were no dwellings under construction as at April 2023. Site currently has detailed consent for 123 dwellings and outline consent for 439 dwellings. Developer has provided an updated phasing schedule as follows, Phase 13 (63 dwellings) - 10 completions 23/24, 20 completions 2024/25 and 33 completions 2025/26. Charlton Crescent (unplanned land 50 dwellings) 15 completions 2023/24 and 35 dwellings 2024/25. Phase 6 part 2 (52 dwellings) 10 completions 2024/25, 20 completions 2025/26 and 22 completions 2026/27. Reserved matters application for Phase 6 part 2 expected imminently. Housing in phases 8, 10, 11, 12 and 14 to be delivered from from 2026/27 onwards as follows, 2026/27 50 completions, 2027/28 50 completions, 2028/29 55 completions, 2029/30 55 completions, 2030/31 60 completions, 2031/32 60 completions, 2032/33 48 completions. A projected average of 55dpa across the remainder of the development between 2023-2033	Yes in part	Developer has provided a delivery profile for each phase with varying delivery across the scheme for the remainder of the development. We have assumed delivery of 25 dwellings in 2023/24 as per developers assumptions and have then applied a delivery rate across the whole site for the remainder of development. This results in 265 dwellings within the 5YLS (5 less than the developer suggests), 123 of which have detailed consent. This is higher than the existing delivery rate of 46dpa however the Forder Valley Link Road has now been completed and is open so it is reasonable to assume an increase in delivery rate is likely for the remainder of the development, particularly given delivery has exceeded 60dpa in 3 of the 8 years since development commenced.
PLY40	Seaton Neighbourhood - Charlton Crescent	21/02071/FUL	Allocated - Live application	50		15	35								
PLY40	Land At Seaton Neighbourhood (Phase 13)	22/00435/REM	Planning Permission Not started	63		10	20	33							

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY46.7	DS15 - Quarry Fields (land at Tamerton Foliot Road)	21/01368/S73 19/01680/FUL	Under Construction	28	10	25	3						Site has detailed consent for 38 dwellings. As at April 2023 we noted that 10 dwellings had completed, 25 had commenced construction and the remaining 3 dwellings had yet to commence construction. No response provided by Developer, however the developer had previously indicated that all dwellings were programmed to be delivered by the end of 2023.	No update provided by developer.	We have assumed that the 25 dwellings under construction at April 2023 are likely to complete in 2023/24 and the remaining 3 dwellings that had yet to commence are likely to complete in 2024/25.
PLY50	Saltram Meadow - Plymstock Quarry, The Ride	07/01094/OUT	Under Construction	956	604		8	85	85	100	585	93	Site has delivered 606 dwellings to date (604 within the plan period 2014-2023) at a rate of 67dpa. The delivery rate has reduced in recent years from it's peak of 105dpa in the opening phases. There were 56 completions during 2022/23. 122 dwellings (Phases 5B 33 dwellings & phase 6, 89 dwellings) currently have detailed consent and 956 dwellings currently have outline consent. there were no dwellings under construction as at April 2023. The developer envisages Phases 5B and 6 to be completed by December 2026. The developer indicates that reserved matters applications for phases 7 & 8 (234 dwellings) are imminent and would begin to deliver on Oct 2024 simultaneously with phase 6 and the developer indicates phases 7 & 8 as a dual branded site (2 outlets) from 2025. The developer indicates that a pre-app for phase 9 (approx 200 to 250 dwellings) will be submitted by end of Jan 2024. The developer on the basis of the above has provided the following anticipated delivery profile, 2024/25 = 32 completions, 2025/26= 145 completions, 2026/27= 123 completions, 2027/28 = 100 completions. The remainder of the sites will continue to deliver beyond 2028. The delivery of the primary school (recently completed and open), the market square and the Class E floorspace as part of phase 6 and the opening of a 2nd outlet is envisaged to increase the delivery rate to an average of approx. 100dpa akin to that seen in the opening phases.	Yes	Developer has indicated that future phases will have 2 outlets so reasonable to assume delivery rate will increase to that akin to the delivery rate of 105dpa in the opening phases. There is a therefore a realistic prospect of 400 dwellings within the 5YLS
PLY 50	Saltram Meadows, The Ride Plymouth Plymstock PL9 7JA	22/00306/REM	Planning Permission Not started	122			24	60	38						

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY53	Former China Clay site, Coypool	19/01288/OUT	Planning Permission Not started	550						75	75	400	Site has outline consent for 550 dwellings. The Government's housing delivery accelerator Homes England own the site and have appointed a housebuilder to deliver the development. Significant site preparation including demolition and clean up of the site has been underway for several years. The developer has provided a response indicating that there are some procedural and legal issues to be resolved with Homes England prior to submission of reserved matters applications but have expressed theirs and Homes England's continued commitment to the development and are working expeditiously to resolve the issues to enable the development to move forward. Homes England indicate have previously indicated that it is reasonable to assume a delivery rate of 75dpa from 2024/25.	No delivery profile update provided by the developer.	As the site is owned by Homes England, the Government's house building accelerator and a developer has been selected to deliver the development, it is reasonable to assume that there is realistic prospect of 150 dwellings within the 5YLS in years 4 and 5 (2026-2028). The delivery rate previously asserted by Homes England is consistent with delivery rates on other sites seen within the city in recent years.
PLY56.1	Former Nursery Hays Road	19/01542/FUL	Under Construction	4	6	4							Site has detailed consent for 10 dwellings. As at April 2023 we noted that 6 dwellings has completed, 2 had commenced construction and the remaining 2 had yet to commence construction. The developer has not provided a delivery update regarding the completion of the remaining 4 dwellings.	No delivery profile update provided by the developer.	Reasonable to assume the remaining 4 dwellings will deliver in 2023/24.
PLY58.3	Coombe Way & Kings Tamerton Road	21/01038/OUT	Outline Consent	70						40	30		Site has outline consent for 70 dwellings. Developer on Board (Livewest) and developer indicates progression of reserved matters application envisaged in early 2024, stimated start on site in June 2025 with a 2 and a half year delivery programme. Viability could be an issue to overcome due to topography.	Yes in part - however no specific delivery profile update provided by the developer.	Developer on board indicating a delivery programme for the development and submission of reserved matters application in 2024, therefore reasonable to assume a realistic prospect of delivery of all dwellings within the 5YLS. Assumed delivery likely in years 4 and 5 (2026-2028).
PLY58.5	North Prospect phase 4	20/00735/AMD 19/00133/FUL	Under Construction	90	106	90							This phase is the final phase of a major regeneration project. Although it is referred to as phase 4 it follows the penultimate phase referred to as phase 5. Phase 4 has detailed consent for 196 dwellings. As at April 2023, 106 dwellings had completed, 63 dwellings had commenced construction and the remaining 27 had yet to commence construction. The developer and RP partner envisage that the remaining 90 dwellings will be complete by end of March 2024.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY58.7	Douglass House	21/01475/FUL	Under Construction	2		2							Site is a small site that has attained consent for 2 dwellings (specialist disability design). As at April 2023 both dwellings had commenced construction and nearing completion. Completion expected during 2023/24	No liaison required as case officer aware development nearly complete	N/A
PLY58.15	Savage Road, Barne Barton	18/01288/FUL -	Planning Permission Not Yet Started	204				60	83	61			Site has detailed consent for 204 new dwellings (affordable housing) and in principle consent for 9 dwellings. As at April 2023 all 213 dwellings across both consents had yet to commence construction. There are 78 dwellings remaining to be demolished and the developer anticipates that 24 are scheduled to be demolished in 2024/25 and the remaining 54 in 2025/26. Developer indicates all pre commencement conditions ready for submission, contractor appointed and is on site, anticipating commencement in the autumn. Delivery profile for phase 1 has been provided and anticipates 60 completions in 2025/26 on sections 3 and 4 and 83 completions in 2026/27 on sections 5 and 6. Phase 2 for the remaining 61 dwellings would commence post decanting and demolition of the remaining dwellings during 2025/26.	Yes	N/A
PLY58.15	Savage Road, Barne Barton	20/01228/PIP	Planning Permission Not Yet Started	9				9							
PLY58.17	Seventrees, Baring Street, Greenbank	23/00211/FUL	Allocated	80				10					As at April 2023, a live application for part of the allocation (conversion for 10 dwellings) was under consideration. Sale of site to developer expected by end of year, start on site envisaged Jan 2024, however no completions date provided (site subsequently attained consent post April)	No delivery profile update provided by the developer.	Site has acquired detailed consent post April 2023, given developers intention to start on site in early 2024, reasonable to assume realistic prospect of delivery by 2025/26.
PLY59.5	Stirling House & Honicknowle Clinic, Honicknowle Green	19/01160/FUL	Under Construction	19	6	19							Site has detailed consent for 25 dwellings. As at April 2023 we noted that 6 dwellings had completed and the remaining 19 dwellings had commenced construction. Developer indicates that all dwellings are anticipated to be delivered by end of February 24.	Yes	N/A
PLY59.16	Whiteleigh Community Centre	16/02033/FUL	Under Construction	27			6	21					Site has detailed consent for 27 dwellings. As at April 2023 we noted that 6 dwellings had commenced construction and 21 dwellings had yet to commence construction. No response from the developer regarding progress update. Developer however has regular meetings with the Housing Delivery Team and has advised that they are presently in dispute with the contractor that is leading to delays.	No delivery profile update provided by the developer.	Site has detailed consent for 27 dwellings and 6 dwellings have commenced construction and can therefore be assumed to be deliverable. Although site has experienced delays, there is no clear evidence to suggest the development will not complete in the 5YLS, it is therefore reasonable to assume a realistic prospect of completion by 2025/26.
PLY59.17	Chaucer Way School		Allocated	4					2	2			This site is a small site (4 dwellings) that forms the remainder of PLY59.17 which has already delivered 133 of the 137 dwellings allocated. The developer has appointed consultants and anticipates submission of a detailed application for the remaining 4 Self Build plots by the end of the year. No detail provided regarding delivery programme.	No delivery profile update provided by the developer.	As developer indicates imminent submission of detailed application for 4 dwellings that has previously been subject to outline consent for 4 dwellings it is reasonable to assume that there is a realistic prospect the final 4 dwellings on this site will deliver in the 5YLS.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end of March 2023	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)				718		58	81	37	1	3					
Large Sites Commitments															
PLY60.10	Land off Newnham Road, Colebrook (Planning Application addressed as Land off Colebrook Road)	17/01216/FUL	Planning permission - Not Yet Started	43				43					Site has detailed consent for 43 dwellings. As at April 2023 we noted that the development had yet to commence. The developer has commenced works, previous buildings have been demolished, however contractor went into administration which has delayed delivery. Developer (Westward Housing) anticipates recommencing construction in the summer of 2024 after appointing a new contractor and envisaged all 43 dwellings would be delivered in 2024/25. Further groundworks investigations are underway and the developer does not expect this to impact on the design, once undertaken the developer expects to prepare the necessary information to discharge the remaining conditions.	No	Site has detailed consent for 43 dwellings, therefore deliverability can be assumed. No clear evidence to indicate the site is not deliverable despite the delays the site has experienced, however given past delays we have assumed delivery more likely by 2025/26 rather than in 2024/25.
PLY48	Sherford New Community Land South/Southwest of A38	15/00519/REM BOVIS	Site Under Construction	6	109					6			Site is a major new settlement with outline consent for 5,500 dwellings. The site straddles the city boundary and 300 dwellings with detailed consent are within the city boundary of which 272 dwellings have now been completed. There are only 28 dwellings remaining within the Plymouth LPA area which are envisaged to be completed in the 5YLS and form part of the overall delivery rate across the site. The remainder of dwellings at Sherford are all within the South Hams LPA area (see South Hams LPA supply table for detail regarding delivery profile, detailed consents, phasing and assumptions)	No specific response provided by the developer in relation to the remaining 28 dwellings within PCC, however these dwellings form part of the delivery rate applied - See Sherford delivery rate assumptions in Appendix 3 South Hams supply.	Given there is no specific reference to the remaining 28 dwellings to be delivered on the Bovis and Taylor Wimpey show room car parks, we have assumed delivery in 2025/26 as it is reasonable to assume that the relocation of show rooms to further within the site alongside later phases in South Hams will have occurred by then.
PLY48	Sherford New Community Land South/Southwest of A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY	Site Under Construction	22	111					22					

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA						
TRAJECTORY SUMMARY						
FORECAST HOUSING SUPPLY 2023 TO 2028						
Supply Categories	5 Year Supply Total	2023-24	2024-25	2025-26	2026-27	2027-28
Allocated Sites	1976	179	101	348	561	787
Large Sites Commitments at March 2023	417	66	158	107	50	36
Large Sites Commitments at March 2023 (Student Accommodation)	64	64	0	0	0	0
Small Sites Commitments at March 2023 (before applying discount for future lapsing)	177	58	78	37	1	3
Small Sites Commitments at March 2023 (Student Accommodation)	3	0	3	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-13	-2	-7	-4	0	0
Small Windfalls Forecast	82	0	0	0	41	41
Communal Accommodation (Net)	0	0	0	0	0	0
Demolition and Conversion Loss	-165	-39	-72	-54	0	0
TOTAL	2541	326	261	434	653	867

APPENDIX 3

**South Hams LPA supply over the next 5
years (2023-2028)**

SOUTH HAMS LOCAL PLANNING AUTHORITY - 2023 MONITORING POINT

HOUSING SUPPLY FORECAST 2023/24 TO 2027/28

South Hams Administrative Area Monitoring Point: 31 March 2023 Delivery forecasts: made at November 2023

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)					437		100	100	100	100	37					
LARGE SITE COMMITMENTS																
	Land at Alston Gate, MALBOROUGH TQ7 3BT	No	3577/17/ARM	Under construction	16	0	16	0	0	0	0			Site (Alston Gate Phase 2 Malborough) has detailed consent (RM) for 16 dwellings following outline consent granted December 2017. As at April 2023, 7 dwellings had commenced construction. Freemantle Developments are progressing the consent and indicates completion of all units by March 2024.	Yes	Site is under construction. Reasonable to assume given status of the site at April 2023 that delivery of the site is likely in the 5 years.
TTV4	Land at Cotton, DARTMOUTH	Yes	3118/21/ARM	Under construction	416	143	45	40	30	30	30	98		Site has Outline consents totalling 450 dws comprising: 240 dwellings (15_51/1710/14/O) (granted March 2016) & 210 dws (3475/17/OPA) on remainder of site (granted 24 May 2019). Baker Estates acquired the site & submitted RM applications: for 3 dws (Phase 1A) validated 06 February 2019, subsequently withdrawn 17 April 2020; for Phase 1 (240 dws) was validated 15 March 2019, but not determined; and for approximately half of Phase 1 for 116 dwellings (granted 7 February 2020). RM application for Phase 2 (143 dws) was approved in July 2022. RM application for an extra care/assisted living scheme (use class C2) was approved in March 2023. Site is under construction and there were 143 completions at the 2023MP and 13 dwellings were under construction.	Yes, previous agreement	Site under construction and forecast for completion of 175 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2023.
TTV5	Noss Marina, DARTMOUTH	Yes	2161/17/OPA	Under construction	115	-3	0	0	41	27	28	19		Site has hybrid consent for gross 130 (net 126) dws granted in August 2018. 39 of these dws have detailed (full) consent. Conditions being discharged. All reserved matters applications have been received. A full application consent for the creation of 5 further units within the waterside building (total 44 units) (0528/20/FUL) granted conditional approval 25 February 2020. Due to the landscape sensitivity of the site will result in an overall yield of 75 homes of the 91 permitted, which in combination with the 41 units at the waterside building, will give a site yield of 112 homes net (116 gross) of the total 130 permitted. Update provided by agent for Premier Marinas Ltd (landowner/ developer) - anticipate construction work on the waterside apartment building to commence in 2023 with the first dwelling completions in 2025. Forecast construction of further dwellings to commence in 2025/26 with completions in the following years. Agent confirmed 3 of the 4 existing dwellings have been demolished. As expected no dwellings completed by the 2023 Monitoring Point. The delivery profile is consistent with the response received from the developer.	Yes	The Council are mindful of consent, conditions, & phasing plan. These require that certain elements are delivered prior to commencement of any residential development. Premier Marinas are currently on site, actively progressing the development. Many elements have now commenced and some completed including the first commercial units, the floating marina (April 2021) and South Devon College Marine Academy (April 2022). Significant engineering works have been completed to enable a new boat lifting facility. The Council revised the trajectory with a longer lead in time, in line with developer information. Thus, gross 41 dwellings are forecast to be delivered in 2025/26. Forecast build rate thereafter is based on the developer's anticipated rates. The Council considers there is sufficient clear evidence that 96 dwellings will be completed in the 5 year period from the 2023MP.
TTV22.1	Dartington Lane, TOTNES	Yes	1523/22/FUL			0	0	0	0	20	19			The site is a JLP allocation. A current detailed (full) planning application for 39 dwellings has been received and is pending a decision (validated 20 June 2022). Dartington Hall Trust (landowner) latest response confirms that the site remains available. No information currently available on the housebuilder. As expected, the site has not started and no dwelling completions.	No update, previous agreement	Site remains available and developable and promoter (landowner) agrees with forecast. Detailed application received and pending a decision. At this time, there is a realistic prospect of delivery of the scheme in the 5 year period.
TTV24.7	Sawmills Field, DARTINGTON	Yes	4443/21/ARM	Under construction	40	0	15	25	0	0	0			The site is a JLP allocation. The site has detailed planning consent (RM) (4443/21/ARM) for 40 dwellings approved April 2022. Site works commenced in October 2022. At March 2023 34 dwellings were under construction and no completions. Developer (Baker Estates) indicates that the first completions are anticipated in 2023/24 with a two year build programme.	Yes	Detailed consent for 40 dwellings. We have assumed delivery by March 2025 as there is a realistic prospect of delivery of the 40 dwellings within the SYLS. Developer agrees with the forecast.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
TTV24.5	Broom Park, DARTINGTON	Yes	4442/21/ARM	Planning Permission - Not Yet Started	80	0	0	25	30	25	0			The site is a JLP allocation. The site has detailed planning consent (4442/21/ARM) for 80 dwellings approved April 2022. Some conditions have been discharged. The site remains available and Baker Estates is the developer. The developer indicates that delivery will largely follow the completion of the site at Sawmills Field, Dartington, i.e. the two sites would not be built out concurrently, although there may be a slight overlap when nearing the completion of Sawmills Field and construction commences on Broom Park. As expected, the site has not started and no dwelling completions as at April 2023.	Yes	The Council forecasts delivery of development to begin in year 2 and end in year 4 from the 2023MP. Sufficient time to accommodate the standard lead in time for a site in the 50-99 dws category (TP3(rev) Appendix 11.2)).
TTV24.17	Shadycombe , SALCOMBE	Yes	1262/15/F	Under construction	8	6	2	0	0	0	0	12		Site is under construction. Detailed (full) consents for 8 dwellings on part of the site. 6 dwellings were completed in 2018/19. 2 dws on the site of former workshop (0087/18/FUL) are under construction as at 2023MP. . No response from the developer (Yellow Bridge Developments). 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 for the remaining 12 is similar to the previous forecast, with completions for the remaining 12 dws forecast after the 5 year period.	No update provided by the developer.	The 2 dwellings with full consent are under construction and are forecast for completion in the 5 year period. With no planning applications and no builder engaged on the remainder of the site the Council concludes that there is not sufficient clear evidence for the remaining 12 dwellings to be completed in the 5 year period. Consequently the remainder of the site is not deliverable at this time, but remains available and developable, so these 12 dwellings are forecast for completion after the 5 year period.
TTV24.18	Land West of West End Garage, SALCOMBE	Yes	1159/21/FUL	Start on site	21	0	0	21	0	0	0			The site is a JLP allocation and has detailed (full) consent for 21 dwellings (approved 30 November 2022). The site remains available and developable. The housebuilder is Park Green and in their response, confirmed that work started on site in June 2023 and anticipate the first dwelling completion in May/June 2024. As expected, there were no dwelling completions at April 2023.	Yes	Site under construction and a realistic prospect of delivery of the scheme in the 5 year period given its status at April 2023.
TTV9.1	Stowford Mill, IVYBRIDGE	Yes	1336/15/F	Under construction	97	27	4	0	39	0	0	27		Site under construction following detailed consent (Full) for Mixed use including 97 dws (regeneration of Stowford Mill (27 dws) plus erection of 38 new dws & 32 later living apartments.) Application to vary consent (net gain of 6 dws from increasing later living apartments by 11 to 43 and reducing number of terraced dwellings by 5) approved 2019/20. Site started 6 October 2018. At April 2023, 27 dwellings were complete (4 dwellings completed in 2022/23). 4 units were under construction at 2023MP. Delivery profile reflects previous information supplied by the developer, Expedite, but no updated intelligence has been provided. Continue to forecast the 27 mill conversion apartments after the end of the 5 years from the 2023MP. So 43 dws are forecast for completion in the 5 year period.	No update provided by the developer.	In the absence of a updated delivery programme from the developer we continue to assume that 43 dwellings will complete in the 5 year period. Stowford Mill development serves a niche market. Its products are sufficiently different to set it apart from other large sites in Ivybridge (the latter are suburban estates) & from the Sherford urban extension. So build rate/delivery profile of Stowford Mill development has not been moderated by the forecast cumulative delivery rate of other Ivybridge sites.
TTV6	Rutt Lane, IVYBRIDGE	Yes	2239/19/ARM	Under construction	198	110	50	38	0	0	0			Site under construction following detailed consent (RM) for 198 dwellings approved 27 February 2020. Site start in 2020/21 and as at April 2023 110 dwellings had completed (65 in 2022/23) and 62 were under construction. No response from the developer, Wainhomes.	No response	Site under construction and forecast for completion of all 88 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2023.
TTV6	Godwell Lane, IVYBRIDGE	Yes	3623/19/FUL	Allocated	92	0	0	0	12	40	40			The site is part of JLP allocation TTV6. A current detailed (full) planning application for 104 dwellings has been received and is pending a decision (validated 14 April 2020). The site remains available and developable. Developer/housebuilder on board (Taylor Wimpey). As expected, the site has not started and no dwellings completions at April 2023.	No response	Site remains available and developable. Detailed application received and pending a decision. At this time, there is a realistic prospect of delivery of the majority of the scheme in the 5 year period (92 dws) with the remaining 12 delivered after the 5 years.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
TTV22.3	Clay Park, Ashburton Road, DARTINGTON	Yes	2927/15/FUL	Start on site	39	0	0	20	19	0	0			Site has detailed consent (full) for 27 dws (part of hybrid consent). Application to vary consent (net gain of 4 units, replacing the 2 units with: 2 x 1 bed flats and 4 x studio flat. Full application for additional 8 dwellings granted consent 1 June 2022. 0197/18/ARM erection of a Community Building approved June 2019. As expected, works on site have commenced but no start on the dwellings & no completions at 2023MP. Updated information received from project coordinator confirms that a building contractor has been identified and work on the dwellings is expected to commence in 2024 with the first completions in 2025.	Yes. Project Coordinator advised that it is anticipated that all 39 units will be delivered in 2025/26	Reasonable to assume given the status of the site at April 2023 that all 39 dwellings forecast for delivery in the 5 year period.
TTV11	West of Belle Hill, KINGSBRIDGE	Yes	0787/19/ARM	Under construction	94	69	25	0	0	0	0			The site has detailed consent for 94 dwellings. The developer confirmed a site start in June 2020. As at April 2023, 69 dwellings were complete (11 dwellings in 2022/23) and the remaining 25 dwellings were under construction. LiveWest and Devonshire Homes are jointly progressing the consent and have confirmed that they anticipate that the site will be completed by March 2024	Yes	N/A
TTV24.4	Brimhay Bungalows, DARTINGTON	Yes	0142/15/F	Under construction	14	13	1	0	0	0	0			Site is under construction following detailed consent (full) for 32 dws (net 14 - as 18 existing units are to be demolished). Application for discharge of conditions, submitted by the developer South Devon Rural Housing Association, was approved 13 November 2018. 14 of the existing dwellings were demolished in 2018/19. 31 dwellings (net 13) were completed at the 2023MP (including the SDRHA apartments), with 1 further dwelling under construction. SDRHA are progressing the consent in conjunction with their subsidiary Rural Homes Ltd. Site completion anticipated by March 2024.	Yes, previously	N/A
TTV7	Land at Filham, IVYBRIDGE	Yes	3703/18/OPA	Under construction	200	91	32	55	22	0	0			The site has hybrid planning consent for 200 dws granted in June 2020 (detailed consent for 94 dwellings and outline consent for 106 dwellings). As at April 2023 91 dwellings had completed (37 in 2022/23) and 108 were under construction. The developer/ housebuilder Bloor Homes has provided a delivery profile. The Council agrees with the build rate, and the forecast of 109 dwellings delivered in the 5 year period.	Yes	Site under construction and forecast for completion of site in the 5 year period which is reasonable to assume given its status at April 2023.
	Gabriel Court, STOKE GABRIEL	No	3903/16/F	Under construction	13	10	2	1	0	0	0			As at April 2023 of the gross 13 dwellings with detailed consent, 10 had completed (net 9), 2 were under construction and 1 had not commenced. Developer/builder Park Green (SW) Ltd indicates that completion of the final 3 dwellings are likely to occur in 2024/25.	Yes	N/A
	Holwell Farm, ST. ANN'S CHAPEL	No	4214/18/FUL	Under construction	13	0	13	0	0	0	0			Site under construction following detailed consent (full) for 13 dwellings approved 2020/21. Site started 12.04.22. As expected, no dwellings completed in 2022/23 and 13 dwellings were under construction at 2023MP. The housebuilder is Classic Builder and the landowner (the Council), agree with the forecast.	Yes	Realistic prospect of delivery within the 5 YLS given the evidence and site start.
	Adjacent New Park Road, LEE MILL	No	3197/19/OPA	Planning Permission - Not Yet Started	25	0	0	0	10	15	0			Outline consent for 25 dwellings. The site has been marketed but no information currently available on the housebuilder. RM application expected in 2024. No updated provided by the land agent/developer. The site has not started and no dwelling completions as at April 2023.	Yes previously, but no update provided	There is evidence that the dwellings will be completed in the 5 year period. Sufficient time to accommodate the standard lead in time for a site of this size.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
	West Alvington Hill, KINGSBRIDGE	No	2434/18/ARM	Start on site	52	0	0	5	25	22	0			Site has detailed consent (RM) for 52 dwellings. Technical start on 16 November 2020 related to planning application 28/0508/15/O and comprised the construction of the bellmouth access to the easterly field. Certificate of Lawfulness for proposed confirmation of valid implementation of outline permission. Works to commence the development were started on 16 November 2020. Those works were carried out in accordance with the approved permission and are material operation and therefore permission 28/0508/15/O has been validly implemented and remains extant and the development permitted thereby can be built out. Site land owner/developer is a house-builder (Baker Estates). Site start but as expected no dwellings completed at the 2023MP. Developer anticipates a recommencement on site in 2024 with first dwellings completed late 2024 or early 2025.	Yes	The site has detailed consent for 52 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer provided delivery profile and anticipates first dwellings in 2024/25. There is a clear intent to implement and deliver the scheme and thus a realistic prospect of delivery in the 5YLS.
	Land West of Beara Farm, WOOLSTON GREEN	No	1419/20/FUL	Under construction	14	0	14	0	0	0	0			The site has detailed consent (Full) for 14 dwellings. As at April 2023 the site had started and 12 dwellings were under construction. Developer envisages a March 2024 completion. Site landowner/developer is Badham Developments.	Yes	The site has detailed consent and is under construction. Realistic prospect of delivery in the 5YLS given its status at April 2023
	Former Brutus Centre, Fore Street, TOTNES	No	2560/21/FUL	Under construction	42	0	20	22	0	0	0			The site has detailed consent (Full) for the redevelopment of the site to form 2 new retail units, public car park and 42 retirement living apartments. As at April 2023 the site had commenced construction. Site landowner/developer is Churchill Retirement Living. No response received from the developer.	No response	Site has detailed consent and is under construction. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2023.
	Fort Bovisands, WEMBURY	No	2821/17/FUL	Under construction	79	0	6	0	0	75	0			Site has detailed consent (full) for gross 81 dwellings (net 79 as there were 2 existing dwellings on the site) plus Listed Building consent. Works have completed on the Full application consent for engineering works to stabilise the cliff below the access road. The developer is Fort Bovisand Developments Ltd. As at April 2023 none of the dwellings had completed, 6 dws were under construction - the coastal cottages (Palmerston Court). No response from the developer but the agent previously anticipated first dwelling completions in 2022 and the remaining 75 dwelling completions at end 2024. The developer has not provided a delivery update but the timescale for delivery has been adjusted in view of the current status of the site.	Yes previously but no update provided.	The site is under construction and there is a clear intent to deliver the scheme. 41 of the 75 dwellings will be new build apartments in a single building, and 34 dwellings from conversion of the upper and lower forts and casemates & of the Quartermaster House and Hill House, plus new build Quarry Road cottages (6 coastal cottages). All gross 81 (net 79 x C3 dws) forecast for delivery in the 5 year period, 6 in 2023/24 and the remaining 75 dwellings to be completed in 2026/27.
	Land adjoining Seaton Orchard, SPARKWELL	No	3445/18/FUL	Planning Permission - Not Yet Started	20	0	0	0	10	10	0			Site has detailed consent (full) for 20 dwellings and the process to discharge conditions is underway. The dwellings had not started and there were no completions at the 2023 Monitoring Point. Site remains available and a developer is on board (Seaton Orchard Sparkwell Ltd). Thus a realistic prospect of delivery in the 5YLS.	No response	Site has detailed consent and a developer on board. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2023.
	Church Hill, HOLBETON	No	0868/20/ARM	Planning Permission - Not Yet Started	14	0	0	0	14	0	0			Site has detailed consent (RM) for 14 dws and the process to discharge conditions is underway. As at April 2023 the site had yet to commence construction. No update from the developer, Verto Homes, but previously indicated that delivery of the site would be in the 5 year period.	Yes previously but no update provided.	Site has detailed consent and a developer on board. There is a realistic prospect of delivery of the 14 dwellings within the 5YLS. Site remains available and developable.
	Tor Hill Quarry, MARLDON	No	3951/17/FUL	Under construction	10	0	6	4	0	0	0			Site has detailed consent (full) for 10 dwellings. This windfall site was granted conditional approval in 2018/19. Site start in 2021/22 and 6 dwellings had commenced construction at April 2023. Developer (Lite Homes Ltd) previously envisaged completion of all units by 2024MP. No update from the developer but the timescale for the delivery has been adjusted in view of the current status of the site.	Yes previously but no update provided.	Site has detailed consent and is under construction at April 2023. Realistic delivery within the 5YLS given the site's status.
	School Road, STOKE FLEMING	NP	1503/21/FUL	Under construction	20	0	20	0	0	0	0			Site has detailed consent (full) for 20 dwellings. Site works commenced in July 2022 and all 20 dwellings were under construction at April 2023. Developer (Strongvox) indicates that completion of all 20 units is envisaged by March 2024.	Yes	All 20 dws forecast for completion in the 5 year period from the 2023 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
	Wheat Park, DIPTFORD	No	0428/18/FUL	Start on site	12	0	0	12	0	0	0			Site has detailed (full) consent. 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 in 30 July 2018 - applicant was Jameson Homes. New Deed of Variation of the S106 agreement was signed with Jameson Homes. Application to discharge conditions 13 and 14 of consent 0428/18/FUL granted December 2018. The site has now been acquired by developer/builder Morrish Homes who have confirmed it will progress the consent. As previously expected, no dwelling completions in 2022/23.	No response	Previously pushed completion of the development back given former developer was looking to sell the site. Reasonable to assume the site will now progress to completion within the 5 years as sale to the new developer has now happened.
	Collaton Park, Newton Ferrers	No	2548/14/O	Planning Permission - Not Yet Started	110	0	0	20	30	30	30			Site has detailed (full) consent for 125 dws. As expected, the site had not commenced construction and there were no dwelling completions at the 2023 Monitoring Point. The site remains available with a developer on board, Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. No update from developer. 110 dwellings are forecast for completion in the 5 year period and the remaining 15 dws are forecast for completion after the end of the 5 years from the 2023MP.	No response from developer	Site has detailed consent. Pre-commencement planning conditions need to be discharged. With a developer on board, we have assumed that there is a realistic prospect that 110 dwellings that form part of the recent consent will be delivered in the 5 year period from the 2023MP
	Kings Arms Hotel, Fore Street, KINGSBRIDGE	No	1515/17/FUL	Under construction	15	2	6	7	0	0	0			Site is under construction following detailed consent (full) for 15 dwellings. 2 dwellings had completed at the 2023 Monitoring Point and the remaining 13 were under construction. No update provided by developer in relation to the delivery of the dwellings. Landowner is Vision Residences. Builder unknown.	No response	Site has detailed consent and has already completed 2 dwellings. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5 YLS.
	The Dennings, Wallingford Road, KINGSBRIDGE	No	2574/16/OPA	Planning Permission - Not Yet Started	13	0	0	0	0	3	10			Site has outline consent for 14 dws (net 13) and a Reserved Matters application (1629/22/ARM) is pending a decision. As expected, the site has not started and there were no dwelling completions as at the 2023 Monitoring Point. The applicant of the RM application is Dick Whittington Developments.	No response from developer.	Site has outline consent for 14 dwellings (net 13) and a RM application pending a decision. We have cautiously assumed delivery by March 2028 as there is a realistic prospect of delivery of the 14 dwellings within the SYLS.
	Development site of SX 7752 4240, FROGMORE	No	2071/18/FUL	Under construction	11	10	1	0	0	0	0			Site is under construction following detailed consent (full) for a net total of 11 dwellings, 9 of which were built before 2018. As at April 2023, 10 dwellings were complete and the last remaining dwelling was under construction.	Yes, previously	N/A
TTV24.19	Green Park Way, CHILLINGTON	Yes	3193/18/ARM	Under construction	62	0	0	17	28	17	0			Site is under construction following detailed (RM) consent for 62 dwellings. As at April 2023 none of the dwellings had completed, 7 dwellings were under construction. Response from developer (Acorn Property Group) agrees with the delivery profile for the site and anticipates the first dwelling to be completed in early 2024.	Yes	The site is under construction and there is a clear intent to deliver the scheme and thus a realistic prospect of deliverability of the units in the SYLS.
PLY48	Sherford	Yes	2426/06/O	Under construction	5200	562	317	272	289	236	264	2640	620	Site is a major new urban extension with outline consent for 5,500 dwellings. Site has detailed consents for 2,039 dwellings as at end March 2023. It straddles the LPA boundaries with detailed consent for 300 dws in the city and 1,739 dwellings in the South Hams LPA area. The remaining 3,461 dwellings with outline consent are in the South Hams. S73 application to vary outline consents including amendments related to the Town Code and Sustainability chapters, granted consent October 2017. S73 application granted consent in February 2019 to vary several conditions in the outline consent, with alternative structure, layout + configuration, accommodating changes to the Masterplan. Detailed (RM) consents for 203 dws (Phase 1a) granted consent in May 2019, and additional (RM) consents for 457 dws were granted consent in February 2020. Further detailed consents for 769 dws (Phase 2D) granted consent late 2021/early2022. RM applications submitted for Phase 3. As at end March 2023, total of 839 completions had occurred (278 in Plymouth and 561 in the South Hams) . Of these 839, 183 were completed in 2022/23, 5 were completed in Plymouth and 178 in the South Hams. The developers consortium (Linden, Taylor Wimpey and Bovis) agreed with the overall delivery rate of 264dpa for the scheme which was considered reasonable at the JLP examination. The number of site outlets has increased to 4 to include Cannon Kirk, so their supply would add to the delivery rate.	Yes The Consortium developers (Linden, Taylor Wimpey and Bovis) anticipate that the delivery rate will be higher than 264dpa (88dpa per developer). They agree that an average combined delivery rate of c.294dpa (98dpa per developer) is a reasonable assumption from 2023/24 onwards.	As at April 2023 there were a total of 297 dwellings under construction and on the basis of development progress it has been assumed that 317 completions are likely to be completed by end of March 2024. The delivery rate then reduces to an average of 272 dws forecast to be built in the South Hams in years 2 to 5. In Year 4 28 of the 264 dws are forecast to be delivered in Plymouth. This is a cautious forecast, mindful that the Consortium anticipate a higher delivery rate of 294dpa. If the fourth outlet (Cannon Kirk) is brought into operation, this could help the Consortium's supply.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
	Pinewood Drive, WOOLWELL	No	1266/20/ARM	Under construction	38	23	15	0	0	0	0			The site has detailed consent (RM) for 38 dwellings. As at April 2023, 23 dwellings were completed and the remaining 15 dwellings were under construction. Developer envisages a practical completion March 2024. Site landowner/developer is Tilia Homes	Yes	N/A
	TOTAL:						610	584	599	550	421					

SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2023 to 2028		5 Year Supply Total				
Supply Categories		2023-24	2024-25	2025-26	2026-27	2027-28
PPA Plymouth Fringe ALLOCATIONS	1378	317	272	289	236	264
PPA Plymouth Fringe Large Site Commitments at 2023	15	15	0	0	0	0
PPA Plymouth Fringe Small Sites - Commitments at 2023	2	1	1	0	0	0
TTV - South Hams Large Sites ALLOCATIONS	912	174	241	221	159	117
TTV - South Hams Large Sites Commitments at 2023	425	70	71	89	155	40
TTV - South Hams Small Sites Commitments at 2023	437	100	100	100	100	37
Discount for small sites lapsing	-39	0	-10	-10	-10	-9
TTV-South Hams NEIGHBOURHOOD PLAN -consents**	20	20	0	0	0	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	148	0	0	0	74	74
TTV-South Hams SUSTAINABLE VILLAGE ALLOWANCE* -	14	14	0	0	0	0
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	80	4	0	38	38	0
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0

SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL	1395	333	273	289	236	264
SOUTH HAMS TTV South Hams Sub TOTAL	1997	382	402	438	516	259
SOUTH HAMS LPA TOTAL	3392	715	675	727	752	523

ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2023 to 2028		5 Year Supply Total				
Supply Categories		2023-24	2024-25	2025-26	2026-27	2027-28
SOUTH HAMS LPA TOTAL	3392	715	675	727	752	523
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
SOUTH HAMS DISTRICT	3467	730	690	742	767	538

*550 Sustainable Village Allowance (TTV25)

**Neighbourhood Plan consents outside the AONB contribute towards the Sustainable Village Allowance

APPENDIX 4

**West Devon LPA supply over the next
5 years (2023-2028)**

**WEST DEVON LOCAL PLANNING AUTHORITY - 2023 MONITORING POINT
HOUSING SUPPLY FORECAST 2023/24 TO 2027/28**

West Devon Administrative Area Monitoring Point: 31 March 2023 Delivery forecasts: made at November 2023

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
Small sites total (list of small sites as appendices)					251		50	50	50	50	51					
LARGE SITE COMMITMENTS																
	Town Meadow BRIDESTOWE	No	2472/17/OPA	Planning Permission - Not Yet Started	24	0	0	0	2	12	10			Site has detailed (RM) consent for 24 dwellings. Process to discharge conditions is currently underway. As expected, the site has not started at the 2023MP. The site remains available and there is a developer on board (Leander Developments Ltd). The developer has provided a delivery profile.	Yes	It is reasonable to assume that there is a realistic prospect of delivery within the 5YLS. The developer anticipates the first dwelling completion at the end of 2024 (year 2). We have been more cautious and assume delivery in years 3 -5.
	Jethros, LEWDOWN Okehampton	No	1666/20/OPA	Planning Permission - Not Yet Started	30	0	0	0	5	15	10			Site has outline consent (1666/20/OPA) for up to 30 dwellings gross (29 net) approved 25 January 2021. No updated response from developer/landowner about the latest Council trajectory. No information on when a Reserved Matters application would be submitted. Developer/ builder currently unknown.	No response	Reasonable to assume given status of the site at April 2023 that delivery of the site is likely in the 5 years.
	Bathway Fields, NORTH TAWTON	No	1549/18/FUL	Under construction	65	3	25	25	12	0	0			Site has detailed consent (full) for 65 dwellings approved in July 2019. Site start in 2022/23 and as at April 2023 the first 3 dwellings had completed and 38 were under construction. Response from the developer Allison Homes, indicates a 3 year build programme with a site completion in 2025/26.	Yes	Site under construction and forecast for completion of all 65 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2023.
TTV14	East of OKEHAMPTON, Parcel 2	Yes	2646/18/ARM	Under construction	282	148	20	20	20	20	20	34		Parcel 2 has detailed (RM) consents for a total of 282 dwellings. The site is part of JLP allocation TTV14. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings and 2 May 2019 for 75 dwellings (Redrow) and 30 April 2019 for 111, 17 & 6 dwellings (for ADPAD). Development of Parcel 2 is well underway, with 148 completions (42 in 2021/22) and 45 dwellings under construction (37 on Redrow on Phase 1/2 and 8 on Adpad on Phase 3) as at the 2023MP. 100 dws on Parcel 2 are forecast for completion in first 5 years. Residue of Parcel 2 (34 dwellings) is forecast for delivery after the 5 year period.	Yes, update provided for part of site (Redrow)	With the whole of Parcel 2 now covered by RM consents, the site capacity has effectively been reduced from the capacity in the outline consent (up to 375 dws) down to 282 dws. As at April 2023, phases 2 & 3 were under construction with 148 completions. On this basis the Council forecasts 100 dwelling completions in the 5 year period from the 2023 MP.
TTV14	East of OKEHAMPTON, Parcels 3 & 4	Yes	1726/20/ARM	Under construction	400	66	50	60	60	60	60	44		Parcel 3 has detailed consent for 220 dwellings and Parcel 4 has detailed (RM) consent for 90 dwellings and outline consent for 90 dwellings. Parcel 3 & 4 are also part of JLP allocation TTV14. Construction of the dwellings on Parcel 3 has commenced. At April 2023, 66 dwellings were complete and 42 dws were under construction. Housebuilder is Barratt David Wilson Homes. Almost three quarters of Parcel 3 & 4 are currently forecast for delivery in the 5 year period with the remaining dwellings forecast to be delivered after the 5 year period.	Yes general agreement	Parcel 3 is under construction with first completions (66) in 2022/23 as Barratts previously forecast. The forecast anticipates 290 dwellings in the 5YLS. With the site owned and being developed by a housebuilder, the first dwellings completed and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 290 dwellings will be delivered in the 5 year period.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
TTV16	Callington Road, TAVISTOCK	Yes	2780/ARM	Under construction	600	147	60	50	50	50	50	193		Site has detailed (Reserved Matters) consent for 157 dwellings granted 5 March 2019 (Phase 1) and 241 dwellings granted 27 September 2019 (Phase 2). Phases 3 and 4 on the residue of the site benefit from conditional outline consent granted in 2015. Whole site is a JLP allocation. Number of applications for discharge of conditions approved. As at April 2023, Phase 1 was nearing completion (147 dws completed) and construction had commenced on Phase 2 and 61 dwellings were under construction. Developer's agent previously confirmed the trajectory reflects their client's intentions. The developer is Bovis Homes who are now part of the Vistry Group.	Yes previously, but no update provided	Site is under construction and each phase is being delivered consecutively and there is currently only one outlet (Bovis Homes). The Council concludes it is prudent to assume a build rate of 50 dpa for Phases 1 and 2. There is sufficient clear evidence to include 260 dwelling completions in the first 5 years from the 2023MP. Thereafter and once Phase 3 commences, an increased build rate may be possible if there are two outlets on this site.
TTV17	Plymouth Road , TAVISTOCK	Yes	3614/18/OPA 0723/21/FUL 3652/20/FUL	Planning Permission - Not Yet Started	300	0	0	10	20	14	0	256		The site is a JLP allocation. Outline planning consent granted June 2020 for 250 dwellings on the southern part of the site. Application was submitted by developer/ housebuilder Linden Homes. Two hybrid consents on the northern remainder part of the site, both submitted by Baker Estates. One for 44 dwellings and an extra care facility. The second consent is for 44 dwellings and 0.76ha of commercial land (Use Class E(g)). As expected, the site has not started. Currently unknown which planning consent will be implemented.	No information received from Linden Homes but update on Baker Estates part of site	No information received about when detailed applications would be submitted and no trajectory provided by the developer on the southern part of the site. Thus, this part of the site is forecast to deliver after the 5 year period. Baker Estates assume a 3 year build of the northern part of the site with dwelling completions in 2024/25 - 2026/27. The Council considers there is sufficient clear evidence that 44 dwellings will be delivered within the 5YLS.
TTV24.10	Glenhaven, LIFTON (Parcel 1)	Yes	2353/18/OPA	Planning Permission - Not Yet Started	54	0	0	35	19	0	0			The site is a JLP allocation. The site has detailed planning consent (RM) 2873/22/ARM for 54 dwellings approved August 2023 - covering part of the JLP allocation site (& part outside the allocation) at the 2023 Monitoring Point. Site remains available with developer onboard (Wain Homes). The developer anticipates a start in autumn 2023 with the first dwelling completion in 2024/25. As expected, there were no completions on this site at the 2023MP.	Yes	Part of the JLP site has detailed consent for 54 dwellings and has been put to the market and now has a housebuilder on board. We have assumed delivery of 54 dwellings in 2024/25 - 2025/26 and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 54 dwellings will be delivered in the 5 year period.
TTV24.10	Glenhaven, LIFTON (Parcel 2)	Yes	2536/20/OPA	Planning Permission - Not Yet Started	68	0	0	0	10	30	28			The site is a JLP allocation. Outline planning consent for 68 dwellings covering part of the JLP allocation site at the 2022 Monitoring Point. Planning application submitted by landowner. Previous information from landowners - they had anticipated a site start late summer 2022 and first completions in summer 2023. In view of the delayed outline consent, the first dwellings are now forecast for 2025/26. The site remains available but no information on the developer/housebuilder. As expected, there were no completions on this site at April 2023.	No updated response	Part of the JLP site has outline consent for 68 dwellings. Housebuilder is unknown at this time. We have cautiously assumed a 3 year delivery program of the scheme in 2025/26 - 2027/28 as there is realistic prospect of delivery within the 5YLS. Site remains available and developable.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
	Site at SX573976, Folly Gate, OKEHAMPTON	No	3911/21/ARM	Planning Permission - Not Yet Started	23	0	0	5	10	8	0			Site has detailed consent (RM) for 23 dwellings. As expected, the site had not started. Site remains available with developer on board (Gilbert & Goode). Application process to discharge conditions underway. Previous response from the developer indicated a 3 year build programme with an estimated start on site in Spring/Summer 2023 with completions in 2023/24. Due to the delayed start on site the first completions are now anticipated in 2024/25. No update supplied by the developer.	No updated response	As dwellings have yet to commence construction at April 2023, we have assumed delivery of the first dwellings in 2024/25. There is a realistic prospect that 23 dwellings consented will be delivered in the 5 year period from the 2023MP.
TTV19.3	Brook Lane, TAVISTOCK	Yes	3862/19/ARC	Planning Permission - Not Yet Started	23	0	0	0	10	13	0			Full planning application for 23 dwellings granted conditional approval 12 October 2018. As expected there were no completions at the 2023MP. Applications to discharge precommencement conditions have been approved. Developer (Westward Housing Group) response confirmed a site start October 2021.	No updated response	Site has detailed consent for 23 dwellings. Developer previously indicated delivery in 2020/21. As the site has commenced construction we have cautiously assumed delivery is likely in 2025/26 - 2026/27. All 23 dwellings are forecast for completion in the 5 year period from the 2023 MP.
TTV24.8	Hatherleigh Market, HATHERLEIGH	Yes	1794/18/FUL	Under construction	102	89	13	0	0	0	0			Site is under construction following detailed consent (full) for the redevelopment of the site including 102 dwellings. 34 completions in 2022/23. All 13 of the dwellings remaining were under construction at the 2023 Monitoring Point. Developer (Kingswood Homes) anticipates completion of the site in 2023/24.	Yes	N/A
TTV19.1	New Launceston Road, TAVISTOCK	Yes	1472/18/ARM	Under construction	148	119	24	5	0	0	0			Site has detailed (RM) consent for 148 dws, granted in December 2018. Site started in May 2019. As at April 2023, 119 dwellings were completed (36 in 2022/23), all of the remaining 29 dwellings were under construction. Developer indicates completion of all units by March 2025 as previous forecast.	Yes	N/A
	Baldwin Drive, OKEHAMPTON	No	00108/2015	Start on site	43	0	0	0	0	20	23			Site has detailed consent (RM) for 43 dwellings. Site started 03/05/2017. Spine road laid out. Applications discharging conditions approved in April to June 2017. As expected, no dwellings completed in 2022/23. Application for an alternative scheme for 60 dwellings validated 23/01/2023 is under consideration. The agent on behalf of applicant Leander Developments anticipates a recommencement on site in 2025 with the first dwellings completed in 2026.	Yes	Site has detailed consent for 43 dwellings and a pending outline application for 60 dwellings. The site has started but stalled. Realistic prospect of delivery of the site in the 5 year period.
	Devonshire Gardens, NORTH TAWTON	NP	1671/22/ARM	Planning Permission - Not Yet Started	13	0	2	11	0	0	0			Site has detailed consent (RM) for 13 dwellings approved February 2023. Applications to discharge conditions approved. Developer/housebuilder is Hembury Homes. As at April 2023 all 13 dwellings had yet to commence construction. Response from the developer indicates a 2 year build programme with dwelling completions in 2023/24 and 2024/25. The Council considers that at this time there is a realistic prospect that the site will be delivered in the 5YLS.	Yes	Reasonable to assume that delivery of the scheme is expected to complete in 2024/25 (i.e. all 13 dwellings forecast for delivery in the 5 year period). The site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2023	Total Dwellings Permitted	Dwellings delivered 2014-2023	2023-24	2024-25	2025-26	2026-27	2027-28	Total Plan Remainder 2028-34	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)
	North of Brandize, FOLLY GATE	No	0321/20/OPA	Planning Permission - Not Yet Started	10	0	0	0	4	6	0			Site has outline consent for 10 dwellings (allowed on appeal in September 2021). No information about when a RM application will be submitted. As expected, the site had not started and there were no completions at the 2023 Monitoring Point. Builder is not known at this time. The site is currently being marketed.	No response	No information received about when a detailed application would be submitted and no trajectory provided by the landowner/developer. The Council considers at this time there is a realistic prospect that the site will be delivered in the 5YLS. The delivery rates accord with SHLAA lead in times/delivery rate evidence.
	South of Exeter Road, OKEHAMPTON	No	0136/21/ARM	Under construction	50	25	25	0	0	0	0			Site under construction following detailed consent (RM) for 50 dwellings approved September 2021. Site start in 2021/22 and as at April 2023, 25 dwellings had completed and 25 were under construction. No response from the developer, Persimmon Homes.	No response	N/A
TTV19.4	The Trendle, TAVISTOCK	Yes	4121/17/FUL	Under construction	13	12	1	0	0	0	0			Site has detailed consent (full) for 13 dwellings, with 12 dwellings complete by developer Blue Cedar Homes at the 2023 Monitoring Point. Application 4121/17/FUL for Plot 13 received conditional full approval on 30 January 2018. Plot 13 has been purchased by MAG Developments and is under construction as of April 2023. Delivery of the final unit is forecast for completion in 2023/24.	Response from Blue Cedar Homes	The 1 remaining dwelling is under construction and forecast for completion in 2023/24.

WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2023 to 2028		5 Year Supply Total	2023-24	2024-25	2025-26	2026-27	2027-28
Supply Categories							
Allocated Sites		882	168	180	189	187	158
Large Sites Commitments at March 2023		193	50	30	31	49	33
Small sites Commitments at March 2023 (before applying discount)		251	50	50	50	50	51
Discount for small sites lapsing		-25	-6	-6	-6	-6	-1
Neighbourhood Plan - consents**		13	2	11	0	0	0
Small Windfall Allowance		62	0	0	0	31	31
Sustainable Village Allowance* - consents		24	0	0	2	12	10
Communal Dwellings		29	0	29	0	0	0
MOBILE and TEMPORARY		0	0	0	0	0	0
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)		1429	264	294	266	323	282

*550 Sustainable Village Allowance (TTV25)

**Neighbourhood Plan consents outside the AONB contribute towards the Sustainable Village Allowance

APPENDIX 5

**Sites removed from 5YLS by LPA area
(lapsed and undeliverable consents &
sites now considered not deliverable in
2023-2028)**

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Plymouth LPA - Sites with extant consent considered to be undeliverable in 2022 and position unchanged

Application Number	Address	Reason	Dwellings
06/00588/REM	Agaton Farm	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.	15
15/01726/FUL	80/82 Ebrington Street	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.	6
15/01622/FUL	Mayflower House, 178 to 184 Armada Way	Site considered undeliverable in relation to the NPPF 'deliverability' definition. Developer indicates consent will not be implemented as scheme is not viable and is pursuing alternative proposals. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward.	140
16/00554/FUL	17-19 Mayflower Street	Site has extant consent for 162 units – Developer indicates approved scheme undeliverable for viability reasons. New scheme being pursued, site moved back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward.	162
16/01422/REM	Former Tothill Sidings, Desborough Road	Site has extant consent for 50 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to not be deliverable and removed from housing trajectory. Developer indicates that approved scheme not deliverable and is pursuing alternative proposals for the site. Site could return to the 5YLS if a new deliverable proposal comes forward.	50
05/00162/FUL	Desborough Motors, Desborough Road	Site has extant consent for 12 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to not be deliverable and removed from housing trajectory. Developer indicates that approved scheme is not viable.	12

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Plymouth LPA - Sites removed from the 2023 5YLS due to insufficient evidence to justify delivery of dwellings in the 5 year Supply (2023-2028)

Commitments			
Application Number	Address	Reason	Dwellings
17/01770/FUL	16-20 Duke Street	Site has extant consent for 24 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Development is unviable.	24
20/1276/FUL	East Park Avenue	Site has consent for 6 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Landowner indicates they will not implement scheme and will therefore lapse during 2023/24	6
20/01371/PRUS	538 Crownhill Road	Site has extant consent for 5 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Scheme undeliverable due to multiple ownerships and no agreement to enable delivery of development.	5
21/01582/S73	PLY 29 Millbay Waterfront - Plot C I	Site has consent for 58 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Developer confirms consented scheme unviable and will not be implemented. Developer delivery programme for the site indicates that this plot will move backwards in the delivery programme and unlikely to delivery until 2028/29 under a new reserved matters application to be submitted during 2025.	58

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Plymouth LPA - Lapsed commitments (large sites 5 dwellings or more)

Application Number	Address	Dwellings
19/01394/PIP	Mount Pleasant Hotel, 12 Millbay Road	9
19/00574/FUL	Land Between 2-10 Haystone Place	9
19/01451/FUL	2 Cliff Road	9

Plymouth LPA - Lapsed commitments (small sites 4 dwellings or less)

Application Number	Address	Dwellings
19/01398/FUL	5 Market Street Plymouth PL1 3PQ	1
19/00284/FUL	1 Elliot Terrace Plymouth PL1 2PL	1
19/00380/FUL	Land To The Rear Of 127 Old Laira Road Plymouth PL3 6BN	1
19/01037/OUT	1 Woodlands Lane Plymouth PL6 8AS	1
18/02137/FUL	21 Nettlehayes	2
19/01701/FUL	159 Stanborough Road Plymouth PL9 8NY	1
20/00045/PIP	36 Bonville Road	1
16/01456/FUL	24 Walker Terrace	1
18/01461/FUL	42 Mannamead Road	1
18/00775/FUL	Ground Floor Flat, 24 Gifford Terrace Road	1
17/00600/FUL	9 - 9A Underwood Road	1
17/00595/FUL	1 Hooe Manor Belle Vue Road	1
18/01225/FUL	Coombe House The Quay	2
17/00568/GP2	20 - 21 Oxford Place	1
19/01884/FUL	39 Wyndham Street East	1
18/01191/FUL	155 Vauxhall Street	1
17/01358/GP2	66 Mutley Plain	1
18/01138/FUL	51A Mutley Plain	1
18/02016/FUL	45 Mutley Plain	1
19/01671/FUL	76 Ridgeway	1

South Hams LPA - Lapsed Commitments (Small Sites under 10 Dwellings)

Parish	Application Number	Address	Net gain on site
Berry Pomeroy	0361/20/OPA	Land adjacent to 9 Hope Close Totnes TQ9 5YD	1
Berry Pomeroy	3287/18/FUL	Week Berry Pomeroy Devon	1
Harberton	3306/19/FUL	Garages at Bow Road Harbertonford Totnes TQ9 7TQ	1
Harberton	4242/18/FUL & 1240/19/ARC	Belsford Court Harberton TQ9 7SP	3
Ivybridge	3216/19/FUL	Former chapel of rest /garage off of Zion Place rear of Western Road Ivybridge PL21 9AN	1
Littlehempston	4009/19/PDM	Barn at Hampstead Littlehempston Totnes TQ9 6LZ	1
Modbury	3526/18/PDM & 2886/19/FUL	Barn at Widland Farm Cottage Modbury Devon PL21 0SA	1
Salcombe	2080/18/FUL	Cachel Onslow Road Salcombe TQ8 8AH	1
Sparkwell	4400/17/FUL & 2201/19/ARC	Welbeck Manor Sparkwell PL7 5DF	1
Totnes	3102/19/ARM & 0386/18/OPA	4 Argyle Terrace Totnes TQ9 5JJ	1
Totnes	1244/19/FUL	Land adjoining 43 Collapark Totnes Devon TQ9 5LW	1
Totnes	0611/19/OPA	5 Redworth Terrace Totnes TQ9 5JN	1
Totnes	0167/21/FUL	Site to the rear of 25 Fore Street Totnes	2

West Devon LPA - Lapsed Commitments (Small Sites under 10 Dwellings)

Parish	Application Number	Address	Net Gain on Site
Bere Ferrers	4043/17/OPA & 1684/19/ARM	8 Drakes Park Bere Alston Devon PL20 7DY	1
Bridestow	2708/16/OPA & 0734/20/OPA	3 South Ball Cottage Bridestowe Devon EX20 4EN	1
Exbourne	0618/17/PDM & 1724/19/PDM	Land North West of Exbourne Mucksey Lane Exbourne Devon EX20 3SA	1
Germansweek	0941/16/OPA & 1862/18/FUL	Road Past Higher Eworthy Farm Germansweek EX21 5AH	1
Hatherleigh	0604/19/FUL	Stapleford Farm Lane To Stapleford Exbourne Devon EX20 3RA	1
Lamerton	2568/17/OPA	Rushford Cottage Road From Blacksmiths Arms To Lamerton PL19 8RY	1
Lifton	2501/17/ARM & 3668/18/FUL	The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA	2
Northlew	2056/17/FUL & 1275/20/ARC	Morth Grange Northlew EX20 3BR	1
Northlew	3758/19/FUL	Norley Farm Northlew Okehampton EX20 3PN	1
Okehampton	2947/18/FUL	Moorview Prospect Hill Okehampton EX20 1JD	3
Tavistock	1519/19/FUL	5 West Street Tavistock Devon PL19 8AD	1
Tavistock	3283/18/OPA	Phoenix House Maudlins Park Tavistock PL19 8LJ	1

APPENDIX 6

Amendments to past net additional dwelling delivery due to NPPF/NPPG changes regarding counting student and communal accommodation

Net additions to the dwellings stock 2014-18 - Differences between adopted JLP and requirements of the new NPPF/NPPG and the HDT

The table below shows the differences between the net additions to the dwelling stock over the plan period 2014-2018 in the JLP and reported in the JLP examination. The JLP was examined under transitional arrangements which meant it was examined under the NPPF and NPPG prior to July 2018. The provisions of the new NPPF/NPPG and the HDT changed the way that student cluster flats and communal accommodation should be counted against housing requirement or the Government's new standard methodology for minimum LHN. Government therefore required revisions to past delivery for the purposes of the HDT which measures delivery performance over the last three years. As a result of the requirement to comply with the provision of the new policy framework a further 448 dwellings over the 4 year period 2014-2018 were included. The increase is primarily attributed to the provision of purpose built student accommodation in the form of cluster flats within Plymouth that were previously not able to be included.

Table 1: Revised net additional supply 2014-2018 and relationship to supply identified in JLP examination.

	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 ¹	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

¹ 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 was examined against.

APPENDIX 7

List of small sites in 5YLS by LPA

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Small Sites (<5 dwellings) Trajectory for Plymouth LPA)

Application Number	Address	Site Status at 31.03.2023	Site Total	2014-23	Trajectory				
					2023-24	2024-25	2025-26	2026-27	2027-28
21/01191/FUL	Plot 2, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01191/FUL	Plot 3, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01191/FUL	Plot 6, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
16/00599/REM	Plot 11, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01191/FUL	Plot 12, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
16/01274/REM	Plot 13, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01192/FUL	Plot 14, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01192/FUL	Plot 14a, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01192/FUL	Plot 15, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
21/01192/FUL	Plot 15a, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
20/01926/FUL	Plot 20 West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
20/01904/FUL	Plot 23, West Park, Wanstead Grove	Under Construction	1	0	1				
16/01641/REM	Plot 24, West Park Primary School, Wanstead Grove	Under Construction	1	0	1				
17/00572/REM	Plot 29, Land Adjoining Wanstead Grove, West Park Plymouth	Under Construction	1	0	1				
12/02015/FUL	108 Billacombe Road	Under Construction	1	0	1				
21/02009/S73	21 Meadow Park Plymouth	Under Construction	1	0	1				
17/02055/FUL	Land At Petersfield Close	Under Construction	4	0		4			
20/01463/FUL	56 Vinery Lane Plymouth PL9 8DE	Under Construction	1	0	1				
18/01220/REM	2 Springfield Road	Under Construction	1	0	1				
18/01814/FUL	Land Adjacent To Elizabeth Cottage, Riverford, Estover Close	Under Construction	1	0		1			
19/00636/FUL	Land To The Rear Of 1 Cardigan Road Plymouth PL6 5PL	Under Construction	1	0	1				
20/00785/FUL	118 Cremyll Street	Under Construction	1	0	1				
21/01377/FUL	Staddon Heights Farm, 50 Staddon Lane	Under construction	3	0	3				
21/02003/FUL	Land at Sherril Close	Under construction	1	0	1				
21/01767/FUL	Land At Bampfyld Way	Under construction	4	0	2	2			
21/00049/FUL	51 Gray Crescent	Under Construction	1	0	1				
21/02045/S73	54 Priory Road Plymouth PL3 5ER	Under Construction	1	0	1				
18/01935/FUL	Land At St Annes Road	Under Construction	1	0		1			
20/01719/S73	Land Adjacent to Commonwood Cottage	Under Construction	1	0	1				
20/00398/FUL	Raglan Gatehouse	Under Construction	4	0	4				
22/00680/FUL	1 Allerton Walk Plymouth PL6 5RZ	Under Construction	1	0	1				
21/02206/FUL	Land Adj. 14 Cornwood Road Plymouth PL7 1AL	Under Construction	1	0	1				
21/01243/S73	15 Frogmore Avenue Plymouth PL6 5XH	Under Construction	3	0	2	1			
21/00500/FUL	Tamar House, St Andrews Cross	Planning permission - Not Yet Started	3	0		3			
21/01148/FUL	Futtrells, Horn Lane	Planning permission - Not Yet Started	1	0		1			
21/01292/FUL	36 Sherford Road	Planning permission - Not Yet Started	1	0		1			
22/00924/REM	2 Borrowdale Close	Planning permission - Not Yet Started	1	0		1			
22/00060/PIP	Workshop, Wesley Place Stoke	Planning permission - Not Yet Started	2	0		2			

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Application Number	Address	Site Status at 31.03.2023	Site Total	2014-23	Trajectory				
					2023-24	2024-25	2025-26	2026-27	2027-28
21/00055/FUL	Land To The Rear Of Greenbank Cottages Greenbank Road	Planning permission - Not Yet Started	2	0		2			
21/01760/FUL	Longreach, Hartley Road	Planning permission - Not Yet Started	2	0		2			
21/01290/PIP	R/o 146 Union Street	Planning permission - Not Yet Started	1	0		1			
12/00783/FUL	Holtwood, Plymbridge Road	Planning permission - Not Yet Started	2	0				1	1
18/00801/S73	Glen Lodge, Glen Road	Planning permission - Not Yet Started	1	0	1				
19/01198/FUL	26 Wilderness Road	Planning permission - Not Yet Started	4	0		4			
20/00783/FUL	680 Wolsley Road	Planning permission - Not Yet Started	2	0		2			
19/00602/FUL	Land Adjacent To 8 Yeats Close Plymouth PL5 3SD	Planning permission - Not Yet Started	1	0		1			
20/01698/OUT	505 Tavistock Road	Planning permission - Not Yet Started	1	0		1			
19/01765/REM	Odoorn Lodge, Riverford Estover Close Plymouth	Planning permission - Not Yet Started	1	0		1			
20/00118/REM	Odoorn Lodge, Riverford Estover Close Plymouth PL6 7LJ	Planning permission - Not Yet Started	1	0		1			
19/00845/OUT	3 Morley Cottages Boringdon Hill Plymouth PL7 4DH	Planning permission - Not Yet Started	1	0		1			
19/01443/S73	Boringdon Croft Boringdon Hill Plymouth PL7 4DP	Planning permission - Not Yet Started	2	0		2			
17/02468/FUL	124 Billacombe Road Plymouth PL9 7EZ	Planning permission - Not Yet Started	3	0				3	
17/02469/FUL	126 Billacombe Road Plymstock Plymouth PL9 7EZ	Planning permission - Not Yet Started	3	0			3		
20/01816/PIP	Land At 13 Westfield Avenue Plymouth PL9 9PE	Planning permission - Not Yet Started	2	0	2				
22/02131/FUL	16 & 16A Lilford Gardens West Park Plymouth PL5 2DP	Planning permission - Not Yet Started	2	0	2				
21/01396/FUL	54 Harwood Avenue	Planning permission - Not Yet Started	1	0		1			
17/02379/FUL	22 Grand Parade	Planning permission - Not Yet Started	1	0		1			
19/02027/FUL	1 Erme Gardens	Planning permission - Not Yet Started	1	0	1				
19/01646/PIP	21 Mutley Road	Planning permission - Not Yet Started	4	0	4				
20/01353/PIP	58 Valletort Road	Planning permission - Not Yet Started	1	0		1			
20/00814/OUT	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1	0		1			
20/00589/FUL	95 Plymbridge Road	Planning permission - Not Yet Started	4	0	4				
19/01988/FUL	Land adjacent to 161B Elford Crescent	Planning permission - Not Yet Started	1	0	1				
0/00333/FUL	Boringdon Croft, Boringdon Hill	Planning permission - Not Yet Started	1	0	1				
20/01955/FUL	Ridgeway Cottage, 67A Ridgeway	Planning permission - Not Yet Started	1	0	1				
20/00297/FUL	66 Billacombe Road	Planning permission - Not Yet Started	1	0	1				
22/00012/S73	40 Furzehatt Way	Planning permission - Not Yet Started	1	0		1			
20/01576/FUL	21 Mutley Plain	Planning permission - Not Yet Started	1	0	1				
20/01698/OUT	457 Tavistock Road	Planning permission - Not Yet Started	1	0	1				
22/01370/REM	Land To The West 123 Fort Austin Avenue Plymouth PL6 5NR	Planning permission - Not Yet Started	3	0				3	
3227/16/OPA	The Paddock Hemerdon Lane Hemerdon Plymouth PL7 5BU	Planning permission - Not Yet Started	3	0					
22/01353/FUL	2 Marine Road	Planning permission - Not Yet Started	2	0				2	
22/01562/CDC	18 Torland Road	Planning permission - Not Yet Started	2	0					2
22/00230/FUL	Land To Rear Of Dewi Sant Care Home Gleneagle Road Plymouth PL3 5HJ	Planning permission - Not Yet Started	1	0				1	
22/01080/OUT	33 Grantley Gardens Plymouth PL3 5BP	Planning permission - Not Yet Started	1	0				1	
22/00436/FUL	Land West Of Orchard Lea, Station Road Tamerton Foliot Plymouth PL5 4LD	Planning permission - Not Yet Started	2	0				2	
22/00254/PIP	162 Dunstone View Plymouth PL9 8QL	Planning permission - Not Yet Started	1	0				1	
22/01110/FUL	45 Haye Road Plymouth PL9 8AR	Planning permission - Not Yet Started	3	0				3	
21/02137/FUL	13 Westfield Avenue Plymouth PL9 9PE	Planning permission - Not Yet Started	1	0				1	

OFFICIAL

Application Number	Address	Site Status at 31.03.2023	Site Total	2014-23	Trajectory				
					2023-24	2024-25	2025-26	2026-27	2027-28
21/01044/FUL	86 Beaumont Road	Planning permission - Not Yet Started (Conversion)	1	0		1			
21/00219/FUL	59 North Hill	Planning permission - Not Yet Started (Conversion)	4	0		4			
21/00485/FUL	24 Furneaux Road	Planning permission - Not Yet Started (Conversion)	1	0		1			
21/00220/FUL	163 Ridgeway	Planning permission - Not Yet Started (Conversion)	1	0		1			
21/01787/FUL	28 Underwood Road	Planning permission - Not Yet Started (Conversion)	1	0		1			
21/00572/FUL	39 High Street	Planning permission - Not Yet Started (Conversion)	2	0		2			
20/01859/FUL	11 Carlton Terrace Eldad Hill	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01549/FUL	3 Friars Lane	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01170/FUL	9 Alma Street	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01806/FUL	202 Exeter Street	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/00917/FUL	Rear Of 24 Grenville Road	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/00453/FUL	17 Dale Avenue	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01979/FUL	5 Southside Street	Planning permission - Not Yet Started (Conversion)	2	0		2			
21/00918/FUL	19 Garden Crescent	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01202/FUL	Sandon Court, 1 Craigie Drive	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01920/FUL	12 Anstis Street	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01132/FUL	29 Prince Maurice Road	Planning permission - Not Yet Started (Conversion)	1	0		1			
20/01929/FUL	2 - 4 Mutley Plain	Planning permission - Not Yet Started (Conversion)	1	0		1			
19/01645/FUL	26-40 Tamar Street	Planning permission - Not Yet Started (Conversion)	2	0		2			
20/02043/FUL	59 College Road	Planning permission - Not Yet Started (Conversion)	2	0		2			
20/00349/FUL	Gordon Court, 4 Craigie Drive	Planning permission - Not Yet Started (Conversion)	3	0		3			
20/01293/GPD	Staddon Heights Farm Staddon Lane	Planning permission - Not Yet Started (Conversion)	4	0		4			
20/00398/FUL	Raglan Gatehouse, Footpath Between Raglan Road And Madden Road	Planning permission - Not Yet Started (Conversion)	4	0		4			
21/02216/FUL	16 St James Place West Plymouth PL1 3AT	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/00484/FUL	308 St Levan Road Plymouth PL2 1JP	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/00564/FUL	20A Tresluggan Road Plymouth PL5 1RJ	Planning permission - Not Yet Started (Conversion)	2	0				2	
22/00547/FUL	7 St James Place East Plymouth PL1 3AS	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/00591/FUL	9 Ernesettle Green Plymouth PL5 2ST	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/00736/FUL	2 Seymour Mews Plymouth PL4 8RX	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/00543/FUL	36 Morshead Road Plymouth PL6 5AH	Planning permission - Not Yet Started (Conversion)	2	0				2	
22/00792/FUL	4 Alfred Street Plymouth PL1 2RP	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/01417/FUL	24 Mannamead Road Plymouth PL4 7AA	Planning permission - Not Yet Started (Conversion)	4	0				4	
22/01676/FUL	6 Coombe Park Lane Plymouth PL5 2LH	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/01727/FUL	29 Athenaeum Street Plymouth PL1 2RQ	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/01906/FUL	70 Ford Hill Plymouth PL2 1HN	Planning permission - Not Yet Started (Conversion)	1	0				1	
22/02107/FUL	8 Woodside Plymouth PL4 8QE	Planning permission - Not Yet Started (Conversion)	1	0				1	
23/00022/FUL	58 Faringdon Road Plymouth PL4 8FB	Planning permission - Not Yet Started (Conversion)	2	0				2	
Totals					58	81	37	1	3

Small Sites South Hams

Small sites (<10 Dwellings) Trajectory for South Hams LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completed to date (Net)	Total Dwellings Completed to date (Gross)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of Dwellings committed and not yet started (Net)	Number of Dwellings committed and not yet started (Gross)
Ashprington	2668/21/FUL	Hillside Tuckenhay TQ9 7ER	Replacement dwelling (Resubmission of 1025/21/FUL)	1	0	24/05/2022	0	0	0	1	0	0
Ashprington	4179/19/FUL	Barn at Lower Yetson Farm Ashprington TQ9 7EG	Conversion of traditional agricultural building to residential dwelling (Resubmission of 2786/19/FUL)	1	1	11/05/2020	0	0	0	0	1	1
Ashprington	3795/19/FUL & 3528/21/FUL	Higher Yetson Farm Ashprington Totnes TQ9 7EG	3528/21/FUL - Replacement of agricultural barn with dwelling (previous permissions 1021/19/PDM and 3795/19/FUL). 3795/19/FUL - Demolition of agricultural building and construction of new residential dwelling following Class Q approval (1021/19/PDM)	1	1	14/03/2022	0	0	1	1	0	0
Ashprington	0288/21/OPA	Farm Activity Centre, Lower Sharpham Barton Farm Ashprington Devon TQ9 7DX	Outline application for erection of a farm managers dwelling with access, layout and scale being considered	1	1	25/10/2021	0	0	0	0	1	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)	1	1	02/10/2017	0	0	1	1	0	0
Aveton Gifford	1288/20/CLE & 0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/31 77770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	1288/20/CLE - Lawful development certificate for existing demolition of building and laying of underground pipe to the foundation of building granted under consent 0302/17/FUL. 0302/17/FUL - Provision of dwelling and associated landscaping including restoration works to 18th Century walled garden (variation to planning permission 02/2222/14/F)	1	1	26/06/2020	0	0	1	1	0	0
Aveton Gifford	0068/21/FUL	Barn At Sx 691 513 Modbury	Conversion of existing agricultural building to dwelling (approved under Class Q ref 3801/19/PDM)	1	1	25/03/2021	0	0	0	0	1	1
Aveton Gifford	0771/21/FUL	Land adjacent to Pittens Barn Jubilee Street Aveton Gifford TQ7 4LS	Proposed residential self build dwelling	1	1	09/08/2021	0	0	1	1	0	0
Aveton Gifford	3647/21/FUL	Chillaton Moor Farm Modbury PL21 0SD	Conversion of a traditional stone barn into a residential dwelling	1	1	25/02/2022	0	0	0	0	1	1
Aveton Gifford	4013/20/FUL & 3963/22/FUL	Cattle Barn at SX 691 481 Aveton Gifford	3963/22/ful - Proposed replacement dwelling (amendment to approval 4013/20/FUL)4013/20/FUL - Demolition of existing agricultural building, replacement dwelling & associated landscaping following class Q approval 1317/19/PDM (Resubmission of 2249/20/FUL)	1	1	03/02/2023	0	0	1	1	0	0
Aveton Gifford	4007/21/FUL	Babland Farm Modbury PL21 0SB	Conversion of barns to 3 dwellings and holiday unit/ancillary	3	3	21/01/2022	0	0	0	0	3	3

Small Sites South Hams

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Aveton Gifford	0374/21/PDM	Harraton Farm A379 Harraton Cross To Fishley Modbury Devon PL21 0SU	Application to determine if prior approval is required for proposed change of use of agricultural building to 5no dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	5	5	17/03/2021	0	0	0	0	5	5
Berry Pomeroy	3611/19/OPA & 0799/20/ARM	Oakenfield Farm Red Post Cross Littlehempston Totnes TQ9 6LR	0799/20/ARM - Application for approval of reserved matters following outline approval 3611/19/OPA3611/19/OPA - Outline application with all matters reserved for erection of agricultural worker's dwelling	1	1	04/08/2020	0	0	0	0	1	1
Berry Pomeroy	3501/20/FUL	11 Hope Close Totnes Devon TQ9 5YD	Application for erection of new dwelling	1	1	23/12/2020	0	0	0	0	1	1
Berry Pomeroy	0176/21/FUL	Marlands Farm Newton Road Totnes TQ9 6LS	Erection of self-build/custom-build house	1	1	08/11/2022	0	0	0	0	1	1
Berry Pomeroy	0368/23/CLE	Higher Weston Farm Weston Lane Totnes TQ9 6LB	Certificate of lawfulness for existing use for conversion of agricultural buildings to 7 residential units	7	7	28/03/2023	0	0	0	0	7	7
Berry Pomeroy	4302/17/OPA & 4073/22/FUL Decision outstanding	Land at SX 829 613 west and northwest of Berry Pomeroy School Berry Pomeroy Totnes	READVERTISEMENT (Revised Plans) Outline planning application with somematters reserved for construction of up to 9 dwellings and creation ofaccess	9	9	20/12/2019	0	0	0	0	9	9
Bickleigh	3486/21/FUL	1 Old School House Cottage Bickleigh PL6 7AG	Subdivision of existing 3 bedroom dwelling to form two dwellings	2	1	08/04/2022	0	0	0	0	1	2
Bigbury	1831/20/FUL	Aunecliff Folly Hill Bigbury On Sea TQ7 4AR	Demolition of existing dwelling and detached garage and construction of new dwelling and detached garage together with associated works	1	0	19/08/2020	0	0	0	0	0	1
Bigbury	2828/20/FUL	Barby Lodge Cleveland Drive Bigbury On Sea TQ7 4AY	READVERTISEMENT (Revised plans received) Application for replacement dwelling	1	0	03/06/2021	0	0	0	1	0	0
Bigbury	1196/17/OPA & 0151/21/ARM	Higher Easton Farm, St Anns Chapel, TQ7 4HQ	0151/21/ARM - Application for approval of reserved matters following outline approval on planning application 1196/17/OPA (resubmission of 2107/20/ARM) 1196/17/OPA - Outline application with all matters reserved for permanent agricultural worker's dwelling	1	1	28/05/2021	0	0	1	1	0	0
Bigbury	0409/21/OPA	Land at Ashford SX 677 487 Aveton Gifford	Outline application with all matters reserved for erection of agricultural dwelling	1	1	04/10/2021	0	0	0	0	1	1

Small Sites South Hams

Small sites (<10 Dwellings) Trajectory for South Hams LPA

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Bigbury	3545/17/FUL & 2000/19/ARC & 0232/21/ARC & 0418/21/arc & 4226/21/VAR	Seafront Marine Drive Bigbury On Sea TQ7 4AS	Demolition of existing building and outbuildings and erection of 2 no. replacement dwellings including creation of new access off Marine Drive.	2	1	30/04/2021	0	0	0	0	1	2
Bigbury	3743/18/FUL	Land At Sx 652 442 adjacent to Southway Marine Drive Bigbury On Sea Devon TQ7 4AS	READVERTISEMENT (Revised plans received) Construction of 4 no dwellings including external landscaping, shared driveway and parking areas and new vehicular entrance off Ringmore Drive	4	4	22/11/2019	0	0	3	3	1	1
Blackawton	06/2991/14/F & 0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	06/2991/14/ARM - Outline planning approval for permanent agricultural workers dwelling. 0047/18/ARM - Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	1	1	10/07/2018	0	0	1	1	0	0
Blackawton	0400/19/FUL & 0390/21/ARC	The Old Forge Woodford Blackawton Devon TQ9 7AA	Conversion of 'The Old Forge' to a residential dwelling	1	1	04/06/2019	0	0	1	1	0	0
Blackawton	0847/21/FUL	The Old Dairy North Millcombe Farm Blackawton TQ9 7AE	Replacement Dwelling Following Class Q Consent and Full Consent to Extend Curtilage	1	1	08/06/2021	0	0	0	0	1	1
Blackawton	3185/20/FUL	Barn At SX 803 499 North Millcombe Farm Blackawton TQ9 7AE	Conversion of traditional stone barn to dwelling	1	1	04/08/2021	0	0	0	0	1	1
Blackawton	2531/18/FUL & 2976/21/FUL & 4095/21/CLP	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	4095/21/CLP - Certificate of Lawfulness for commencement of planning permission 2531/18/FUL. 2976/21/FUL -Erection of new detached dwelling house including landscaping works. 2531/18/FUL - Application for 1 no. new dwelling	1	1	21/01/2022	0	0	0	0	1	1

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Blackawton	2929/20/PDM & 1284/22/FUL	The Linney Woodford Farm Blackawton Totnes TQ9 7AA	1284/22/FUL - Application to replace dwelling permitted by application ref 2929/20/PDM with an alternative design using the same internal building footprint and location, proposing to replace existing steel portal barn with more sensitive, high quality design allowing for provision of new building with significantly improved thermal & Environmental performance. This application also seeks permission for associated landscape works and erection of small, open-sided tractor shed. 2929/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building operations (Class Q(a+b))	1	1	28/06/2022	0	0	0	0	1	1
Blackawton	1709/22/FUL	Watsons Farm Blackawton TQ9 7AZ	Construction of new dwelling (in lieu of application 1747/21/PDM which provides prior approval for the change of use of the agricultural building to 3no. dwellings)	1	1	09/09/2022	0	0	1	1	0	0
Blackawton	4283/20/OPA	Land adjacent to Woodfin Cottage Blackawton TQ9 7BW	Outline application with some matters reserved for proposed 2 bed chalet bungalow	1	1	30/03/2021	0	0	0	0	1	1
Blackawton	0481/16/FUL & 1097/19/ARC & 2838/19/CLE	West Dreyton Farm Blackawton Devon TQ9 7DJ	2838/19/CLE - Lawful development certificate for existing use that buildings work have commenced of planning approval 0481/16/FUL. 1097/19/ARC - Application for approval of details reserved by condition 3 of planning consent 0481/16/FUL. 0481/16/FUL - Full planning application for the conversion of stone barns to 3 residential dwellings.	3	3	02/09/2019	0	0	0	0	3	3
Blackawton	1972/17/FUL & 0969/19/VAR & 2969/21/CLE	Land at Greenslade Road Blackawton TQ9 7BP	2969/21/CLE - Certificate of lawfulness for existing commencement of development in accordance with planning consent 0969/19/VAR 0969/19/VAR - Variation of condition 2 (approved plans) following grant of planning consent 1972/17/FUL (Application for erection of four dwellings (resubmission of 3442/16/FUL)) for revised field access and boundary fence and hedge Application for erection of four dwellings (resubmission of 3442/16/FUL)	4	4	30/07/2018	0	0	4	4	0	0

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Brixton	2122/20/OPA	Gentian Hill Brixton PL8 2DL	Outline application with all matters reserved for erection of replacement dwelling	1	0	23/09/2020	0	0	0	0	0	1
Brixton	3653/21/FUL	Gentian Hill Boarding Kennels Brixton PL8 2DL	Construction of two bedroom onsite staff accommodation	1	1	07/03/2022	0	0	1	1	0	0
Brixton	1508/21/FUL	Land at Northlands Chittleburn Hill Brixton PL8 2FL	READVERTISEMENT (Revised plans received) Application for proposed single storey dwelling with associated access, driveway and private garden	1	1	14/04/2022	0	0	0	0	1	1
Brixton	0670/19/ARM (2481/16/OPA)	Land Adjacent to Cofflete Lodge (South A379) Brixton PL8 2AT	Application for Approval of Reserved Matters following Outline Approval 2481/16/OPA	2	2	18/07/2019	0	0	2	2	0	0
Buckland Tout Saint	0941/20/PDM & 0377/22/FUL	Barn At Sx 737 462 Higher Sigdon Farm Coombe Lane Kingsbridge TQ7 2HG	0377/22/FUL - Conversion of existing barn to dwelling (approved under 0941/20/PDM) to include minor alterations, new landscaping with onsite parking allocation and extension to the domestic curtilage. 0941/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	04/04/2022	0	0	0	0	1	1
Buckland Tout Saint	4717/21/FUL	Bearscombe Farm Kingsbridge TQ7 2DW	Restoration and residential conversion of stone barns to form two new dwellings and two new holiday let units	2	2	11/03/2022	0	0	0	0	2	2
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	2	1	05/12/2017	0	1	0	0	1	1
Chivelstone	3445/21/FUL	Sunnyside, The Haybarn South Allington	Replacement dwelling and associated works	1	0	14/04/2022	0	0	0	1	0	0
chivelstone	2964/17/FUL Appeal Ref No APP/K1128/W/18/31 99782	Plot adjacent Old Coastguard Store Prawle Point Cottages to East Prawle Green East Prawle Devon TQ7 2BY	Proposed construction of dwelling, with associated access, parking and landscaping works	1	1	28/11/2018	0	0	1	1	0	0
Chivelstone	2852/18/FUL	The Old Rocket House East Prawle Kingsbridge TQ7 2BY	Conversion & Extension of Domestic Garage to Form a Single Dwelling	1	1	18/12/2018	0	0	1	1	0	0
chivelstone	2344/19/OPA & 0721/22/ARM	Borough Farm East Prawle Kingsbridge TQ7 2BU	0721/22/ARM - Application for approval of reserved matters seeking approval for access, appearance, landscaping, layout and scale following outline approval 2344/19/OPA (agricultural workers dwelling). 2344/19/OPA - Outline application with all matters reserved for an agricultural workers dwelling	1	1	23/05/2022	0	0	1	1	0	0

Small Sites South Hams

Small sites (<10 Dwellings) Trajectory for South Hams LPA

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Chivelstone	3442/22/FUL	Welle House East Prawle TQ7 2BU	Division of existing dwelling house into 3 dwellings	3	2	02/02/2023	0	0	0	0	2	3
Churchstow	2053/19/FUL	Barn South Of Spread Eagles Aveton Gifford	Proposed conversion of former agricultural barns to dwelling	1	1	22/08/2019	0	0	1	1	0	0
Churchstow	0895/21/FUL	Elston Farm Churchstow	Conversion of traditional stone barn to dwelling	1	1	01/06/2021	0	0	1	1	0	0
Churchstow	2955/21/FUL	5a Butt Park Terrace Churchstow TQ7 3QN	Demolition of outbuilding, reconfiguration of Post Office and shop, and construction of 1 no. new dwelling with associated parking and infrastructure (Resubmission of 3629/20/FUL	1	1	01/11/2021	0	0	1	1	0	0
Churchstow	0969/18/FUL	Little Court Churchstow TQ7 3QW	Erection of 2no. dwellings with associated landscaping work	2	2	31/01/2019	1	1	1	1	0	0
Churchstow	11/0763/15/CU & 3131/17/CLE	Redundant agricultural barn, Gratton Farm, Loddiswell, TQ7 4DA	3131/17/CLE - Lawful development certificate for laying of underground pipe to the foundation to barn conversion as granted planning permission on 15/05/2015 (LPA ref: 11/0763/15/CU). 11/0763/15/CU - Conversion of barn (with B1a permission) to create 2no. residential dwellings (class C3) revision to planning approval 11/2012/14/CU	2	2	15/05/2015	0	0	0	0	2	2
Cornworthy	4269/17/FUL & 13/2145/15/AGDPA	Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF	4269/17/FUL Readvertisement - Revised Plans Received) Conversion of existing subterranean water storage tank to 1 no detached 1 no bedroom dwelling and associated off road parking. 13/2145/15/AGDPA - Prior approval for change of use from storage or distribution building (Class B8) and any land within its curtilage to dwellinghouses (Class C3)	1	1	20/03/2019	0	0	1	1	0	0
Cornworthy	3905/20/PDM	Lower Washbourne Farm Washbourne Totnes TQ9 7UE	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	08/01/2021	0	0	0	0	1	1
Cornworthy	0704/20/FUL	Higher Venice Barn Allaleigh Blackawton Totnes TQ9 7DL	Conversion of barn to dwelling and associated landscaping	1	1	26/07/2021	0	0	0	0	1	1
Cornworthy	1090/20/PDM & 4258/21/FUL	West End Barn Allaleigh Blackawton TQ9 7DL	1090/20/PDM- Replacement of existing barn with new dwelling. 4258/21/FUL 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))	1	1	07/02/2022	0	0	1	1	0	0

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Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completed to date (Net)	Total Dwellings Completed to date (Gross)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of Dwellings committed and not yet started (Net)	Number of Dwellings committed and not yet started (Gross)
Cornworthy	0961/22/PDM	Higher Tideford Farm Cornworthy TQ9 7HL	Application to determine if prior approval is required for a proposed change of use of 2No. agricultural buildings to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	1	1	18/08/2022	0	0	0	0	1	1
Cornworthy	0936/20/PDM & 2930/22/FUL	Barn At Sx 825 552 Furze field Furze Cross Cornworthy Totnes TQ9 7HH	2930/22/FUL - Conversion of an existing agricultural building to a residential dwelling (approved under class Q 0936/20/PDM) to include alterations to the external appearance, extension to the curtilage & provision of a garage 0936/20/PDM-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))	1	1	23/11/2022	0	0	0	0	1	1
Cornworthy	2053/17/FUL & 1041/20/FUL & 0103/23/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	0103/23/ful - Change of use of traditional agricultural building & provision of lean-to extension to create residential dwelling (resubmission of 1705/22/FUL) 1041/20/ful - Change of use of agricultural building to residential dwelling	1	1	08/03/2023	0	0	1	1	0	0
Cornworthy	0369/18/FUL	3 4 & 5 Lower Tideford Farm Cornworthy TQ9 7HH	Change of use from holiday cottages to full residential (remaining 3)	3	3	28/06/2018	1	1	2	2	0	0
Dartington	1712/22/FUL	1 Staverton Bridge Cottages Staverton TQ9 6NU	Replacement of existing timber cottage with new timber cottage	1	0	09/11/2022	0	0	0	0	0	1
Dartington	3299/18/FUL & 4091/21/CLE	Cott House Cott Lane Dartington TQ9 6HE (front garden)	4091/21/CLE - Lawful development certificate for existing material commencement of building operations in accordance with condition 1 of planning consent 3299/18/FUL (Erection of two storey detached dwelling and car port). 3299/18/FUL - Erection of two storey detached dwelling and car port	1	1	10/12/2018	0	0	1	1	0	0

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Dartington	4051/17/PDM & 3284/20/PDM & 1858/22/FUL & 3588/22/FUL	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB	3588/22/FUL - Demolition of existing agricultural barn & construction of new barn- style 3 bedroom dwelling, associated parking & drainage & extension of residential garden (Resubmission of 1858/22/FUL). 1858/22/FUL - READVERTISEMENT (Revised description and new application form received) Demolition of existing agricultural barn and construction of new barn style 3 bedroom dwelling, associated parking & drainage, & extension of garden. 3284/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)). 4051/17/PDM - Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	09/02/2023	0	0	0	0	1	1
Dartington	3862/20/FUL & 4155/21/FUL	Cott House Cott Lane Dartington Devon TQ9 6HE (Rear Garden)	4155/21/FUL - Amendments to plot 2 erection of a detached house 3862/20/FUL - Planning application for construction of a dwelling	2	2	23/03/2022	0	0	2	2	0	0
Dartmouth	1582/18/FUL	Gallions Quay Castle Road Dartmouth TQ6 0JN	Demolition and new build of Galions Quay 1 and householder extension and alterations to Galions Quay 2 (resubmission of approval 2788/15/FUL)	1	0	05/07/2018	0	0	0	1	0	0
Dartmouth	2136/18/FUL	Creekside Ravensbury Drive Dartmouth TQ6 9BZ	Demolition of existing domestic dwelling and construction of new replacement dwelling	1	0	12/09/2018	0	0	0	1	0	0
Dartmouth	2698/20/FUL	Dart Lea Swannaton Road Dartmouth TQ6 9RL	READVERTISEMENT (Affecting Setting of Listed Building) Demolition and replacement of a single detached dwelling with associated landscaping	1	0	17/11/2020	0	0	0	1	0	0
Dartmouth	2377/20/FUL	Boone Hill House Mount Boone Hill Dartmouth TQ6 9NZ	Demolition of existing detached dwelling and construction of replacement dwelling with associated landscaping	1	0	25/01/2021	0	0	0	1	0	0
Dartmouth	0392/21/FUL	23B South Town Dartmouth TQ6 9BX	Demolition of existing dwelling and erection of new dwelling in accordance with previous approval 15/0812/13/F	1	0	16/07/2021	0	0	0	0	0	1

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Dartmouth	0137/20/FUL & 3571/21/FUL	Skyfall (formually Boat Cottage) Warfleet Dartmouth TQ6 9BZ	3571/21/FUL - Demolition and replacement of an existing detached dwelling. 0137/20/FUL - Proposed replacement dwelling and associated landscaping	1	0	22/04/2022	0	0	0	0	0	1
Dartmouth	0997/22/FUL	Riverside Old Mill Lane Dartmouth TQ6 0HL	Replacement dwelling for existing bungalow	1	0	09/12/2022	0	0	0	0	0	1
Dartmouth	0751/18/FUL	One Gun Point Castle Road Dartmouth TQ6 0JN	Erection of 2 replacement dwellings (Amended scheme from 0694/16/FUL)	2	0	26/09/2018	0	0	0	2	0	0
Dartmouth	4120/20/FUL	Land adjoining Drakes Cottage 12B Newcomen Road Dartmouth Devon	Construction of semi-detached dwelling	1	1	16/04/2021	0	0	0	0	1	1
Dartmouth	2734/17/FUL & 2554/20/FUL	Land At College Way Dartmouth TQ6 9PF	Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13)	1	1	30/04/2021	0	0	0	0	1	1
Dartmouth	1674/21/CLE & 4284/17/FUL	Gulls Way Boathouse South Town Dartmouth	Certificate of Lawfulness for existing use for the proposed erection of second floor extension to form additional apartment as approved under planning consent 4284/17/FUL	1	1	05/07/2021	0	0	1	1	0	0
Dartmouth	0184/21/FUL	22 South Embankment Dartmouth (Yacht Club)	Application for conversion of first floor rooms to create a two bedroom apartment requiring demolition of non internal walls	1	1	28/07/2021	0	0	1	1	0	0
Dartmouth	4031/19/FUL & 1477/22/ARC	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	1477/22/ARC - Application for approval of details reserved by condition 8 of planning application 4031/19/FUL. 4031/19/FUL - Erection of single storey dwelling within the curtilage of High View.Relocated parking and associated turning area	1	1	27/05/2022	0	0	0	0	1	1
Dartmouth	4127/21/FUL	York House 1 South Embankment Dartmouth	Conversion of first floor and part ground floor (access) and part second floor to form single residential dwellin	1	1	20/12/2021	0	0	1	1	0	0
Dartmouth	0112/21/FUL	The Old Abattoir Jawbone Hill Dartmouth	Refurbishment of existing building, removal and replacement of single storey extension to form one new dwelling house	1	1	10/03/2021	0	0	1	1	0	0
Dartmouth	2327/22/OPA	Distin's Boatyard Old Mill Lane Dartmouth	Outline application with some matters reserved for proposed onsite security building with manager's accommodation as live work unit (resubmssion of 0412/22/OPA)	1	1	13/02/2023	0	0	0	0	1	1

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Dartmouth	1275/19/FUL & 4673/21/FUL	Land Northeast Of 3 Vicarage Hill Vicarage Hill Dartmouth Devon	4673/21/FUL - Construction of new 2-storey, 3-bedroom house with associated landscaping and open-sided car port 1275/19/FUL - Construction of a new 3 bedroom dwelling with associated car parking, access and landscaping.	1	1	25/03/2022	0	0	0	0	1	1
Dartmouth	1752/18/FUL APP/K1128/W/18/32 13519	51 Victoria Road, Dartmouth, Devon, TQ6 9RT	Proposed demolition of seven bedroom guesthouse (C1) and rebuilding to create 2no. flats (C3A) (resubmission of 2388/17/FUL)	2	1	12/12/2018	0	0	1	2	0	0
Dartmouth	2347/22/FUL	Cladda 88-90 Victoria Road Dartmouth TQ6 9EF	Proposed change of use from holiday let to 2 no. dwellings	2	1	12/09/2022	0	0	0	0	1	2
Dartmouth	4164/16/FUL	7, 14a And Former Dartmouth Rugby Club Roseville Street Dartmouth TQ6 9QH	READVERTISEMENT (Revised plans received) Partial demolition, new build and conversion to create 4no. 2-bedroom three-storey dwellings, parking and associated works (resubmission of 1374/16/FUL)	4	1	06/05/2020	0	0	1	4	0	0
Dartmouth	3558/16/PDM & 2730/22/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH	2730/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural buildings to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q (a and b)). 3558/16/PDM - 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)	2	2	11/10/2022	1	1	0	0	1	1
Dartmouth	4183/19/FUL	10 Foss Street Dartmouth TQ6 9DW	Works to existing listed building to create two additional dwellings including installation of new external staircase and internal alterations	4	2	02/04/2020	0	0	2	4	0	0
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	3	3	13/02/2017	0	0	3	3	0	0
Dartmouth	2337/22/FUL	16 and 17 Newcomen Road Dartmouth TQ6 9BN	Renovation and subdivision of existing 4 bedroom maisonette at 17 Newcomen Road into 1no. 2 bedroom apartment and 1no. 1 bedroom apartment, complete renovation works and conversion of dilapidated building at 16 Newcomen Road to 2no. 2 bedroom apartments.	4	3	08/02/2023	0	0	0	0	3	4

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Dartmouth	3649/17/FUL & 3168/20/VAR & 0488/21/ARC & 3031/21/FUL	Longcross Reservoir Townstal Road Dartmouth Devon	3031/21/FUL - Construction of five dwellings following demolition of existing operations building. 3649/17/FUL - Construction of five dwellings following demolition of existing operations buildings	5	5	28/06/2022	0	0	5	5	0	0
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)	7	7	02/03/2015	0	0	7	7	0	0
Diptford	4240/18/FUL	Barn adjacent to Robins Nest Cross Farm Diptford	Demolition of existing agricultural barn & erection of new dwelling	1	1	21/03/2019	0	0	1	1	0	0
Diptford	0322/20/PDM	Larcombe Barns Larcombe End Diptford Totnes	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))	1	1	19/03/2020	0	0	1	1	0	0
Diptford	0705/20/FUL	The Cabin Diptford Devon TQ9 7NQ	Conversion of existing agricultural barn into single-storey dwelling	1	1	20/04/2020	0	0	1	1	0	0
Diptford	3737/17/PDM & 1552/20/PDM	Crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ	1552/20/PDM - 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)) (Renewal of permission 3737/17/PDM) 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))	1	1	14/07/2020	0	0	0	0	1	1
Diptford	3480/19/FUL & 1649/21/FUL	Crabadon Cottage Farm Halwell Totnes TQ9 7JZ	1649/21/FUL - Application for demolition of existing buildings following Class Q consent and replacement with single dwelling. 3480/19/FUL - Creation of new dwelling to replace Class Q approval (1943/18/PDM) and demolition of redundant and dilapidated range of buildings with landscaping (resubmission of 1597/19/FUL)	1	1	20/12/2021	0	0	1	1	0	0
Diptford	1809/21/OPA	Coombeshead Farm Diptford Totnes TQ9 7NG	Outline application with all matters reserved for construction of agricultural worker's dwelling (resubmission of 0429/21/OPA	1	1	07/02/2022	0	0	0	0	1	1
Diptford	2669/21/FUL	Springfield Barn Thorn Farm Beenleigh Bridge Road Diptford TQ9 7NF	Conversion of barn into residential dwelling	1	1	07/03/2022	0	0	0	0	1	1

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Diptford	17/2463/15/AGDPA & 1116/16/PDM	Springfield Farm Moreleigh Totnes Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q)	2	2	02/06/2016	1	1	0	0	1	1
Diptford	2699/20/FUL	Barns at Laplands Farm, Crabadon Cross to Laplands Farm, Diptford, TQ9 7JY	Replacement dwellings following class Q approval (0954/19/PDM) including garaging and landscaping	2	2	08/10/2020	0	0	2	2	0	0
Diptford	0751/20/PDM	Barn At Sx 738 575, Bradridge Farm Diptford Totnes	Notification for prior approval for proposed change of use of agricultural building to 4 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	4	4	23/04/2020	0	0	0	0	4	4
Dittisham	2455/21/FUL	Spindlewood Higher Street Dittisham TQ6 0HT	Demolition of existing dwelling and provision of replacement dwelling with associated landscaping	1	0	18/10/2021	0	0	0	1	0	0
Dittisham	3213/20/PDM	Barn at SX 838 532 Capton Dittisham	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	27/11/2020	0	0	0	0	1	1
East Allington	3330/20/PDM	Barn Park East Allington TQ9 7PY	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	07/01/2021	0	0	0	0	1	1
East Allington	0328/21/PDM	Barn at Firs Cross East Allington Totnes TQ9 7QE	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	12/03/2021	0	0	1	1	0	0
East Allington	2712/20/OPA & 0684/22/FUL	Rimpston Farm East Allington Totnes TQ9 7RQ	0684/22/FUL -Agricultural workers dwelling. 2712/20/OPA - READVERTISEMENT (revised site location plan received) Outline application with some matters reserved for the construction of an agricultural dwelling	1	1	17/05/2022	0	0	0	0	1	1
East Allington	2527/21/FUL	Coombe Farm Coombe East Allington Totnes	Application for two new dwellings (resubmission of 1439/20/FUL)	2	2	23/03/2022	0	0	2	2	0	0
East Allington	0084/18/FUL	Lower Poole Farm East Allington TQ9 7PZ	READVERTISEMENT (Revised Plans) Conversion of traditional stone barns into four residential dwellings together with provision of three heritage style garages.	4	4	01/02/2019	3	3	1	1	0	0

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East Allington	1313/22/PDM	Pasture Coombe East Allington TQ9 7QE	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 4No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	4	4	27/05/2022	0	0	0	0	4	4
East Portlemouth	1803/21/FUL	West Prawle House (Linhay) East Portlemouth TQ8 8PW	Conversion of barns to single dwelling together with ancillary communal facilities and landscaping	1	1	21/07/2021	0	0	1	1	0	0
East Portlemouth	1067/20/OPA	West Prawle Farm East Portlemouth TQ8 8PW	Outline applicaiton with all matters reserved for provision of an agricultural workers dwelling	1	1	20/11/2020	0	0	0	0	1	1
Ermington	0393/19/FUL & 1124/22/CLE	Keaton Lodge Ermington Ivybridge PL21 0LB	1124/22/CLE - Certificate of Lawfulness for existing works being demolition of buildings as per planning application 0393/19/FUL. 0393/19/FUL - Replacement Dwelling	1	0	12/04/2019	0	0	0	1	0	0
Ermington	21/2404/15/F	1 Chapel Street Ermington Ivybridge PL21 9ND	Erection of 3 bed detached dwelling	1	1	24/06/2016	0	0	1	1	0	0
Ermington	2767/17/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	Conversion of barn to dwelling	1	1	07/12/2017	0	0	1	1	0	0
Ermington	1987/20/PDM	Merle Dene Hunsdon Ivybridge PL21 9JR	Notification for prior approval for proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b))	1	1	12/08/2020	0	0	1	1	0	0
Ermington	0219/21/PDM & 2026/21/FUL	The Barn Back Lane Ermington PL21 9LR	2026/21/FUL -Demolition of building notified as dwelling under 0219/21/PDM and erection of replacement dwelling, together with extension to approved residential curtilage to serve the dwelling 0219/21/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no dwellinghouse (Class C3)and for associated operational development (Class Q(a+b))	1	1	28/10/2021	0	0	0	0	1	1
Ermington	2499/21/PDM	Strashleigh Farm Ivybridge PL21 9JP	Application for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (Further to application 4146/18/PDM	1	1	24/11/2021	0	0	0	0	1	1

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Ermington	2628/19/PDM & 2333/16/PDM & 2486/21/FUL	Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA	2486/21/FUL - READVERTISEMENT (Amended development description and revised plans received) Conversion of barn to single dwelling following Class Q Mapproval (2628/19/PDM). 2628/19/PDM - 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)) . 2333/16PDM - Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa). Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa)	1	1	06/04/2022	0	0	1	1	0	0
Ermington	0262/19/PDM & 1938/16/PDM	Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA	262/19/PDM - 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)). 1938/16/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) Class Q (a)	1	1	11/03/2020	0	0	1	1	0	0
Ermington	2759/19/FUL	Strashleigh Farm Ivybridge PL21 9JP	Repair, alteration and extension of farmhouse, conversion and conservation of traditional stone barns into 2no. Residential dwellings with landscaping and wildlife enhancement.	2	2	17/06/2020	0	0	0	0	2	2
Ermington	0748/22/PDM	Strashleigh Farm Ivybridge PL21 9JP	Application to determine if prior approval is required for proposed change of use of agricultural building to No. 2 dwelling houses (ClassC3) and associated operational development (Class Q (a+b))	2	2	12/06/2022	0	0	0	0	2	2
Ermington	2659/15/FUL	Crooked Spire Inn The Square Ermington Devon PL21 9LP	Conversion of part of redundant premises to form two new dwellings.	3	2	06/07/2016	1	2	1	1	0	0

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Halwell & Moreleigh	0239/21/CLE & 3912/18/ARM & 2802/17/OPA	Land at Morleigh Parks Farm TQ9 7JN	0239/21/CLE - Lawful development certificate for existing material commencement of building operations for permanent agricultural workers dwelling following planning consent 3912/18/ARM (resubmission of 0934/20/CLE)3912/18/ARM - Approval of reserved matters following outline approval reference. 2802/17/OPA-READVERTISEMENT (Revised Location Plan) Outline application (with allmatters reserved) for permanent agricultural workers dwelling	1	1	17/05/2021	0	0	0	0	1	1
Halwell & Moreleigh	4300/20/PDM & 1723/21/FUL	Blackdown Farm Blackawton TQ9 7DN	1723/21/FUL - Replacement of existing barn with new dwelling. 4300/20/PDM -Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) andfor associated operational development (Class Q(a+b))	1	1	01/07/2021	0	0	1	1	0	0
Halwell & Moreleigh	4156/20/FUL	Gripstone Farm Halwell Devon TQ9 7JF	Replacement dwelling following Class Q consent under 1560/20/PDM with comprehensive landscaping	1	1	27/08/2021	0	0	1	1	0	0
Halwell & Moreleigh	3350/21/FUL	Barn at Lower Collaton Blackawton TQ9 7DW	Barn conversion to dwelling with ancillary accommodation	1	1	02/03/2022	0	0	0	0	1	1
Halwell & Moreleigh	4219/20/OPA	Land at Three Corners Workshop Moreleigh Devon	Outline application with all matters reserved for a permanent occupational/rural workers dwelling	1	1	07/02/2022	0	0	0	0	1	1
Halwell & Moreleigh	0175/21/OPA	Land adjacent to Tor View Moreleigh TQ9 7JQ	Outline Application with some matters reserved for erection of three detached house	3	3	22/04/2022	0	0	0	0	3	3
Halwell & Moreleigh	2183/18/FUL	Ritson Barton Farm Lane To Ritson Halwell TQ9 7JG	Conversion of 4 traditional stone barns into 4 dwellings with provision of parking/ garages, gardens and landscaping	4	4	25/04/2019	3	3	1	1	0	0
Halwell & Moreleigh	3228/19/FUL	White Parks Farm Moreleigh Devon TQ9 7JH	READVERTISEMENT (Revised Plans Received) Demolition of agricultural barns and erection of 3no. new dwellings and conversion of one stone barn into 1no. further dwelling	4	4	06/07/2021	0	0	2	2	2	2
Halwell & Moreleigh	3621/20/FUL	Land at The Green Moreleigh TQ9 7JH	Erection of four dwellings	4	4	04/10/2022	0	0	4	4	0	0
Halwell & Moreleigh	1355/21/PDM	Place Barton Farm Moreleigh TQ9 7JN	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 5no. dwellinghouses (Class C3)	5	5	26/05/2021	0	0	0	0	5	5

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Harberton	0463/22/FUL	The Maltsters Arms Main Road Harbertonford Devon TQ9 7SZ	Change of use of public house with accommodation to a single dwelling (resubmission of 1964/21/OPA	1	0	19/07/2022	0	0	0	0	0	1
Harberton	1003/21/FUL & 3707/20/PDM & 1879/20/PDM	Moore Farm, Higher Plymouth Road, Harberton TQ9 7LP	1003/21/FUL - READVERTISEMENT (Amended site address) Replacement dwelling (following approval 3707/20/PDM). 3707/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	05/07/2021	0	0	1	1	0	0
Harberton	2679/21/FUL	Wilma Woodcourt Road Harbertonford TQ9 7TY	READVERTISEMENT (Revised description) Planning Consent for new dwelling following Permission in Principle application 0573/19/PIP	1	1	22/10/2021	0	0	1	1	0	0
Harberton	4645/21/PDM	Stanters Barn Foales Leigh Farm Harberton TQ9 7SS	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	27/01/2022	0	0	0	0	1	1
Harberton	0626/18/FUL & 1238/22/CLE	Moore Farm Barns Harberton TQ9 7LP	1238/22/CLE - Lawful Development Certificate for commencement of development approved under 0626/18/FUL (Conversion of existing stone barns to two dwellinghouses with garages)(Resubmission of 4659/21/CLE). 0626/18/FUL - Conversion of existing stone barns to two dwellinghouses with garages	2	2	17/08/2020	0	0	2	2	0	0
Harberton	4399/22/PDM	Barns A & B at Fletcherscombe Diptford	Notification for prior approval for proposed change of use of agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (Renewal of Class Q consents 3816/19/PDM and 3819/19/PDM)	2	2	07/02/2023	0	0	0	0	2	2
Harberton	1056/20/PDM	Barn At Sx 759 588 Langford Farm Harberton TQ9 7LN	Notification for prior approval for proposed change of use of agricultural building to 5no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	5	5	23/11/2020	0	0	0	0	5	5
Holbeton	2305/22/FUL	Battisborough Point Battisborough Cross PL8 1JX	Proposed construction of replacement dwelling	1	0	09/12/2022	0	0	0	0	0	1

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Holbeton	2393/21/CLE	The Smithy Battsborough Cross	Lawful development certificate for existing material commencement of building operations in accordance with condition 1 of planning consent 2850/17/FUL (Conversion of redundant barn to dwelling and construction of garage)	1	1	05/08/2021	0	0	1	1	0	0
Holbeton	2318/22/OPA	Fursdon Farm Holbeton PL8 2EN	Outline planning application (with all matters reserved) for provision of agricultural worker's dwelling	1	1	19/12/2022	0	0	0	0	1	1
Holbeton	4492/21/FUL	Luson House Luson Yealmpton PL8 2JD	READVERTISEMENT (Revised plans received) Conversion of redundant agricultural barn to new dwelling house along with associated works and erection of detached car port	1	1	21/06/2022	0	0	0	0	1	1
Ivybridge	1944/19/FUL	Land between 19 & 21 Clayman's Pathway Ivybridge PL21 9UZ	Construction of new dwelling with associated groundworks and landscaping	1	1	30/07/2021	0	0	1	1	0	0
Ivybridge	1503/20/FUL	Woodland Farm Woodland Road Ivybridge PL21 9HG	Construct 1 no. new residential dwelling to replace derelict barn	1	1	14/09/2020	0	0	1	1	0	0
Ivybridge	0242/18/FUL & 27_57/0923/15/F & 3532/20/FUL	Godwell House Godwell Lane Ivybridge Devon PL21 0LT	3532/20/FUL - READVERTISEMENT (Revised plans received) Application for construction of detached 4 bed dwelling and double garage as modification to planning application 0242/18/FUL. 0242/8/FUL - Construction of detached dwelling and associated detached double garage in the garden area of Godwell House. 0923/15/F - Construction of new dwelling and detached double garage with office accommodation over (resubmission of 27_57/1976/14/F)	1	1	29/01/2021	0	0	1	1	0	0
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2 No 3 bedroomed dwellings	2	2	12/06/2015	0	0	2	2	0	0
Ivybridge	1085/18/FUL	4 Western Road Ivybridge PL21 9AN	Conversion of building to provide two flats.	2	2	14/11/2018	0	0	2	2	0	0
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.	3	3	30/06/2016	2	2	1	1	0	0
Kingsbridge	4088/21/FUL & 3943/20/FUL & APP/K1128/W/21/32 76041	Appleford, Bowcombe Road, Kingsbridge TQ7 2DJ	4088/21/FUL - Erection of replacement dwelling and garage, relocation of access and associated works (Resubmission of 3943/20/FUL). 3943/20/FUL - Erection of replacement dwelling and garage, relocation of access and associated works	1	0	28/04/2022	0	0	0	0	0	1

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Kingsbridge	2710/19/FUL	Land At Sx 736 449 South of Wallingford House Kingsbridge	Erection of detached dwelling	1	1	11/05/2020	0	0	1	1	0	0
Kingsbridge	2013/22/FUL	20 Buckwell Road Kingsbridge TQ7 1NQ	Erection of new dwelling (Re-submission of 0536/22/FUL)	1	1	05/10/2022	0	0	0	0	1	1
Kingsbridge	0256/17/FUL & 2876/21/FUL	Development Site Tumbly Hill Kingsbridge Devon	2876/21/FUL - Construction of 3 townhouses. 0256/17/FUL - Construction of 5no.apartments	3	3	01/04/2022	0	0	0	0	3	3
Kingston	2275/22/FUL	Appletree Wyke Kingston TQ7 4PY	Demolition of three bedroom dwelling and construction of replacement three bedroom dwelling (resubmission of 0849/22/FUL)	1	0	31/08/2022	0	0	0	0	0	1
Kingston	4615/21/FUL	Langston Farm Kingston TQ7 4HB	Proposed conversion and repair of a two storey stone barn to create two dwellings (resubmission of 3484/20/FUL)	2	2	25/07/2022	0	0	2	2	0	0
Kingswear	1399/18/FUL	Mayflower Waters Beacon Lane Kingswear TQ6 0BU	Demolition of existing dwelling and garage, replacement with new-build dwelling	1	0	12/07/2018	0	0	0	1	0	0
Kingswear	3199/20/FUL APPEAL app/k1128/w/21/3267850 & 0650/20/FUL	White Gates Hoodown Lane Kingswear TQ6 0AZ	0650/20/FUL - Full planning application for replacement dwelling. 3199/20 - Replacement dwelling	1	0	01/12/2020	0	0	0	1	0	0
Kingswear	0647/22/FUL	Harber Overseas Estate Stoke Fleming TQ6 0PJ	Demolition of existing bungalow and creation of replacement dwelling with associated landscaping	1	0	25/08/2022	0	0	0	0	0	1
Kingswear	0662/20/FUL	Barn at Ocean Farm Raddicombe Drive Hillhead Devon TQ5 0EX	Conversion of existing barn to form single storey dwelling	1	1	04/11/2020	0	0	0	0	1	1
Kingswear	0608/22/FUL	Peach House Castle Road Kingswear TQ6 0DX	Change of use from single dwelling to 2 apartments	2	1	16/05/2022	0	0	0	0	1	2
Littlehempston	2199/20/FUL	Home Park Barn Grattons Lane Littlehempston TQ9 6LW	Conversion of existing agricultural building to residential dwelling (previously approved under 0793/20/PDM) to include alterations to design, extension to curtilage and landscaping	1	1	24/09/2020	0	0	0	0	1	1
Littlehempston	1903/18/PDM & 4240/20/FUL	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG	4240/20/FUL - Demolition of existing barn and construction of replacement dwelling (following approvals 1903/18/PDM and 1091/19/FUL) with associated landscaping. 1903/18/PDM - 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))	1	1	01/03/2021	0	0	1	1	0	0

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Littlehempston	4247/20/FUL	Hemsford Barn Littlehempston	READVERTISEMENT (Revised plans received) Re-submission of 3147/20/FUL for conversion of barn to dwelling, garage and access road	1	1	03/03/2021	0	0	0	0	1	1
Littlehempston	2129/22/PDM	Devonia Barn Littlehempston TQ9 6LZ	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	15/09/2022	0	0	0	0	1	1
Littlehempston	2785/22/PDM	Barn at SX 8024 6199 Hampstead Farm Lane Littlehempston	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	26/09/2022	0	0	1	1	0	0
Loddiswell	0172/18/FUL	Inner Weeke Loddiswell TQ7 4AQ	Conversion of barn 5 to dwelling, involving removal of existing concrete block extension, replacement of lean-to extension with new single storey extension, associated structural works and roofing, demolition of barns 3 and 6, barn 4 to be made structurally sound and used for bat and bird mitigation.	1	1	23/04/2018	0	0	1	1	0	0
Loddiswell	2773/17/PDM & 0625/20/FUL & 0293/21/FUL	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF	0293/21/FUL -Application for replacement dwelling following class Q approval ref 2773/17/PDM, planning consent 4336/17/FUL and 0625/20/FUL 0625/20/FUL - Application for replacement dwelling following Class Q approval ref 2773/17/PDM and minor alterations and extension to existing domestic curtilage 2773/17/PDM - Prior Approval for proposed change of use agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	17/03/2021	0	0	1	1	0	0
Loddiswell	0709/21/FUL & 1155/18/PDM	Agricultural building at Stanton Cottage Loddiswell Devon TQ7 4EF	0709/21/FUL - Replacement dwelling following Class Q approval reference 1155/18/PDM. 1155/18/PDM - READVERTISEMENT (Revised Plans Received) 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))	1	1	25/06/2021	0	0	0	0	1	1

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Loddiswell	3746/18/FUL & 28296/18/FUL & 32/0689/14/F & 3995/22/FUL	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	3995/22/FUL - (Barn C)Conversion of redundant listed barn to single dwelling 3746/18/FUL-Conversion of 3 barns to 3 dwellings with associated works and landscaping. (Alternative proposal to consents 32/0689/14/F and 32/0690/14/LB). This is for Barns A, B & D only. 28296/18/FUL-Reinstatement of Barn E. 32/0689/14/F-Conversion of barns to four residential dwellings and two holiday lets and associated external works, (this is for Barns A, B, C, D & E. Barns B,C,D&E are to become seperate residential units & Barn A is being divided into 2 units to become ancillary holiday accommodation to Barn D).	6	4	23/01/2023	3	5	0	0	1	1
Malborough	33/2944/11/F	143 Cumber Close, Malborough, TQ7 3DG	Change of use from community rooms to dwelling	1	1	03/01/2012	0	0	1	1	0	0
Malborough	3837/22/FUL	Harwood Farm Malborough TQ7 3EW	Application for agricultural workers dwelling following refusal of 3235/21/FUL - this app was refused (resubmission)	1	1	06/01/2023	0	0	0	0	1	1
Marldon	1870/22/FUL & 0601/19/FUL & 0615/16/FUL	Upper Channel View Ipplepen Road Marldon TQ3 1SE	1870/22/FUL - Erection of replacement dwelling and associated works. 0601/19FUL - Erection of a replacement dwelling and associated works, Upper ChannelView, Marldon. 0615/16/FUL - Re-Advertisement (Revised Plans Received) Erection of a replacement dwelling and associated works.	1	0	31/08/2022	0	0	0	0	0	1
Marldon	1332/17/PDM & 0561/20/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 1RS	0561/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a)) 1332/17/PDM -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 0415/17/PDM)	1	1	16/04/2020	0	0	0	0	1	1
Marldon	3729/21/FUL	Land at Neller Copse West Lane Marldon TQ3 1SL	Removal of four existing disused agricultural barns and replacement with three new dwellings with associated car ports and landscaping (Resubmission of 1711/21/FUL	3	3	14/02/2022	0	0	0	0	3	3

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Marldon	34/1890/15/O & 1304/21/ARM	RMC Quarry, The Old Kiln Kiln Road Marldon TQ3 1SH	1304/21/ARM - Application for approval of reserved matters following outline approval 34/1890/15/O . 1890/15/O - Outline planning permission with all matters reserved for 5 new dwellings, on-site access and parking with associated landscaping	5	5	03/06/2021	0	0	0	0	5	5
Modbury	3883/17/FUL	New Road Modbury PL21 0QQ	Conversion of former workshop to residential dwelling (loss of BI -78)	1	1	09/01/2018	0	0	1	1	0	0
Modbury	1337/20/FUL	Development Site at SX 657 516 Back Street, Modbury	READVERTISEMENT (revised plans received) Proposed new dwelling (resubmission of 0454/20/FUL)	1	1	28/10/2020	0	0	0	0	1	1
Modbury	2868/20/FUL	Stones Close Modbury PL21 0RZ	Proposed conversion and extension of existing garage to dwelling	1	1	25/11/2020	0	0	0	0	1	1
Modbury	4182/19/OPA & 2674/21/FUL	Three Torrs Farm California Cross Brownston Modbury PL21 0SG	2674/21/FUL - Application for approval of reserved matters following outline approval 4182/19/OPA for a permanent agricultural dwellin. 4182/19/OPA - Outline application with all matters reserved for a permanent agricultural dwelling to replace temporary mobile home (0293/17/FUL)	1	1	06/07/2021	0	0	1	1	0	0
Modbury	4114/21/PDM	Hideaway Farm, Brownston PL21 0SQ	Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1No. dwellinghouse(Class C3) and for associated operational development (Class Q(a+b))	1	1	21/01/2022	0	0	0	0	1	1
Modbury	1330/22/FUL & 2177/20/FUL	Western Barns, Trehele Farm, Modbury	1330/22/FUL - Application for replacement of agricultural building with a single newbuild dwelling following Class Q approval (3665/18/PDM) for conversion to residential dwelling with amendments to external design and cladding (2177/20/FUL) & 2177/20/FUL - Change of use of agricultural building to residential dwelling and extension to curtilage with amendments to the external design and cladding following Class Q approval (reference 3665/18/PDM)	1	1	08/07/2022	0	0	0	0	1	1
Modbury	0077/23/FUL	Flat 1 8 Church Street Modbury PL21 0QW	Change of use of salon treatment rooms to one residential flat	1	1	21/03/2023	0	0	0	0	1	1
Modbury	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheepham, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	2	2	06/02/2015	0	0	2	2	0	0
Newton & Noss	3117/17/FUL	59 Yealm Road Newton Ferrers PL8 1BJ	Replacement of existing dwelling with single dwelling	1	0	11/01/2018	0	0	0	0	0	1

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Newton & Noss	1707/18/FUL & 0814/21/VAR	Steps Cottage Lower Court Road Newton Ferrers Devon PL8 1DG	Demolition of existing 4 bedroom house and replacement with new 4 bedroom house; New garage and parking area.	1	0	18/10/2018	0	0	0	1	0	0
Newton & Noss	37/0735/15/F & 4062/17/FUL & 3476/20/CLE 1624/20/FUL & APP/K1128/W/20/32 62724	Development site at SX550478, Woodville, Pillory Hill, Noss Mayo, PL8 1ED	0735/15/F Revised scheme to replace bungalow with three-bedroom house incorporating double garage and associated landscaping. 4062/17/FUL Demolition of existing 3 bedroom house and erection of new two storey 3 bedroom house with off-street garage	1	0	01/04/2021	0	0	0	1	0	0
Newton & Noss	0843/21/FUL	Venta 71 Yealm Road Newton Ferrers PL8 1BN	Demolition of existing house and rebuild to link to existing garage (Resubmission of 3612/20/FUL)	1	0	13/08/2021	0	0	0	1	0	0
Newton & Noss	2069/21/FUL & 1949/17/FUL	Oystercatchers 79 Yealm Road Newton Ferrers PL8 1BN	2069/21/FUL - Amendments to design approved by 1949/17/FUL (demolition and replacement dwelling). 1949/17/FUL - Demolition of existing dwelling and replaced with new 4 bedroom dwelling.	1	0	18/08/2021	0	0	0	0	0	1
Newton & Noss	0694/21/FUL	Waters Edge Bridgend Hill Newton Ferrers PL8 1AW	Replacement dwelling for Waters Edge and refurbishment of existing dwelling Hillside with parking	1	0	15/09/2021	0	0	0	0	0	1
Newton & Noss	2793/21/FUL	Wycherley 66 Yealm Road Newton Ferrers PL8 1BQ	Demolition of existing dwelling and replacement with new	1	0	27/01/2022	0	0	0	1	0	0
Newton & Noss	1639/22/FUL	The Blossoms Lower Court Road Newton Ferrers PL8 1DG	Replacement dwelling and associated works (Resubmission of 4444/21/FUL)	1	0	26/07/2022	0	0	0	1	0	0
Newton & Noss	0396/19/OPA & 0072/23/FUL (Decision outstanding)	92 Court Road Newton Ferrers PL8 1DA	Outline application (with all matters reserved) for erection of detached dwelling with associated parking and landscaping.	1	1	04/04/2019	0	0	0	0	1	1
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	1	1	23/12/2015	0	0	1	1	0	0
North Huish	3681/17/FUL	Coombe Norris North Huish TQ10 9NJ	Conversion of redundant barn to dwelling and new garage (resubmission of 3266/16/FUL) - Amendments to the design and access	1	1	03/05/2018	0	0	1	1	0	0
North Huish	4107/18/ARM & 0693/16/OPA	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Application of reserved matters following outline consent 0693/16/OPA for permanent agricultural worker's dwelling -	1	1	01/04/2019	0	0	1	1	0	0

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PPA (Brixton)	2946/18/OPA & 3097/20/ARM & 3223/21/ARM & 3910/21/ARM	Hilltops Caravan Park Brixton Devon PL8 2AY	3223/21/ARM - lot 2 Application for approval of reserved matters seeking approval for access, appearance, landscaping, layout and scale following outline approval 2946/18/O3223/21/ARM - pplication for approval of reserved matters for Plot 1 following outline approval 2946/18/OPA (access, appearance, landscaping, layout and scale).3097/20/ARM - PLOT 1 - Application for approval of reserved matters following outline approval 2946/18/OPA for single dwelling with associated garage. 2946/18/OPA - Outline application with all matters reserved for the erection of 2no.self-build dwellings with associated garages	2	2	24/11/2021	1	1	1	1	0	0
PPA (Sparkwell)	2072/22/FUL	The Longhouse Old Newnham Farm Plympton PL7 5BL	READVERTISEMENT (Revised plans & amended description) Separation of ground & first floor into 2 dwellings for extended family occupation only with main dwelling on upper floor & secondary dwelling on ground floor(resubmission of 0482/21/FUL)	2	1	24/11/2022	0	0	0	0	1	2
Rattery	2352/18/FUL & 39/0516/15F	Holly Barn Rattery TQ10 9LF	Erection of dwelling on site of agricultural building	1	1	07/09/2018	0	0	1	1	0	0
Rattery	0701/22/FUL	Land at Marley Stables South Brent TQ10 9JX	Provision of rural workers' dwelling to support equestrian enterprise	1	1	26/05/2022	0	0	0	0	1	1
Rattery	4151/22/PDM	Development Site At Sx 736 614 Crabbers Cross To Mill Cross Rattery Devon	Application to determine if prior approval is required for proposed change of use of agricultural buildings to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	09/01/2023	0	0	0	0	1	1
Rattery	4624/21/PDM	Adjacent to 4 Yelland Rattery TQ10 9LH	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and associated operational development (Class Q (a+b))	1	1	12/01/2023	0	0	0	0	1	1
Ringmore	0132/20/FUL	Tree Tops Challaborough TQ7 4HT	Replacement dwelling with new landscaping and off street parking	1	0	30/04/2020	0	0	0	0	0	1
Ringmore	0737/20/FUL	Former Site Of Avglen Fell Road From All Hallows Church To Bigbury Bay Holiday Park Ringmore	Construction of new four bedroom house	1	1	23/06/2020	0	0	0	0	1	1

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Salcombe	4057/17/FUL & 1589/21/ARC (Decision OS)	Outset Main Road Salcombe Devon TQ8 8JW	Demolition of existing house and garage and erection of replacement dwelling and integral garage with associated landscaping	1	0	29/06/2018	0	0	0	0	0	1
Salcombe	2006/18/FUL	Herwood Bennett Road Salcombe TQ8 8JJ	Demolition of existing house and erection of replacement dwelling with associated amenity space	1	0	26/11/2018	0	0	0	1	0	0
Salcombe	1125/19/FUL & 2198/17/FUL	Tides Bennett Road Salcombe TQ8 8JJ	1125/19/FUL - Demolition of existing dwelling and erection of new dwelling and associated landscaping 2198/17/FUL - Replacement single dwelling on site of existing house and adjoining garden	1	0	31/05/2019	0	0	0	1	0	0
Salcombe	0677/19/FUL	Overcombe Devon Road Salcombe TQ8 8HJ	Demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling and detached garage, outdoor pool and associated landscaping	1	0	06/08/2019	0	0	0	1	0	0
Salcombe	2720/17/FUL & 1620/20/ARC	Pine Cottage Froude Road Salcombe Devon TQ8 8LH	Application for proposed replacement dwelling and associated works.	1	0	08/10/2020	0	0	0	1	0	0
Salcombe	2385/21/FUL	Brookside Lower Batson TQ8 8NJ	Full planning application for proposed demolition of existing house and erection of new replacement dwelling, carport and single garage.	1	0	15/10/2021	0	0	0	1	0	0
Salcombe	4363/21/FUL	Windsong Fortescue Road Salcombe TQ8 8AP	Removal of existing three bed dwelling and replacement with four bed dwelling with associated garage, parking and landscaping	1	0	24/03/2022	0	0	0	1	0	0
Salcombe	2363/22/FUL	Sunnydale Newton Road Salcombe TQ8 8HH	Demolition of existing dwelling & construction of new detached house with associated landscaping	1	0	20/02/2023	0	0	0	0	0	1
Salcombe	4025/19/FUL & 2488/22/CLE	Highwood Moulton Road Salcombe TQ8 8LG	2488/22/CLE -Certificate of lawfulness for existing material commencement of building operations following planning consent 4025/19/FUL (demolition of existing dwelling and replacement with new dwelling) 4025/19/ful - Demolition of existing dwelling and replacement with new dwelling	1	0	10/03/2023	0	0	0	1	0	0
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1 no. dwelling (revision of 0877/17/FUL)	1	1	24/07/2018	0	0	1	1	0	0

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Salcombe	2684/19/CLE (41/0703/15/F Appeal APP/K1128/W/16/31 43575)	The Hollies Devon Road Salcombe TQ8 8HQ	2684/19/CLE - Lawful development certificate for confirmation of commencement of works for three bed dwelling. 41/07/03/15/F - Demolition of existing structure and erection of new dwelling and raised parking area	1	1	11/11/2019	0	0	0	0	1	1
Salcombe	3501/19/CLE & 2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	3501/19/CLE - Lawful development certificate for existing building operations undertaken pursuant to conditional planning consent 2843/16/FUL. Conclusion:Based on these factors, Officers are satisfied on the balance of probabilities that operational development representing the commencement of the approved scheme was carried out within three years of the issuing of the decision and therefore that a Certificate of Lawfulness may be granted in this case.2843/16/FUL -Erection of new dwelling in garden plot	1	1	10/12/2019	0	0	0	0	1	1
Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	2	1	15/08/2011	0	1	0	0	1	1
Salcombe	1611/20/FUL	Wells Court Herbert Road Salcombe TQ8 8HN	Demolition of existing disused Care Home. Development of two detached,two storey, four bed dwellings with associated parking and landscaping	2	1	04/09/2020	0	0	0	0	1	2
Salcombe	3219/22/FUL	Tides Reach Hotel Cliff Road Salcombe TQ8 8LJ	Sub-division of existing penthouse to create 2 x 2 bedroom apartments (Re- Submission of 0154/22/FUL)	2	1	17/02/2023	0	0	0	0	1	2
Salcombe	4282/20/CLE	Lorima St Dunstans Road Salcombe TQ8 8AR	Certificate for lawfulness of existing for lawful commencement of development of planning permission 41/2043/01/O and 41/2271/05/RM	2	2	19/02/2021	0	0	2	2	0	0
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	6	5	08/08/2017	0	0	5	6	0	0
Shaugh Prior	2904/16/FUL	The Hermitage Collard Lane Wotter PL7 5HU	READVERTISEMENT (Revised Plans) Demolition of existing dwellinghouse and garage and construction of replacement dwellinghouse with garage and studio space	1	0	30/04/2018	0	0	0	1	0	0

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Shaugh Prior	2112/17/FUL & 3483/18/VAR & 3438/21/CLE & 1512/22/FUL	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	1512/22/FUL - Conversion of water tank to dwellinghouse partial removal of earth bunds and site landscaping. 3438/21/CLE - Lawful development certificate for the existing development in relation to planning consents 2112/17/FUL and 3483/18/VAR (construction works began on site in accordance with conditions)3483/18/VAR - Application for variation of condition 2 following grant of planning permission 2112/17/FUL. 2112/17/FUL - Conversion of water tank to dwellinghouse, partial removal of earth bunds and site landscaping (resubmission of 0377/17/FUL)	1	1	09/09/2022	0	0	1	1	0	0
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)	1	1	07/05/2014	0	0	1	1	0	0
Frogmore & Sherford	0716/17/FUL & 0519/21/FUL	The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE	0519/21/FUL - Conversion of traditional barn to dwelling as amendment to planning application 0716/17/FUL. 1309/20/ARC - Application for approval of details reserved by conditions 3, 8 and 11 of planning consent 0716/17/FUL. 0716/17/FUL - Alteration and conversion of redundant farm building to single dwelling and ancillary works	1	1	26/05/2021	0	0	1	1	0	0
Frogmore & Sherford	0683/17/OPA & 0644/21/ARM	Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA	0644/21/ARM - Application for approval of reserved matters following outline approval 0683/17/OPA0683/17/OPA - Outline application with some matters reserved for provision of singleresidential dwelling (resubmission of 2331/16/OPA)	1	1	08/07/2021	0	0	1	1	0	0
Frogmore & Sherford	3656/21/PDM	Development site at SX 765 452 Sherford Kingsbridge TQ7 2DR	Application to determine if prior approval is required for change of use of agricultural building to 1No. dwellinghouse (Class C3	1	1	23/11/2021	0	0	1	1	0	0
Frogmore & Sherford	0591/21/FUL	Pool Farm Frogmore TQ7 2NU	Erection of a single storey rural worker's dwelling	1	1	26/04/2022	0	0	0	0	1	1
Frogmore & Sherford	0917/22/FUL	Cottage Field Barns Malston Kingsbridge TQ7 2DR	Conversion of existing agricultural building to a residential dwelling(previously approved under Class Q 3656/21/PDM) to include alterations to the design, extension to the curtilage and a landscaping scheme.	1	1	16/05/2022	0	0	1	1	0	0
Frogmore & Sherford	0962/20/FUL	The Bakery And Post Office Frogmore TQ7 2NT	Erection of two semi-detached dwellings	2	2	11/08/2020	1	1	1	1	0	0

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Frogmore & Sherford	3880/17/OPA. Appeal Ref No. APP/K1128/W/18/32 05992. 1430/21/ARM & 4763/21/ARM	Proposed development site at SX 775 424 East Of Creek Close Frogmore Devon	1430/21/ARM - READVERTISEMENT (Revised plans received) Application for approval of reserved matters following outline approval 3880/17/OPA. 4763/21/ARM - Application for reserved matters including access, appearance, landscaping, layout, and scale following outline approval 3880/17/OPA for the erection of 8 dwellings (Resubmission of 1430/21/ARM) . 3880/17/OPA - Outline application (with all matters reserved) for the erection of 8 dwellings (including affordable housing), access and associated landscaping	8	8	07/07/2022	0	0	0	0	8	8
Slapton	1304/20/FUL	The Milking Parlour Poole Farm Slapton Kingsbridge	Conversion of former milking parlour to residential dwelling	1	1	09/07/2020	0	0	0	0	1	1
Slapton	44/1852/13/F & 3599/16/VAR & 1137/18/ARC & 3973/20/VAR	Combe Cottage Carr Lane Slapton Kingsbridge	1137/18/ARC - Application for approval of details reserved by conditions 7, 8 and 9 following grant of planning consent 3599/16/VAR 3599/16/VAR - Application for variation of condition of granted planning application 44/1852/13/F. To replace drawings SN:11:52A & 53B with SN:55,56,57 Construction of a new house and creation of public open space	1	1	03/09/2021	0	0	0	0	1	1
Slapton	1736/17/OPA & 2799/20/ARM	Highclere Slapton TQ7 2PY	2799/20/ARM - Application for approval of reserved matters following outline approval reference 1736/17/OPA. 1736/17/OPA - Outline Planning Application with some matters reserved for two new dwellings and alterations to existing road access	2	2	04/12/2020	0	0	0	0	2	2
South Brent	3396/20/PDM & 1472/22/FUL	Barn at Barleycombe House Avonwick South Brent TQ10 9EX	1472/22/FUL -Conversion of barn to dwelling and adjoining old pighouse to garage/studio further to original Class Q approval. 3396/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	05/08/2022	0	0	0	0	1	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))	2	2	28/11/2016	1	1	1	1	0	0

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South Brent	2338/22/FUL	Barns at Lower East Moore Farm Diptford TQ9 7PE	Demolition of agricultural buildings (previously permitted as five dwellings under Class Q Ref:2688/21/PDM) & replacement with four residential dwellings & associated access, vehicular parking & landscaping	4	4	20/12/2022	0	0	0	0	4	4
South Huish	3778/19/FUL	39 Weymouth Park Hope Cove TQ7 3HD	Proposed new dwelling in the garden of The Lookout (Resubmission of application 2131/19/FUL)	1	1	24/02/2021	0	0	1	1	0	0
South Huish	1079/20/FUL	Little Shear Hope Cove TQ7 3HH	Demolition of existing dwelling and construction of two new dwellings with associated external works (resubmission of 3005/19/FUL)	2	1	12/11/2020	0	0	1	2	0	0
South Milton	2664/21/FUL	Tolcarne South Milton TQ7 3JR	Demolition of existing dwelling and construction of replacement dwelling	1	0	22/12/2021	0	0	0	0	0	1
South Milton	4223/21/FUL	School House South Milton TQ7 3JQ	Proposed amendment to an extant development permitted under 7/2197/03/CU for change of use to dwelling	1	0	19/07/2022	0	0	0	0	0	1
South Milton	1099/21/FUL	Land adj to Manor Cottage South Milton TQ7 3JQ	New 3 bedroom detached dwelling	1	1	24/01/2022	0	0	1	1	0	0
South Milton	4178/21/FUL	Wakeham Farm South Milton TQ7 3JQ	Demolition of existing structures and replacement with 4no. Open market dwelling	4	4	06/05/2022	0	0	0	0	4	4
Sparkwell	1973/17/FUL & 3346/17/VAR & 1281/20/ARC	Vine Cottage Plymouth Smithaleigh PL7 5AX	New replacement dwelling with attached garage with ancillary accommodation above.	1	0	07/07/2020	0	0	0	0	0	1
Sparkwell	1039/18/FUL	Former Hen House / Store Smitherleigh House Plymouth Smithaleigh PL7 5AX	Proposed new dwelling	1	1	19/06/2018	0	0	1	1	0	0
Sparkwell	0522/20/PDM & 2725/20/FUL	The Chicken House Houndall Wood Sparkwell Plymouth PL7 5DG	2725/20/FUL - Demolition of an existing agricultural building and construction of a replacement dwelling (following Class Q approval 0522/20/PDM) and associated landscaping. 0522/20/PDM - 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))	1	1	03/11/2020	0	0	0	0	1	1
Sparkwell	3832/19/FUL	Briar Cottage Garden Briar Cottage Lee Mill Bridge PL21 2AY	Erection of 1 no. four bed end of terrace two-storey dwelling	1	1	22/12/2021	0	0	0	0	1	1

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Sparkwell	1567/21/PDM & 0746/22/FUL	Houndall Barn Sparkwell Ivybridge PL7 5DG	0746/22/FUL - Construction of replacement dwelling in place of barn with Class Q approval under 1567/21/PDM. 1567/21/PDM - An application to determine if prior approval is required for a proposed change of use of Agricultural Buildings to 1 x no. dwellinghouse under Class Q (a and b)	1	1	07/07/2022	0	0	1	1	0	0
Sparkwell	0004/19/OPA ((1720/22/ARM refused 25/11/2022)	All Saints Vicarage Sparkwell PL7 5DB	Outline application with all matters reserved for proposed new dwelling	1	1	31/07/2019	0	0	0	0	1	1
Sparkwell	1302/21/FUL Appeal number APP/K1128/W/21/32 87577	Lowdamoor, Road from Hemerdon to Newnham Road, Henerdon, PL7 5BU	Erection of detached 4-bedroom house with detached garage and detached 3-bedroom bungalow with use of existing garage	2	2	16/06/2021	0	0	0	0	2	2
Sparkwell	1600/21/FUL	Quay West Studios, Old Newnham Newnham Road Plympton PL7 5BH	Change of use from offices to 2 no. residential units	2	2	26/07/2021	0	0	1	1	1	1
Sparkwell	1179/21/PDM & 0634/22/FUL	Agricultural Building At Sx 587 583 Baccamore Pits To Corntown Cornwood	0634/22/FUL - Demolition of an agricultural building following Class Q approval (1179/21/PDM) and erection of 2 new dwelling. 1179/21/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (Resubmission of 0265/21/PDM)	2	2	19/07/2022	0	0	0	0	2	2
Sparkwell	2928/21/FUL	The Smithaleigh Farm Smithaleigh PL7 5AX	Conversion of west and north legs of 'The Smithaleigh' to four self contained dwellings	4	4	08/02/2022	0	0	0	0	4	4
Sparkwell	3043/18/FUL	The Smithaleigh Hotel Smithaleigh Devon PL7 5AX	Conversion of farmhouse and eastern wing of hotel to 9 self contained apartments with associated parking (Resubmission of 2660/16/FUL)	9	7	27/11/2020	3	5	4	4	0	0
Staverton	2994/20/FUL	2 Well Cottages Buckfastleigh TQ11 0JU	Application for replacement dwelling (resubmission of 3808/19/FUL)	1	0	09/11/2020	0	0	0	1	0	0
Staverton	0908/18/FUL	Edgware Austins Bridge To Dart Bridge Inn Buckfastleigh Devon TQ11 0JR	Conversion of existing agricultural stone barn into single residential unit (resubmission of 3431/17/OPA)	1	1	01/06/2018	0	0	1	1	0	0

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Staverton	0417/20/FUL	Lyras Barn Buckfastleigh TQ11 0JX	Conversion and change of use of barn to dwelling house, demolition of cattle shed and erection of single storey garage and treatment room plus landscaping and ancillary works	1	1	01/04/2020	0	0	1	1	0	0
Staverton	0710/17/FUL & 0234/21/FUL	Kingston Gate Barn Kingston Totnes TQ9 6AR	Proposed conversion from disused barn into a 3 bedroom residential dwelling.	1	1	23/09/2021	0	0	0	0	1	1
Staverton	0949/22/PDM	Barn at Staverton Staverton TQ9 6AG	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	04/05/2022	0	0	0	0	1	1
Staverton	3019/22/FUL	Ware House Buckfastleigh TQ11 0JR	Separation of part of existing dwelling to create new residential unit	2	1	26/10/2022	0	0	0	0	1	2
Staverton	4220/20/PDM	Hill Croft Barns Landscope Totnes TQ9 6AL	Application to determine if prior approval is required for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	09/02/2021	0	0	0	0	2	2
Staverton	0146/18/FUL (Not yet determined if this one is approved there will be 8 dwellings and not 9) 50/2308/15/PNNEW	Whiteways Farm Staverton Totnes Devon TQ9 6AL	50/2308/15/PNNEW - Prior approval for change of use from storage or distribution (Class B8) and any land within its curtilage to 9no. dwellinghouse (Class C3)	9	9	07/12/2015	1	1	8	8	0	0
Stoke Fleming	1591/20/FUL	West Combe Bungalow, Combe Cross to Bowden Cross, Bowden TQ6 0LJ	Replacement of existing dwelling	1	0	08/10/2020	0	0	0	0	0	1
Stoke Fleming	4324/21/FUL	Seacliffe Overseas Estate Stoke Fleming TQ6 0PJ	Demolition of existing dwelling and garage and construction of new replacement dwelling and associated landscapin	1	0	24/03/2022	0	0	0	1	0	0
Stoke Fleming	1153/22/FUL	Kozi Korner Bungalow Dartmouth TQ6 0LB	Demolition of existing dwelling and erection of new.	1	0	27/05/2022	0	0	0	1	0	0
Stoke Fleming	0647/22/FUL	Harber Overseas Estate Stoke Fleming TQ6 0PJ	Demolition of existing bungalow and creation of replacement dwelling with associated landscaping	1	0	25/08/2022	0	0	0	0	0	1

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Stoke Fleming	0747/21/FUL & 1063/19/FUL & 0747/21/FUL	Barn at Sx 830 516 adjacent to Blatchmore Lane Bugford Devon TQ6 0NW	0747/21/FUL - Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM and 1063/19/FUL) with associated access and landscaping. 0747/21/FUL - Demolition of existing barn and construction of replacement dwelling(following approval 2261/18/PDM and 1063/19/FUL) with associated access and landscaping . 1063/19/FUL-READVERTISEMENT (Revised Plans Received) Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM) with associated access and landscaping	1	1	05/05/2021	0	0	0	0	1	1
Stoke Fleming	0748/20/PDM & 2484/21/FUL	Higher Bugford Barn Blatchmore Lane Bugford TQ6 0NW	2484/21/FUL - Conversion of barn to dwelling with replacement roof and cladding. 0748/20/PDM - 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))	1	1	18/08/2021	0	0	0	0	1	1
Stoke Fleming	3827/19/FUL & 0848/21/FUL	Barn at SX 859 498 Venn Dartmouth TQ6 0LE	0848/21/FUL - Outline application with all matters reserved for demolition of garageand erection of a single split level dwelling. 3827/19/FUL - Demolition of barn and erection of dwelling	1	1	06/09/2021	0	0	0	0	1	1
Stoke Fleming	0554/17/PDM & 2493/19/PDM & 2108/22/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	2108/22/PDM - Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1No. dwellinghouse (Class C3). 2493/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b)) . 0554/17/PDM- Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	1	1	08/08/2022	0	0	0	0	1	1

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Stoke Fleming	2328/20/PDM & 0122/22/FUL	Land adjacent to Woodbury Farm Dartmouth	0122/22/FUL - Demolition of existing agricultural shed and construction of new dwelling following Class Q approval ref: 2328/20/PDM (Resubmission of 2104/21/FUL. 2328/20/8PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operations (Class Q(a+b))	1	1	01/09/2022	0	0	0	0	1	1
Stoke Fleming	2130/22/FUL	Lower Ash Farm Blackawton TQ6 0LR	Conversion & change of use of traditional farm buildings to 1 residential dwelling & 2 self-catering holiday units together with restoration of other barns & landscaping scheme	1	1	29/09/2022	0	0	0	0	1	1
Stoke Fleming	0727/22/PDM & 3520/22/ful	Ash Cross Barn Ash Cross Dartmouth TQ6 0LR	3520/22/FUL - Replacement dwelling & outbuilding following Class Q planning consent 0727/22/PDM. 0727/22/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to No. 1 dwelling houses (Class C3) and associated operational development (Class Q (a+b))	1	1	21/12/2022	0	0	0	0	1	1
Stoke Fleming	1996/22/FUL	Ash Cross Kennels Ash TQ6 0LR	Conversion of kennels & cattery building to residential (C3) use	1	1	31/01/2023	0	0	0	0	1	1
Stoke Fleming	3750/22/FUL	Glebe Park Farm Venn Lane Stoke Fleming TQ6 0QF	Renovation & conversion of existing stone barn into a new dwelling with demolition of attached lean-tos, creation of a new garage & associated landscaping	1	1	22/02/2023	0	0	0	0	1	1
Stoke Gabriel	0827/20/FUL	Lower Well Farm Stoke Gabriel TQ9 6RL	Conversion of redundant agricultural barns to provide supporting facilities to the new winery and associated works, Barn C will become a 2 bedroom dwelling	1	1	07/06/2020	0	0	0	0	1	1
Stoke Gabriel	2891/20/FUL	Land adjacent to Dart View Cattery Vicarage Road Stoke Gabriel Totnes TQ9 6QU	Provision of new dwelling with new vehicular access	1	1	13/08/2021	0	0	0	0	1	1
Stoke Gabriel	2618/20/FUL	Dart House Paignton Road Stoke Gabriel TQ9 6SJ	Redevelopment of the offices and storage barns for the creation of 2 town houses and extension of the living accommodation to an existing cottage (Round House)	2	1	04/12/2020	0	0	0	0	1	2
Stoke Gabriel	2137/22/FUL	Crosse House Mill Hill Stoke Gabriel TQ9 6RB	Change of use from dwelling into two dwellings (Resubmission of 1588/21/FUL Appeal ref: APP/K1128/W/21/3288159)	2	1	01/09/2022	0	0	0	0	1	2
Stoke Gabriel	1033/19/FUL	Bulls Field Barns Waddeton Brixham Devon TQ5 0EL	Conversion of traditional stone barns to 2 dwellings with parking/garages & curtilage	2	2	22/05/2019	0	0	2	2	0	0

Small Sites South Hams

Small sites (<10 Dwellings) Trajectory for South Hams LPA

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Stoke Gabriel	3138/17/OPA & 0011/16/OPA Appeal Ref No - APP/K1128/W/17/31 79884 & 3363/20/ARC Outstanding	Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB	3138/17/OPA - Outline planning permission with some matters reserved; the scheme includes residential development of up to 9 dwellings, utilising the existing access point. 0011/16/OPA - Re-advertised (Additional Documents Received) Outline planning permission with some matters reserved; scheme includes residential development of up to 9 dwellings, utilising the existing access point	9	9	18/12/2017	0	0	0	0	9	9
Stokenham	0005/19/FUL	Higher Farm Beeson TQ7 2HW	Replacement dwelling and use of land as domestic curtilage	1	0	03/05/2019	0	0	0	1	0	0
Stokenham	3908/19/FUL	Trehear Kellaton TQ7 2ER	Application for replacement dwelling	1	0	09/09/2020	0	0	0	1	0	0
Stokenham	3446/20/CLE	The Cove Guest House Torcross TQ7 2TH	Lawful development certificate for existing commencement of development of works to comply with consent 53/3160/11/F	1	0	18/02/2021	0	0	0	0	0	1
Stokenham	3149/22/FUL	Sea Breeze Beesands TQ7 2EJ	Replacement of existing 2 bedroom bungalow with 4 bedroom house, standalone garage & associated landscaping	1	0	16/11/2022	0	0	0	0	0	1
Stokenham	4204/21/FUL	Butterwell Barn Torcross Kingsbridge TQ7 2TH	Conversion of existing stone barn to new dwelling with associated parking and domestic curtilage	1	1	31/01/2022	0	0	1	1	0	0
Stokenham	0086/22/FUL	Torcross Chapel Torcross TQ7 2TJ	Conversion of former chapel into a single dwelling	1	1	01/09/2022	0	0	0	0	1	1
Stokenham	3447/21/FUL	The Forge Chillington TQ7 2HS	Conversion of redundant forge to dwelling, and associated internal and external alterations	1	1	05/07/2022	0	0	0	0	1	1
Stokenham	1530/17/FUL & 2235/18/FUL	Langholm Chillington Kingsbridge TQ7 2JY	2235/18/F - Demolition of existing doctor's surgery, extension of existing bungalow and building 2 no. new houses. 1530/17/FUL 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)	2	2	24/05/2019	0	0	1	1	1	1
Stokenham	4032/19/FUL	Mattiscombe Farm Stokenham TQ7 2SR	Conversion of redundant barn into three dwelling houses	3	3	24/04/2020	0	0	1	1	2	2
Strete	3076/19/FUL	The Coach House, Tallis Rock Vicarage Lane Strete TQ6 0RN	Demolition of existing dwelling and construction of new dwelling	1	0	29/04/2020	0	0	0	0	0	1
Strete	1890/22/FUL	Strete Barton Totnes Road Strete TQ6 0RU	Change of use from bed & breakfast accommodation to be used as part of the existing single dwelling	1	0	22/07/2022	0	0	0	0	0	1

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Strete	3431/22/FUL	Driftwood House Strete TQ6 0RR	Demolition of existing dwelling & construction of new dwelling as previously approved under application number 1369/18/FUL	1	0	01/02/2023	0	0	0	0	0	1
Strete	3400/18/FUL APP/K1128/W/19/32 28098& 4417/21/FUL	Blindwells, Hynetown Road, Strete, Devon TQ6 0RS	4447/21/FUL - Proposal for 3no. outdoor heated swimming pools relating to the previously approved 3no. residential dwellings (Resubmission of 1349/21/FUL) . 3400/18/FUL - Demolition of buildings and redevelopment of site with 3no. detached dwellings	3	1	12/03/2021	0	0	0	0	1	3
Thurlestone	3077/21/FUL	West Buckland Farm West Buckland TQ7 3AH	READVERTISEMENT (Amended advert reasons) Replacement dwelling with landscaping and retention of outhouse as covered parkin	1	0	02/02/2022	0	0	0	0	0	1
Thurlestone	1633/22/FUL	21 Eddystone Road Thurlestone TQ7 3NU	Demolition of existing house & garage & erection of replacement house & garage with associated landscaping works (Re-submission of 4754/21/FUL)	1	0	18/07/2022	0	0	0	0	0	1
Thurlestone	3954/22/FUL	Cowrie House Ilbert Road Thurlestone TQ7 3NY	Demolition & replacement of existing dwelling	1	0	13/02/2023	0	0	0	0	0	1
Thurlestone	1890/19/FUL & 1018/23/CLE	Summer Cottage West Buckland TQ7 3AF	1018/23/CLE - Certificate of lawfulness for existing implementation of planning permission 1890/19/FUL for the construction of a new dwelling, development works undertaken include the construction of a foundation trench on the southern boundary of new dwelling & trench extends from the eastern boundary of the existing dwelling which will be demolished 1890/19/FUL - Demolition of existing dwelling and erection of replacement dwelling.	1	0	20/03/2023	0	0	0	0	0	1
Thurlestone	3632/19/ARM & 3755/19/ARM	Plot 29, Highfield Eddystone Road Thurlestone TQ7 3NU	3755/19/ARM - Application for approval of reserved matters following outline consent 3203/16/OPA for design and external appearance of the dwelling and attached garage, siting, materials, access, landscaping and all other works. 3632/19/ARM - Application for approval of reserved matters following outline approval reference 3203/16/OPA for appearance, landscaping, access and layout of dwelling and attached garage	1	1	14/01/2020	0	0	0	0	1	1
Thurlestone	1096/21/FUL	Land to the rear of Cob Cottage Thurlestone TQ7 3NJ	Erection of detached dwelling and associated parking and landscaping	1	1	24/01/2022	0	0	0	0	1	1

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Thurlestone	0216/19/FUL & 3601/22/CLE	Land to the rear of Cowrie House Ilbert Road Thurlestone Devon TQ7 3NY	3601/22/CLE - Certificate of Lawfulness for Existing material commencement of building operations undertaken pursuant to the conditional planning consent 0216/19/FUL granted on 24 January 2020 for Erection of new dwelling, double garage & associated works0216/19/FUL - Erection of new dwelling, double garage and associated works	1	1	29/11/2022	0	0	0	0	1	1
Thurlestone	3956/18/FUL	Land At Sx 679 438 West Buckland Thurlestone TQ7 3AF	Erection of new dwelling	1	1	04/06/2020	0	0	1	1	0	0
Totnes	0348/22/FUL	5 Christina Parade Totnes TQ9 5UU	Change of use of takeaway food premises to residential	1	0	22/04/2022	0	0	0	0	0	1
Totnes	3829/22/FUL	Robinswood Jubilee Road Totnes TQ9 5BW	Demolition of existing house & rebuilding to create a new 4 bed house (retrospective)	1	0	02/02/2023	0	0	0	0	0	1
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.	1	1	30/01/2017	0	0	1	1	0	0
Totnes	3195/19/FUL	Glebe Coach House Manor Way Totnes TQ9 5HP	READVERTISEMENT (Revised plans received) Replacement of existing garage/store to provide one dwelling	1	1	16/01/2020	0	0	1	1	0	0
Totnes	3818/19/FUL	Bourton Linhay Bourton Lane Totnes TQ9 6LA	Conversion of redundant agricultural barn to dwelling plus extension	1	1	12/03/2020	0	0	0	0	1	1
Totnes	2510/20/FUL	Development Site At Sx 814 606 Jubilee Road Totnes	Construction of new 3 bed dwelling with parking	1	1	28/09/2020	0	0	1	1	0	0
Totnes	1592/20/FUL	Foxgloves, Sharpham Drive, Totnes TQ9 5HE	Construction of new 3 bedroom dwelling within the residential curtilage of existing house	1	1	07/10/2020	0	0	0	0	1	1
Totnes	2970/20/FUL	Hopwood Swallow LLP Pleases Passage High Street Totnes TQ9 5QN	Change of use and conversion of office to single dwelling	1	1	20/11/2020	0	0	0	0	1	1
Totnes	2740/20/FUL	Land Opposite 2 And 3 Argyle Terrace Argyle Terrace Totnes	READVERTISEMENT (Revised plans received) Proposed construction of new dwelling	1	1	04/12/2020	0	0	1	1	0	0
Totnes	1260/21/POD	26 Fore Street Totnes Devon TQ9 5DX	Application to determine if prior approval if required for proposed change of use from offices (Class B1(a)) to 1 no. dwellinghouse (Class C3)	1	1	10/06/2021	0	0	0	0	1	1
Totnes	4165/20/FUL	4 Radnor Terrace Totnes TQ9 5JW	Demolition of garages and construction of new dwelling	1	1	28/07/2021	0	0	0	0	1	1
Totnes	3353/21/FUL	3 New Walk Totnes TQ9 5HA	Conversion of beauty salon into private dwelling	1	1	23/11/2021	0	0	0	0	1	1
Totnes	4022/22/FUL	37 Fore Street Totnes TQ9 5HN	Change of use application from staff room/storage space to one bed residential unit	1	1	20/02/2023	0	0	0	0	1	1

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Totnes	3545/20/FUL	4 and 4A New Walk Totnes TQ9 5HA	READVERTISEMENT (Revised plans received) Application for change of use to form two dwellings	2	2	11/08/2021	1	1	1	1	0	0
Totnes	3679/22/FUL	92 High Street Totnes TQ9 5SW	Change of use from shop to residential of part of the ground floor & entire first & second floors comprising two dwellings & second floor roof conversion/extension	2	2	24/03/2023	0	0	0	0	2	2
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	3	3	19/10/2015	0	0	3	3	0	0
Ugborough	1733/18/FUL	Haydens Farm Yellowberries Lane Wrangaton Devon TQ10 9HB	Replacement of existing temporary dwelling with permanent bungalow	1	1	22/10/2018	0	0	1	1	0	0
Ugborough	1380/20/OPA & 0404/21/FUL	Higher Coarsewell Ugborough PL21 0HP	0404/21/FUL - READVERTISEMENT (Revised plans received and amended description) Provision of agricultural workers dwelling. 1380/20/OPA - Outline application with all matters reserved for provision of agricultural worker's dwelling	1	1	12/11/2021	0	0	0	0	1	1
Ugborough	3557/21/PDM	Venn Farm Ugborough PL21 0PE	Application to determine if prior approval is required for a proposed change of use of Agricultural building to 1no. dwellinghouse (Class C3	1	1	12/11/2021	0	0	0	0	1	1
Ugborough	1811/16/ARM & 0795/21/OPA & 2523/22/ARM	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH	2523/22/ARM -Application for approval of reserved matters following outline approval 0795/21/OPA (outline application with all matters reserved for demolition of garage and erection of a single split level dwelling) relating to access, appearance, landscaping and layout. 0795/21/OPA - Outline application with all matters reserved for demolition of garage and erection of a single split level dwelling. 1811/16/ARM - 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	1	1	25/10/2022	0	0	0	0	1	1
Ugborough	2760/22/FUL	Wadadli Lodge Bittaford PL21 0DS	Change of use of existing holiday let to dwelling	1	1	04/10/2022	0	0	0	0	1	1
Ugborough	0788/21/OPA	Whiteoaks Davids Lane Filham PL21 0DW	Outline application with all matters reserved for construction of 2 residential dwellings	2	2	01/03/2022	0	0	0	0	2	2

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Ugborough	0746/16/FUL & 0228/20/FUL	Earlscombe Farm Bittaford Devon PL21 0LD	0228/20/FUL - Conversion of agricultural buildings to create three new dwellinghouses including alteration & partial demolition of existing building and change of use of agricultural land to ancillary domestic curtilage. 0746/16/FUL - 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	3	3	07/05/2020	1	1	1	1	1	1
Ugborough	0722/19/FUL	Vacant Land South of Coach House Wrangaton TQ10 9HD	Erection of 5 dwellings and associated parking	5	5	17/07/2020	0	0	0	0	5	5
Ugborough	3460/17/OPA	Lutterburn Farm Lutterburn Street Ugborough PL21 0NG	READVERTISEMENT (Revised Red Line Plan) Outline application with some matters reserved for 7 self-build/custom-build dwellings (five open market and 2 affordable self-build plots)	7	7	16/03/2022	0	0	0	0	7	7
Wembury	1274/19/FUL	1 Knighton Road Wembury Devon PL9 0EA	Erection of two-storey house with provision of 2 car parking spaces (Resubmission of 3375/18/FUL)	1	1	27/06/2019	0	0	0	0	1	1
Wembury	3490/18/FUL	Western Barn Manor Farm Staddiscombe Plymouth PL9 9ND	READVERTISEMENT (Revised Plans) Change of use/conversion of agricultural building to dwelling	1	1	11/07/2019	0	0	1	1	0	0
Wembury	3221/21/FUL	Land on the South West Side of Cliff Road Cliff Road Wembury	New dwelling	1	1	20/12/2021	0	0	0	0	1	1
Wembury	1445/20/FUL	Shiloh Veasy Park Wembury PL9 0ES	READVERTISEMENT (Revised Plans Received) Replacement 4no. bed dwelling and additional 1 no. bed dwelling	2	1	20/11/2020	1	1	0	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	2	2	31/10/2017	0	0	1	1	1	1
Wembury	0078/21/FUL	Eddystone Inn Car Park Heybrook Drive Heybrook Bay	Construction of two detached houses on half of the car park	2	2	22/04/2022	0	0	0	0	2	2
Wembury	4670/21/FUL	Development Site North East of Pendyce Heybrook Drive Heybrook Bay PL9 0BS	Change of design to planning approval 58/2876/12/F to change pair of attached 3 bed properties to attached 2 bed and 4 bed properties	2	2	09/05/2022	0	0	2	2	0	0

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West Alvington	1004/20/FUL	Barn at Cholwells Farm Adjacent to Cholwells Farmhouse Woolston TQ7 3BH	Conversion of redundant barn / outbuilding to dwelling	1	1	08/06/2020	0	0	0	0	1	1
West Alvington	1655/19/OPA & 1730/22/ARM	Land at SX731422 Gerston Gate Barn West Alvington Kingsbridge TQ7 3BN	1730/22/ARM - Application for approval of reserved matters following outline approval 1655/19/OPA (Provision of agricultural worker's dwelling) relating to access, appearance, landscaping, layout & scale. 1655/19/OPA - Application for Outline Planning Permission (with all matters reserved) for provision of an agricultural worker's dwelling	1	1	22/07/2022	0	0	0	0	1	1
West Alvington	3288/22/FUL	Easton Farm West Alvington TQ7 3BD	Change of use of old granary to a single residential dwelling	1	1	06/03/2023	0	0	0	0	1	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	1	1	26/04/2016	0	0	1	1	0	0
Woodleigh	1564/18/FUL (Alteration of application see 4285/17/FUL)	Orchard Barn Lowerdale Woodleigh Devon TQ7 4DJ	Conversion of barn to dwelling, extension of curtilage and provision of garage	1	1	18/06/2019	0	0	1	1	0	0
Woodleigh	2667/21/OPA	Hendham View Farm Woodleigh	Outline application with some matters reserved for the provision of an agricultural workers dwelling including landscaping	1	1	27/05/2022	0	0	0	0	1	1
Yealmpton	4149/19/FUL	8 Waltacre Yealmpton PL8 2LY	Replacement of existing dwelling with energy efficient dwelling on same footprint, and construction of single detached garage	1	0	13/02/2020	0	0	0	1	0	0
Yealmpton	3909/17/FUL	Wilburton Farm Burraton Yealmpton PL21 9LB	Barn conversion to dwelling	1	1	19/02/2018	0	0	1	1	0	0
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. Decision date - 21/09/2016)	1	1	16/04/2019	0	0	1	1	0	0
Yealmpton	3888/20/FUL	Western Farm Worston Yealmpton	Replacement of existing barn previously approved under Class Q (a&b) (application ref 0127/20/PDM) with new dwelling	1	1	05/05/2021	0	0	1	1	0	0

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Yealmpton	3355/20/FUL	Sunridge Treehouse Worston Yealmpton PL8 2LN	Change of use from holiday let unit to residential unit as managers accommodation with new extension for additional bedroom and site office	1	1	16/06/2021	0	0	1	1	0	0
Yealmpton	1817/21/PDM	Waye Farm Barn Ermington	An application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 x no. dwellinghouse (Class C3) including building operation	1	1	05/01/2022	0	0	1	1	0	0
Yealmpton	0326/20/FUL	Development Site West Of Yealmbury Villa Road Off Bowden Hill Yealmpton Devon	Erection of dwelling (renewal of permission 0390/17/FUL)	1	1	19/08/2022	0	0	0	0	1	1
Yealmpton	2158/18/PDM & 0360/19/PDM & 3716/19/PDM & 1378/22/FUL	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	26/05/2023	0	0	0	0	1	1
Yealmpton	0331/20/OPA	Western Torr Bowden Hill Yealmpton PL8 2JX	Outline application with all matters reserved for provision of dwelling (resubmission of 0367/17/OPA)	1	1	19/08/2022	0	0	0	0	1	1
Yealmpton	3889/19/FUL	Paddyacre Bowden Hill Yealmpton PL8 2JX	Removal and replacement of existing garage and formation of two new dwellings (resubmission of 2520/19/FUL)	2	2	27/07/2020	0	0	0	0	2	2
Yealmpton	4071/20/FUL	Hall Torrs Barn Yealmpton Devon PL8 2LW	Full application for conversion of barn to two dwellings following class Q consent, with extension of curtilage and landscaping	2	2	18/05/2021	0	0	0	0	2	2
Totals									176	216	263	312

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Beaworthy	3271/22/PDM	Broadmoor Farm Beaworthy EX21 5AA	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	16/11/2022	0	0	0	0	1	1
Beaworthy	1051/22/FUL	Higher View Farm Broadbury Okehampton EX20 4LG	READVERTISEMENT (Revised Plans) Provision of a permanent rural workersdwelling	1	1	06/12/2022	0	0	0	0	1	1
Bere Ferrers	0521/22/FUL	The Count House Weir Quay Bere Alston PL20 7BT	Change of use of building from holiday let (granted under 1639/18/FUL)to a dwelling	1	1	26/08/2022	0	0	0	0	1	1
Bere Ferrers	0454/22/FUL	Trelyn Bere Alston PL20 7JA	Replacement dwelling, including replacement roof at adjacent shed for mitigation, and reconfiguration of vehicle entrance	1	0	01/07/2022	0	0	0	0	0	1
Bere Ferrers	1902/20/FUL	Land Adjacent To Sleepy Hollow Bedford Street Bere Alston	READVERTISEMENT (Revised Plans Received) Erection of three detached houses with new access and parking	3	2	26/04/2022	0	0	0	0	2	3
Bere Ferrers	3281/19/FUL	Hallowell Ford Bere Ferrers PL20 7LD	Replacement dwelling (resubmission of 1951/19/FUL)	1	0	16/12/2019	0	0	0	1	0	0
Bere Ferrers	3864/18/FUL	Newhouse Farm House Road From Woolacombe Cross To Chulmland Cottages Bere Alston Devon PL20 7ED	Conversion of barn to dwelling - amended plans to previous approval	1	1	12/12/2019	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Bere Ferrers	2100/18/FUL	Holmoak Bere Alston Yelverton PL20 7HJ	Demolition of agricultural workers dwelling and construction of unrestricted dwelling. Temporary placement of 2 mobile homes (one already in place) for accommodation during construction (resubmission of 1982/17/FUL)	1	0	17/09/2018	0	0	0	1	0	0
Bondleigh	1218/22/FUL	The Stables Bondleigh North Tawton EX20 2AL	Change of use of a redundant rural traditional agricultural barn to full residential use (Class C Dwelling house) (Resubmission of 0279/22/FUL)	1	1	13/06/2022	0	0	0	0	1	1
Bondleigh	3932/21/FUL	The Shippon Cholhouse Bondleigh EX20 2AL	Barn conversion change of use to C3 dwelling house	1	1	14/01/2022	0	0	1	1	0	0
Bondleigh	1374/21/FUL	Westworthy Bondleigh EX20 2DJ	Conversion of traditional barn structures to form two, three bedroom dwellings	2	2	02/12/2021	0	0	0	0	2	2
Bondleigh	0256/23/PDM	Barns at SS 6633 0463 Bondleigh	Application to determine if prior approval is required for proposed change of use of agricultural building to 4No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	4	4	28/03/2023	0	0	0	0	4	4
Bradstone	4062/18/FUL	Holland Farm Road Past Torr Barn Bradstone PL19 0QT	Conversion of redundant agricultural buildings to form two holiday cottages and two dwellings; alteration to accesses and associated works including demolition /removal of 6 modern structures	4	2	15/02/2019	1	2	0	1	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Bratton Clovelly	4075/21/PDM	Barn South of Kalehouse Farm Bratton Clovelly EX20 4JG	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (ClassQ(a+b))	1	1	26/01/2022	0	0	1	1	0	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	1	1	10/06/2016	0	0	1	1	0	0
Brentor	1757/21/FUL	West Liddaton Farm Liddaton Coryton EX20 4AD	Conversion of traditional building to residential dwelling	1	1	03/05/2022	0	0	0	0	1	1
Bridestow	2450/20/PDM & 2671/21/FUL	Standon Farm Road From Belle Vue To Fox And Hounds Cross Bridestowe EX20 4ET	2671/21/FUL - READVERTISEMENT (Revised description) Demolition of agricultural building with prior approval to convert to dwelling under 2450/20/PDM. Erection of dwelling and garage/workshop with associated works. 2450/20/PDM - Prior approval from agricultural building to dwelling C3	1	1	15/09/2021	0	0	1	1	0	0
Bridestow	1105/17/FUL & 1670/18/ARC	Barn South West Of Hillside Pool Hill Bridestowe EX20 4EN	1670/18/ARC - Application for approval of details reserved by Conditions 5 and 6 of Planning Consent 1105/17/FUL. 1105/17/FUL - Change of use and conversion of an agricultural building to a single residential dwelling and associated works	1	1	17/06/2019	0	0	1	1	0	0
Bridestowe	3597/20/FUL	Land to rear of Ingleside Launceston Road Bridestowe EX20 4EQ	Construction of dwelling and demolition of existing store	1	1	06/01/2021	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Bridestowe	4161/16/OPA & 4136/19/FUL & 2700/22/FUL	Land at SX 516 892 Opposite Springfield Park Bridestowe	2700/22/FUL - PLOT 1 - The erection of 1 no. dwelling and associated works.4136/19/FUL - Erection of four dwellings. 4161/16/OPA - READVERTISEMENT (Procedural Purposes) Outline planning application with all matters reserved for construction of 4 dwellings	4	4	20/12/2022	0	0	1	1	3	3
Bridestowe	3773/21/OPA	Knole Farm Bridestowe EX20 4HA	READVERTISEMENT (Revised Site Location plan received) Outline application with all matters reserved for proposed construction of agricultural workers dwelli	1	1	06/05/2022	0	0	0	0	1	1
Broadwoodkelly	2600/21/FUL	Highcroft Broadwoodkelly EX19 8EL	READVERTISEMENT (revised plans) Construction of four new dwellings including one affordable and three open market with associated parking and infrastructure	4	4	12/10/2022	0	0	0	0	4	4
Broadwoodkelly	4219/21/PDM & 2100/22/FUL	Barn at Holbrook Broadwoodkelly EX19 8EF	2100/22/FUL - Creation of a dwelling (following a Class Q Prior Notification being granted under ref 4219/21/PDM). 4219/21/PRM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	07/10/2022	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Broadwoodkelly	2303/22/FUL	Former Methodist Chapel Broadwoodkelly Winkleigh EX19 8EQ	Change of use from redundant chapel to dwelling	1	1	22/08/2022	0	0	1	1	0	0
Broadwoodkelly	1408/21/OPA & 3975/21/ARM	Lower Ingleigh Broadwoodkelly Winkleigh EX19 8BU	3975/21/ARM - Application for approval of reserved matters seeking approval for design and layout following outline approval 1408/21/OPA for erection of agricultural works dwelling 1408/21/OPA - Outline application with some matters reserved for erection of agricultural workers dwelling	1	1	14/03/2022	0	0	1	1	0	0
Broadwoodkelly	3123/21/FUL	Cherry Hayes Ingleigh Green Broadwoodkelly EX19 8AT	Replacement dwelling	1	0	28/01/2022	0	0	0	1	0	0
Broadwoodkelly	3621/19/FUL	Lewersland Farm Broadwoodkelly EX19 8EF	Conversion of redundant barn to dwelling	1	1	06/01/2020	0	0	1	1	0	0
Buckland Monachorum	2792/22/FUL	Green Acres Crapstone Yelverton PL20 7PJ	Erection of an energy efficient self-build home	1	1	21/10/2022	0	0	0	0	1	1
Buckland Monachorum	4704/21/FUL	Development Site At Sx 498 653 Yelverton	Proposed New Dwelling (replacement of existing bungalow now demolished). Variation to footprint, style and design from approved scheme APP/Q1153/W/20/3259929 SW Devon planning scheme 1223/20/FUL	1	0	01/06/2022	0	0	0	0	0	1
Buckland Monachorum	0083/22/FUL	Down Park House Golf Links Road Yelverton PL20 6BN	Sub-division Of second floor of house with revised access to form separate residential unit with construction of new first floor entrance	2	1	29/04/2022	0	0	0	0	1	2

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Buckland Monachorum	0131/19/OPA & 1258/16/OPA & 0186/22/ARM	Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW	0186/22/ARM - Application for approval of reserved matters seeking approval for appearance, landscaping and layout following planning approval 0131/19/OPA 0131/19/OPA - Application for approval of reserved matters following outline approval 4170/18/OPA for agricultural workers dwelling Outline application with some matters reserved for erection of one dwelling. 1258/16/OPA - Outline planning application for erection of dwelling	1	1	11/03/2022	0	0	0	0	1	1
Buckland Monachorum	3963/20/FUL & 4261/17/FUL	West Harrow Road From The Crescent To Woodend Crapstone Devon PL20 7PW	3963/20/FUL - Proposed detached dwelling and garage (resubmission of 4261/17/FUL). 4261/17/FUL - Application for construction of new detached 4 bedroom dwelling with integral double garage	1	1	16/07/2021	0	0	0	0	1	1
Buckland Monachorum	3319/18/OPA & 0152/21/ARM	4 Moorland Court Yelverton Devon PL20 6BL	0152/21/ARM - Application for approval of reserved matters following outline application 3319/18/OPA for the erection of two dwellings (resubmission of 2785/20/ARM 3319/18/OPA - Outline application with some matters reserved for demolition of existing bungalow and erection of 2 dwellings	2	1	04/06/2021	0	0	1	2	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Buckland Monachorum	2070/19/FUL appeal no. APP/Q1153/W/20/3259929	Bickham Barton Bungalow, Roborough PL6 7BJ	Provision of dwelling	1	1	07/01/2021	0	0	0	0	1	1
Buckland Monachorum	0875/18/FUL & 3046/21/ARC	Pilchers Field The Crescent Crapstone PL20 7PS	Application for two storey extension to existing supported sheltered home to provide 6no. self-contained apartments, communal lounge with additional car parking	6	6	04/08/2021	0	0	0	0	6	6
Buckland Monachorum	0192/16/FUL	Crossways Axtown Lane Yelverton Devon PL20 6BU	Replacement dwelling	1	0	11/11/2016	0	0	0	1	0	0
Buckland Monachorum	3213/21/FUL	Pound Farm Buckland Monachorum PL20 7LH	Conversion of redundant barn into dwelling (Resubmission of 0607/21/FUL)	1	1	16/01/2023	0	0	0	0	1	1
Drewsteignton	3585/17/PDM & 3301/20/PDM	Land Opposite West Fursham Road Past Homefield Drewsteignton Devon prev app down as Agricultural Building at SX71306 93514 West Park Farm Drewsteignton	3301/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) andfor associated operational development (Class Q(a+b))3585/17/PDM - 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))	1	1	23/11/2020	0	0	0	0	1	1
Dunterton	2186/20/PDM	Barn at NGR SX 382 798 Dunterton Farm Dunterton PL19 0QJ	Prior notification for proposed change of use of agricultural buildingto dwellinghouse (Class C3) and for associated operational development(Class Q(a+b))	1	1	10/09/2020	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Exbourne	0039/22/PDM Appeal Number APP/Q1153/W/22 /3297510	Higher Narracott, Road from Townsend Farm to Waterhouse Farm Lane, Exbourne EX20 3QX	Application to determine if prior approval is required for proposed change of use of Agricultural building to No.2 Dwellinghouses (Class C3) and for associated operational development (Class Q (a +b))	2	2	20/01/2023	0	0	0	0	2	2
Exbourne	2574/22/PDM	Higher Narracott Exbourne EX20 3QX	Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	2	2	16/09/2022	0	0	0	0	2	2
Exbourne	3636/20/FUL	Coxwell Farm Exbourne EX20 3QX	Planning Application for proposed barn conversion	1	1	21/12/2021	0	0	0	0	1	1
Exbourne	0322/21/FUL & 0628/20/OPA	Land at SX 599 102 North of B3217 Exbourne EX20 3SH	0322/21/FUL -Erection of 2no dwellings (resubmission of 2977/20/FUL). 0628/20/OPA - Outline application (with all matters reserved) for erection of 2no. dwellings (resubmission of 0851/19/OPA)	2	2	13/04/2021	0	0	0	0	2	2
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)	9	9	25/10/2017	5	5	0	0	4	4

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Germansweek	3137/20/FUL	Eworthy Methodist Church Eworthy Germansweek EX21 5AH	READVERTISEMENT (Revised plans recieved) Change of use from D1 (placesof worship) to C3 (dwelling house) to be used as holiday rental. Installation of log burner flue and solar hot water panels to roof	1	1	05/01/2021	0	0	0	0	1	1
Gulworthy	1551/20/FUL	Gulworthy Farm Gulworthy PL19 8JQ	Proposed conversion of small stone barn to form dwelling	1	1	04/01/2022	0	0	0	0	1	1
Gulworthy	1989/20/PDM	Barn at Dove Cottage Down House Farm Mill Hill Lane Tavistock PL19 8NH	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a)and(b))(Resubmission of 2547/19/PDM)	1	1	26/01/2021	0	0	1	1	0	0
Gulworthy	2296/22/FUL	Morwell Down Bungalow Morwellham PL19 8JH	Application for a replacement dwelling (retrospective)	1	0	17/01/2023	0	0	0	0	0	1
Hatherleigh	4622/21/PDM	Langabeare Barn A386 Hatherleigh Road	Application to determine if prior approval is required for proposed change of use of agricultural building to 1no dwelling house (Class C3) and for associated operational development (Class Q(a+b	1	1	31/01/2022	0	0	0	0	1	1
Hatherleigh	4281/21/pdm	Lower Lower Hatherleigh EX20 3LF	pplication to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b)	1	1	14/01/2022	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Hatherleigh	3162/21/PDM	Barn at Higher Stockbeare Farm, Jacobstowe, EX20 3PZ	Application to determine if prior approval is required for proposed change of use of agricultural building to 3 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	3	3	29/10/2021	0	0	0	0	3	3
Hatherleigh	2765/21/PDM	Fishleigh House, Hatherleigh, EX20 3QA	Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 5 no. dwellinghouses (ClassC3)	4	4	08/09/2021	0	0	0	0	4	4
Hatherleigh	1499/21/PDM	Fishleigh House Road Past Hele Bridge Hatherleigh EX20 3QA	Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and associated operational development (ClassQ(a+b))	1	1	14/06/2021	0	0	0	0	1	1
Hatherleigh	0121/19/OPA & 3197/20/ARM	Land At Reed Down Higher Street Hatherleigh Devon EX20 3JF	3197/20/ARM - Application for approval of reserved matters following outline approval 0121/19/OPA for single dwelling0121/15/FUL - Outline application with all matters reserved for single dwelling	1	1	10/06/2021	0	0	1	1	0	0
Hatherleigh	0794/17/FUL & 3439/20/OPA	Land at Red Lane Hatherleigh Devon	3439/20/OPA-Outline Planning Application with all matters reserved for erection of detached dormer bungalow 0794/17/FUL-Application for Outline approval for a detached dormer style bungalowwith all matters reserved.	1	1	21/12/2020	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Hatherleigh	1635/18/OPA & 0629/20/ARM	Biddicombe Park Road Hatherleigh Devon EX20 3JS	0629/20/ARM - READVERTISEMENT (Revised Plans Received) Approval of reserved matters following outline approval reference 1635/18/OPA. 1635/18/OPA-Outline application (with all matters reserved) for erection of 2no. dwellings	2	2	26/11/2020	0	0	0	0	2	2
Hatherleigh	2214/17/PDM & 1418/19/FUL	Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH	1418/17/FUL - Change of use of barn to dwelling and associated works 2214/17/PDM - 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))	1	1	12/09/2019	0	0	1	1	0	0
Hatherleigh	3091/15/FUL	South Moor Road From Langabear Moor To So Jacobstowe Devon EX20 3PZ	Replacement of existing dwelling and outbuildings with a single dwelling.	1	0	04/04/2016	0	0	0	1	0	0
Hatherleigh	4017/21/FUL	Pressland House Hatherleigh EX20 3LW	Retrospective application for the continued use of the building as a residential dwelling and annex	1	1	21/12/2022	0	0	0	0	1	1
Highampton	0124/22/FUL	Town Barton Farm Highampton EX21 5LE	Removal of open sided barn to be replaced with two new dwellings	2	2	08/06/2022	0	0	0	0	2	2
Highampton	2838/21/PDM & 3714/21/FUL	Barn Adj to Greenacres Farm, highampton, EX21 5LU	3714/21/FUL - Conversion of barn to dwelling. 2838/21/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 No. dwelling (Class C3)	1	1	22/12/2021	0	0	0	0	1	1
Highampton	1804/19/FUL	Bella Vista Burdon Lane Highampton Devon EX21 5LX	Erection of new dwelling	1	1	05/08/2019	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Highampton	0436/19/ARM & 0684/16/OPA	The Golden Inn Burdon Lane Highampton Devon EX21 5LT	0684/16/OPA - Outline Planning Permission with all matters reserved for detached bungalow. 0436/19ARM - Erection of dwelling (Application for approval of reserved matters following outline approval 0684/16/OPA)	1	1	17/05/2019	0	0	1	1	0	0
Highampton	0392/17/ARM	Clannica Land Adjacent To Village Hall Highampton Devon	Application for approval of reserved matters following outline approval. (0618/16/OPA)	1	1	11/04/2017	0	0	1	1	0	0
Highampton	2947/22/OPA	Lower Venton Farm Highampton EX21 5LJ	Outline application with some matters reserved (access, appearance, landscaping, layout & scale) for construction of a permanent rural workers dwelling & garage with associated works	1	1	11/01/2023	0	0	0	0	1	1
Iddesleigh	3970/16/FUL & 1121/20/FUL & 1734/21/VAR	Nethercott Barton Road From Week Moor Cross To R Iddesleigh EX19 8SN	1121/20/FUL - New dwelling and detached garage (revised proposals for application 3970/16/FUL) 3970/16/FUL - Proposed alteration of the layout of a previously approved C3 barn conversion (2577/15/PDM)	1	1	20/07/2021	0	0	1	1	0	0
Iddesleigh	1087/20/PDM	Coombe Farm Iddesleigh EX19 8BN	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))	1	1	14/08/2020	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Iddesleigh	4402/22/PDM	Higher Broadpark Barn Iddesleigh EX19 8BN	Application to determine if prior approval is required for proposed change of use of agricultural building to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	03/02/2023	0	0	0	0	2	2
Inwardleigh	1286/18/PDM & 0225/21/FUL	Traditional Building Downhouse Farm Folly Gate Okehampton EX20 3AE	0225/21/FUL - Proposed two bedroom bungalow. 1286/18/PDM - Prior approval of proposed change of use of agricultural building to 1no. dwellinghouse (Class C3)(Class Q(a))	1	1	26/03/2021	0	0	1	1	0	0
Inwardleigh	1326/17/FUL & 2288/20/FUL	Lower Eastwood Farm Okehampton EX20 3AE	2288/20/FUL - Demolition of two existing buildings and construction of new eco-dwelling, ancillary garage and barn with associated landscaping 1326/17/FUL - Single eco-dwelling to replace 2No. residential dwellinghouses given prior approval under LPA Ref. 00954/2015	1	1	02/11/2020	0	0	1	1	0	0
Inwardleigh	3913/16/PDM	Goldburn Farm Inwardleigh	Notifiation for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associatedoperational development.	1	1	23/01/2017	0	0	1	1	0	0
Jacobstowe	2789/21/FUL	The old Mill Jacobstowe EX20 3RE	Change of use of the Old Mill building to C1+C3 (residential) to form 1no. dwellinghouse/guesthouse (resubmission of 2085/20/FUL	1	0	09/11/2021	0	0	0	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Kelly	2154/22/FUL	Cleave Farm Kelly PL16 0HL	Proposed agricultural workers dwelling	1	1	06/09/2022	0	0	1	1	0	0
Kelly	0082/19/FUL & 2064/21/CLE	Former Kennels adjoining Grattons Kelly PL16 0HQ	2064/21/CLE - Lawful development certificate for existing material commencement of building operations in accordance with condition 1 of planning consent 0082/19/FUL (Proposed change of use of agricultural barn (historically used as kennels) into a dwelling)0082/19/FUL - Proposed change of use of agricultural barn (historically used as kennels) into a dwelling	1	1	22/03/2019	0	0	1	1	0	0
Lamerton	2382/17/FUL & 1103/20/ARC	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.	2	1	07/04/2020	0	0	1	1	0	1
Lifton	4116/17/OPA & 4762/21/ARM	Borough House Fore Street Lifton PL16 0BH	4762/21/ARM - Application for approval of reserved matters, seeking approval for access, appearance, landscaping, layout, and scale following outline approval 4116/17/OPA. 4116/17/OPA - Outline planning application with all matters reserved for the erection of 5 dwellings, following demolition of existing agricultural building	5	5	26/09/2022	0	0	0	0	5	5
Lifton	0487/22/FUL	Glenvale Glenside, Old Tinhay Lifton PL16 0AL	Replacement dwelling at Glenvale	1	0	31/08/2022	0	0	0	1	0	0

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Lifton	3678/20/PDM & 1580/21/FUL	Cart Lodge Farm (Barn 'B') Launceston PL15 9QX	1580/21/FUL - Proposed conversion of barn to dwelling including alterations and extensions, erection of garage, extension to approved residential curtilage and landscape scheme (previous approval 3678/20/PDM 3678/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse(Class C3) and for associated operational development (Class Q(a+b))	1	1	11/01/2022	0	0	0	0	1	1
Lifton	3807/20/FUL	Glenvale Nursery North Road Lifton Devon PL16 0DS	Planning application for conversion of former shop to residential dwelling	1	1	10/08/2021	0	0	1	1	0	0
Lifton	01014/2015 & 2412/19/ARM	Smallacombe Lifton Lifton Devon PL16 0EB	01014/2015-Application for the erection of a dwelling. 2412/19/ARM - Approval of reserved matters following outline approval 01014/2015	1	1	08/10/2019	0	0	1	1	0	0
Lifton	3379/22/FUL	The Lodge Fore Street Lifton PL16 0BH	Change of use from commercial to dwelling	1	1	20/02/2023	0	0	0	0	1	1
Lifton	2531/21/OPA	Wooladon Farm Liftondown PL16 0DD	Outline application with some matters reserved for erection of a dwelling for a farm manager together with access driv	1	1	03/05/2022	0	0	0	0	1	1
Milton Abbot	1610/20/FUL	Barn at Sx 415 809 Meadwell Kelly PL16 0HJ	Conversion of agricultural building to dwelling	1	1	25/05/2022	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Milton Abbot	4077/21/PDM	Barn at Willesley, Cardwell Farm Longcross Milton Abbot Tavistock PL19 0PY	Application to determine if prior approval is required for a proposed change of use of Agricultural building to 1 no. dwellinghouse (Class C3)	1	1	31/03/2022	0	0	0	0	1	1
Milton Abbot	4170/18/OPA & 3690/20/ARM	Land at SX 404 792 Fore Street South West Of Milton Abbot Devon	3690/20/ARM - 4170/18/OPA - Outline application for agricultural workers dwelling	1	1	27/01/2021	0	0	0	0	1	1
Milton Abbot	0676/20/FUL	Longbrook Farm Milton Abbot PL19 0PR	Conversion of barn to dwelling	1	1	22/04/2020	0	0	1	1	0	0
Milton Abbot	0887/17/FUL & 0013/21/CLE	Land Adjacent To April Cottage Chillaton Lifton PL16 0HR	0013/21/CLE - Confirmed that there has been a start on site. Proposed erection of 2 bedroom dwelling	1	1	26/10/2017	0	0	1	1	0	0
Monkokehampton	0996/22/FUL	Burrow Farm Monkokehampton EX19 8RZ	Change of use of annexe/holiday accommodation to be used for permanent residential use	1	1	10/06/2022	0	0	0	0	1	1
North Tawton	3254/17/OPA & 1648/21/ARM	Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA	1648/21/ARM - Application for approval of reserved matters following outline approval 3254/17/OPA for residential development of two dwellings. 3254/17/OPA Outline planning application with all matters reserved for residential development of two dwellings	2	2	13/05/2022	0	0	0	0	2	2
North Tawton	0033/21/FUL	7 Webbs Orchard North Tawton Devon EX20 2FE	Provision of detached dwelling and garage, with new detached garage to existing dwelling	1	1	06/09/2021	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
North Tawton	2900/20/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage inreplacement of existing barn.	1	1	07/10/2020	0	0	0	0	1	1
North Tawton	3987/20/FUL	Land at SX 665 019 East of Devonshire House Essington North Tawton EX20 2EX	Construction of five dwellings and associated works	5	5	15/03/2023	0	0	0	0	5	5
North Tawton	3043/15/OPA & 2531/19/ARM & 0379/20/ARM & 0439/20/FUL & 2630/20/ARM & 2944/20/ARM & 0720/20/ARM & 2900/20/FUL & 0846/21/FUL & 3222/21/FUL & 4269/21/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	4269/21/ARM - Application for reserved matters, seeking approval for access, appearance, landscaping, layout and scale, following outline approval 3043/15/OPA. 3222/21/FUL -Proposed dwelling, access and services (3043/15/OPA). 0088/22/FUL - REvised plans Plot 8 - Proposed dwelling, access and services (3043/15/OPA). 0846/21/FUL - Plot 8 Proposed dwelling, access and services2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage inreplacement of existing barn. 0720/20/ARM - Plot 3 Approval of reserved matters following outline approval reference 3043/15/OPA. 2944/20/ARM - Plot 6 Lethern's Meadow Land Adjacent To Bouchers Hill North Tawton 2630/20/ARM - Plot 2, Land Adjacent To Bouchers Hill North Tawton . 0439/20/FUL - Self Build Plot 8 Bouchers Hill North Tawton Application for proposed dwelling, access and services. 0379/20/ARM - Approval of	9	9	16/10/2019	3	3	4	4	2	2

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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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.	2	2	14/10/2014	1	1	1	1	0	0
Northlew	3068/22/PDM	Higher Eastcott Northlew EX20 3PT	Application to determine if prior approval is required for proposed change of use of barn to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	25/10/2022	0	0	0	0	1	1
Northlew	1272/21/FUL	Kesterfield Northlew EX20 3PN	Conversion and extension of barn to dwelling, and extension of previously approved residential curtilage (reference 0051/18/FUL)	1	1	27/08/2021	0	0	0	0	1	1
Northlew	2862/20/FUL	Nethercott Farm Southcott EX20 4NL	Erection of replacement residential dwelling and garage, two replacement outbuildings for ancillary domestic use, including demolition of existing buildings	1	0	03/11/2020	0	0	0	0	0	1
Northlew	1358/20/PDM	Overlake Farm Northlew EX20 3NG	Application to determine if prior approval if required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building works (Class Q(a+b))	1	1	17/06/2020	0	0	1	1	0	0
Northlew	4025/18/FUL & 1871/18/FUL	East Kimber Farm Northlew EX20 3NG	4025/18/FUL - Proposed conversion of barn into dwelling and garage (Resubmission of 1871/18/FUL) 1871/18/FUL - Proposed barn conversion into dwelling	1	1	28/01/2019	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Northlew	3815/16/FUL & 1383/20/CLE	Building On At Higher Southcombe Northlew Okehampton EX20 3PD	1383/20/CLE - Certificate of lawfulness for commencement of works of planning approval 3815/16/FUL (use of redundant dairy building as a dwelling) 3815/16/FUL - Change of use of agricultural building to dwelling	1	1	31/05/2017	0	0	1	1	0	0
Northlew	3340/22/PDM	Muddy Udders Farm Northlew EX20 3NG	Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	06/01/2023	0	0	0	0	2	2
Northlew	3424/22/PDM	Horrathorn Farm Northlew EX20 3BT	Application to determine if prior approval is required for a proposed change of use of agricultural building to 4No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	4	4	13/12/2022	0	0	0	0	4	4
Okehampton	2175/22/FUL	Ink Print 3 Station Road Okehampton EX20 1DY	READVERTISEMENT (Amended description & amended plans) Change of use of retail unit (Class E) to residential use (Class C3) & conversion of buildings to provide three additional flats	4	3	28/10/2022	0	0	3	4	0	0
Okehampton	1771/17/FUL & 0176/22/FUL	Land adjacent to 10 Upper Crooked Meadow Okehampton EX20 1WW	0176/22/FUL - New dwelling 1771/17/FUL - New dwelling	1	1	23/05/2022	0	0	0	0	1	1
okehampton	3578/21/FUL	The Annex to the rear of Bank 40 Fore Street Okehampton EX20 1EY	Change of use to form residential dwelling	1	1	21/03/2022	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Okehampton	3993/20/FUL	Development Site At Sx 585 955 Glendale Road Okehampton Devon	Proposed redevelopment of garages into 1 no. dwelling (Resubmission of 1693/20/FUL)	1	1	01/04/2021	0	0	0	0	1	1
Okehampton	0091/21/POD	20-21 Fore Street Okehampton EX20 1AJ	Application to determine if prior approval is required for proposed change of use from offices (Class BI(a)) to 1 no. flat (Class C3)	1	1	03/03/2021	0	0	1	1	0	0
Okehampton	2330/20/PDM	Barn at SX 590 949 Courtenay Road Okehampton	Application to determine if prior approval is required for proposed change of use of agricultural building to dwelling house (Class C3) and for associated works (Class Q(a+b))	1	1	22/09/2020	0	0	0	0	1	1
Okehampton	3101/19/FUL	2 Church Court St James Street Okehampton Devon EX20 1DJ	Conversion of shop (A 1) into two flats (C3)	2	2	17/09/2020	0	0	2	2	0	0
Okehampton	1365/20/POD	20-21 Fore Street Okehampton EX20 1AN (1st & 2nd floor)	Application to determine if prior approval is required for proposed change of use from offices (Class BI(a)) to 2 no. Dwelling houses (Class C3)	2	2	15/06/2020	0	0	2	2	0	0
Okehampton	3979/19/OPA & 0329/23/ARM	45 New Road Okehampton Devon EX20 1JE	0329/23/ARM - Application for approval of reserved matters following outline approval 3979/19/OPA (outline application with some matters reserved for erection of one dwelling) landscaping & layout. 3979/19/OPA - Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	1	1	05/06/2023	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Okehampton	2614/18/OPA & 0967/19/ARM	Upcott House Upcott Hill Okehampton EX20 1SQ	2614/18/OPA - Outline application with all matters reserved for proposed dwelling (resubmission of 1572/18/OPA). 0967/19/ARM - Application for approval of reserved matters following outline approval 2614/18/OPA for proposed dwelling	1	1	21/05/2019	0	0	1	1	0	0
Okehampton	00938/2015	Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	2	2	30/08/2017	0	0	1	1	1	1
Okehampton	0484/17/FUL	Upcott House Upcott Hill Okehampton EX20 1SQ	Change of use from B &B and sub-division into 4 flats	4	3	13/04/2017	2	3	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Okehampton	00861/2014 & 3891/16/FUL & 2777/15/FUL & 0947/17/VAR	3 Kempley Road, Okehampton, Devon Planning app 3891/16/FUL gives an address of Former Site Of Bobs Garage Park Row Okehampton EX20 IDS	0947/17/VAR - Variation of conditions 2, 8 & 15, confirmation of compliance with conditions 1, 3 & 4 and removal of conditions 12 & 13 of planning consent 3891/16/FUL 3891/16/FUL - This is a revised proposal to extant approval 2777/15/FUL & previously 00861/2014 and Conservation Area Consent 00862/2014. Work has commenced on converting the existing stable block as per 2777/15/FUL. The original Fire station has not been demolished, it is now proposed to retain & convert this to a 3 bed dwelling. 2777/15/FUL - Addition of second floor flat (THIS WILL NOW CREATE 2 X 2 BED FLATS) to park row frontage and increase size of unit 1 to join neighbouring property (alterations to consent 00861/2014). 00861/2014 - 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	6	6	07/02/2017	2	2	1	1	3	3
Okehampton	2128/16/FUL	7 Wonnacotts Road Okehampton Devon EX20 1LX	Erection of two bedroom detached bungalow with parking space	1	1	21/09/2016	0	0	1	1	0	0
Okehampton	4291/20/FUL	The Plume Of Feathers Hotel 38 Fore Street Okehampton EX20 1HB	Part retrospective conversion of existing derelict buildings to form 7 self contained flats	7	6	12/04/2021	2	3	1	1	3	3
okehampton	3501/21/FUL	Mount Prospect High Street Okehampton	Construction of 2 dwellings (Resubmission of 1929/21/FUL	2	2	09/12/2021	0	0	0	0	2	2

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Okehampton	2677/21/FUL	Land to rear of 111 Station Road Okehampton EX20 1EH	Erection of new dwelling including access via shared driveway	1	1	07/02/2022	0	0	1	1	0	0
Okehampton Hamlets	1662/19/FUL & 0604/21/FUL	Land At Higher Hilltown Northlew Road Okehampton EX20 1SN	0604/21/FUL - Erection of a new 4 bedroom detached dwelling with detached garage and boat store 1662/19/FUL -Provision of a single dwelling and associated works	1	1	19/07/2021	0	0	1	1	0	0
Okehampton Hamlets	2007/20/PDM	Knowle Farm Barn Brightley Okehampton EX20 1RH	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))	1	1	18/01/2021	0	0	1	1	0	0
Okehampton Hamlets	2793/17/FUL & 3247/20/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 1RS	3247/20/FUL - Creation of 1 no. dwelling to include the erection of detached heritagestyle garage (amendment to elevation design approved 2793/17/FUL). 2793/17/FUL - Application for proposed barn conversion to two dwellings	2	2	29/01/2021	1	1	1	1	0	0
Sampford Courtenay	2595/22/PDM	Barn at SS 630 003 Cricket Farm Sampford Courtenay EX20 2TF	Application to determine if prior approval is required for a proposed change of use of agricultural building to No. dwellinghouse (Class C3)and for associated operational development (Class Q (a+b))	1	1	20/09/2022	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Sampford Courtenay	2349/22/PDM	The Stable Town Meadow Sampford Courtenay EX20 2TB	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	24/08/2022	0	0	0	0	1	1
Sampford Courtenay	1567/22/PDM	Bude Farm Exbourne EX20 3QU	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	01/07/2022	0	0	0	0	1	1
Sampford Courtenay	0496/22/PDM	The Stable Town Meadow Sampford Courtenay EX20 2TB	Application to determine if prior approval is required for proposed change of use of agricultural buildings to 1.no dwelling house (Class C3) and for associated operational development (Class Q (a+b))	1	1	31/05/2022	0	0	0	0	1	1
Sampford Courtenay	4198/21/FUL	Barns at Reddaway Farm Okehampton EX20 1SG	Conversion and change of use of three traditional agricultural buildings to three dwellings and associated work	3	3	22/03/2022	0	0	0	0	3	3

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Sampford Courtenay	3585/18/FUL & 2563/21/FUL	Oxenpark Barn Sampford Courtenay EX20 2AD	2563/218/FUL - Partial demolition of existing barn (with consent for conversion to a new dwelling) and erection of new build dwelling and associated works. 2585/18/FUL - Conversion of an agricultural building to residential dwelling to include change of use of agricultural land to residential garden and erection of timber framed car port.	1	1	07/03/2022	0	0	0	0	1	1
Sampford Courtenay	0460/20/PDM & 1378/21/FUL	Station Farm Sampford Courtenay Devon EX20 2SP	1378/21/FUL - Demolition of existing agricultural building, replacement dwelling & associated landscaping following class Q approval 0460/20/PDM. 0460/20/FUL - Notification for prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	17/09/2021	0	0	0	0	2	2

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

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Sampford Courtenay	2902/20/FUL & 0242/20/PDM & 2563/16/PDM & 1431/16 & 4133/21/CLE	Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA	4133/21/CLE - Certificate of Lawfulness for existing use to confirm material commencement relating to application reference 2902/20/FUL0242/20/PDM - Notification for prior approval for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)). 2563/16/PDM - 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.	2	2	14/12/2020	0	0	0	0	2	2
Sampford Courtenay	00430/2015 (0364/16/VAR)	Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT to be known as 'Orchard Barn'	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)	1	1	09/06/2015	0	0	1	1	0	0
Sampford Courtenay	1335/22/OPA	Furze Down Farm Okehampton EX20 ISG	Outline application with some matters reserved for Agricultural workers dwelling (only access considered)	1	1	16/01/2023	0	0	0	0	1	1
Sampford Courtenay	03314/2012	Land Adjacent To 1 Brook Close, Land Adjacent To 1 Brook Close, Sampford Courtenay, Devon	Erection of dwelling	1	1	11/03/2013	0	0	1	1	0	0

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Sourton	2267/22/PDM	Higher Hewton Farm Thorndon Cross EX20 4NQ	Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	2	2	22/08/2022	0	0	0	0	2	2
Sourton	1464/22/FUL	Forda Farmhouse Sourton EX20 4HW	Conversion of barn to dwelling (Resubmission of 4565/21/FUL)	1	1	13/07/2022	0	0	1	1	0	0
Sourton	3603/20/FUL	Higher Hewton Farm Thorndon Cross EX20 4NQ	Application for provision of a rural workers dwelling	1	1	21/06/2021	0	0	0	0	1	1
Sourton	3994/18/FUL	East Bowerland Farm Road To West Bowerland Okehampton EX20 4LZ	Change of use of existing agricultural barn and adjoining land to provide a new dwelling with associated refurbishments and landscaping	1	1	14/03/2019	0	0	1	1	0	0
Sourton	4335/22/PDM	Land West of Quarry Farm Bridestowe EX20 4QE	Application to determine if prior approval is required for proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	01/02/2023	0	0	0	0	1	1

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South Tawton	4225/21/PDM & 0553/23/PDM	West Nymph Farm South Tawton EX20 2RJ	0553/23/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 2No (class C3) & for associated development (Class Q (a+b)). 4225/21/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 5No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	17/04/2023	0	0	0	0	2	2
South Tawton	1199/19/FUL	Langdown Farm Spreyton EX17 5AZ	Demolition of existing buildings, stopping up of existing access followed by erection of three detached dwellings, landscaping and associated development together with new access	3	3	18/09/2019	2	2	1	1	0	0
Spreyton	1690/22/FUL	Spreyton House Spreyton EX17 5AH	Conversion of one agricultural building into two dwellings (Use Class C3) and the change of use of one dwelling and ancillary facilities into offices (Use Class E	2	1	20/10/2022	0	0	1	2	0	0
Spreyton	2135/20/PDM	Spreyton House Spreyton EX17 5AH	Application to determine if prior approval is required for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated building works (Class Q(a+b))	2	2	25/08/2020	0	0	0	0	2	2

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Spreyton	1037/17/FUL & 1671/20/FUL & 1579/21/FUL	Skywood Spreyton EX17 5AF	1579/21/FUL - Application for permanent dwelling (in replacement of existing home to be removed) including detached garage and solar roof. 1671/20/FUL - Erection of permanent dwelling (in replacement of existing home to be removed) 1037/17/FUL - Renewal of existing consent to replace mobile home with permanent dwelling (previous application 00408/4014, decision notice issued 03/06/2014)	1	1	09/03/2022	0	0	1	1	0	0
Spreyton	1912/20/FUL & 2558/21/FUL	Barn at Downhayes Spreyton CREDITON EX17 5AR	2558/21/FUL - Demolition of the existing agricultural building and erection of 2 dwellings with associated works. 1912/20/FUL - Provision of two dwellings and associated works (resubmission of 0005/20/FUL)	2	2	08/03/2022	0	0	2	2	0	0
Spreyton	1046/20/PDM	Barn SE of Nethercott Farm Nethercott Lane Spreyton CREDITON EX17 5DZ	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 3540/19/PDM)	1	1	18/05/2020	0	0	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Spreyton	1440/16/FUL & 4509/218/CLE	South Nethercott Barn Whiddon Down Devon EX20 2QZ	4509/21/CLE - Certificate of lawfulness to confirm lawful commencement of planning approval 1440/16/FUL. 1440/16/FUL -Change of use from redundant agricultural barns and adjoining stable to 4 dwellings	4	4	09/08/2016	0	0	0	0	4	4
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	3	3	05/09/2017	1	1	2	2	0	0
Stowford	1644/20/FUL	Orchard Studio Stowford Lewdown EX20 4BZ	Erection of live/work dwelling	1	1	19/08/2020	0	0	1	1	0	0
Stowford	0518/20/FUL	The Barns Portgate Lewdown EX20 4PZ	Application for change of use of barn from agricultural to residential	1	1	09/04/2020	0	0	0	0	1	1
Sydenham Damerel	3481/22/FUL & 0817/20/FUL	Chriss Cottage Townlake PL19 8PQ	3481/22/FUL Amendments to the dwelling, built slightly different from the approved plans of planning consent 0817/20/FUL & the erection of a garage (retrospective). 0817/20/FUL - Demolition of existing dwelling and erection of single storey dwelling	1	0	10/01/2023	0	0	0	0	0	1
Tavistock	1355/19/FUL Appeal Number APP/Q1153/W/22/3297128	10 Ford Street, Tavistock, Devon, PL19 8DY	READVERTISEMENT (Revised plans received) Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)	7	7	22/09/2022	0	0	0	0	7	7

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	3432/21/FUL	2 Kilworthy Hill Tavistock PL19 0AS	Change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single door opening in east gable to separate proposed use class	1	1	29/06/2022	0	0	0	0	1	1
Tavistock	2753/21/FUL	Aconlea Old Exeter Road Tavistock PL19 0JW	Application for replacement dwelling	1	0	12/01/2022	0	0	0	0	0	1
Tavistock	3555/20/FUL	2 Roland Bailey Gardens Tavistock Devon PL19 0RB	Application for detached three bedroom dwelling with integral garage	1	1	01/12/2021	0	0	0	0	1	1
Tavistock	3026/20/FUL & 0493/21/FUL & 3710/21/FUL	23 Chaucer Road Tavistock PL19 9AJ	3710/21/FUL -Demolition of existing 3 bedroom bungalow and garage, and erection of new 2 bedroom bungalow with detached store. New access and crossover created to Shelley Avenue. (3026/20/FUL & 0493/21/FUL). 0493/21/FUL - Demolition of existing bungalow and its replacement with new (resubmission of 3026/20/FUL). 3026/20/FUL - Demolition of existing bungalow and replacement with new	1	0	29/11/2021	0	0	0	1	0	0
Tavistock	1622/21/FUL	Land at 22 Glanville Road Tavistock PL19 0EB	Erection of detached 4 bedroom two storey house with parking spaces	1	1	05/10/2021	0	0	0	0	1	1
Tavistock	4309/20/FUL	2 Drake Road Tavistock PL19 0AU	Conversion of first floor offices to two bedroom flat	1	1	06/07/2021	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	3530/20/FUL	11 Watts Road Tavistock PL19 8LF	READVERTISEMENT (revised plans received) Change of use of basement to allow rental / holiday let, associated works, change current window to access door, change bedroom to kitchen	1	1	09/06/2021	0	0	1	1	0	0
Tavistock	2114/19/FUL	Anderton Farm Tavistock Devon PL19 9DU	Conversion of redundant barns to a three bedroom dwelling with parking and external works	1	1	26/03/2021	0	0	0	0	1	1
Tavistock	0393/18/FUL & 3790/20/FUL	Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	3790/20/FUL - Planning application for amendment to elevation of plot 3 on application 0393/18/FUL and minor extension to the rear 0393/18/FUL - Residential development for 4 no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)	4	4	14/01/2021	2	2	2	2	0	0
Tavistock	2672/19/FUL	Alma Cottage Church Hill Whitchurch Devon PL19 9ED	Proposed conversion of 2 no. barns, one to a residential unit and one to a holiday unit.	2	1	07/04/2020	0	0	0	0	1	2
Tavistock	0168/18/FUL & 2878/19/FUL	Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG	2878/19/FUL - READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of former chapel to 2 No. dwellings and associated works 0168/18/FUL - Change of use from redundant chapel to one dwelling	2	2	23/01/2020	0	0	2	2	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	3178/19/FUL	1 West Street Tavistock Devon PL19 8AD	0535/23/FUL - Decision outstanding. 3178/19/FUL - Change of use to first and second floor from commercial use to residential	1	1	16/12/2019	0	0	0	0	1	1
Tavistock	2518/18/FUL	22 West Street Tavistock PL19 8AN	Demolition of existing single storey garage/storage building and erection of 3 x 2-bedroom dwelling.	3	3	05/09/2019	0	0	3	3	0	0
Tavistock	1664/18/FUL	24 Boughthayes Tavistock Devon PL19 8EF	Construction of two detached dwellings	2	2	10/12/2018	0	0	2	2	0	0
Tavistock	3138/18/FUL & 1032/19/ARC & 4497/21/CLP	20 Canons Way Monksmead Tavistock PL19 8BJ	4497/21/CLP - Application for a Lawful Development Certificate for a Proposed use or development. Two storey side extension and subdivision of existing dwelling to form 1 No. 3 bed house and 1 No. 2 bed house	2	1	10/12/2018	0	0	0	1	1	1
Tavistock	2225/18/FUL & 0061/19/ARC & 0544/19/VAR	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwellinghouse.	1	1	17/10/2018	0	0	1	1	0	0
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	2	2	11/08/2017	1	1	0	0	1	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	2400/22/FUL	Merriment House Priory Gardens Whitchurch PL19 9NZ	New dwelling including new access (previous extant permission for three new dwellings, one already built under application reference 8746/2006/TAV)	1	1	25/11/2022	0	0	0	0	1	1
Tavistock	2487/22/FUL	23 Deer Park Road Tavistock PL19 9HG	Demolition of existing detached dwelling and construction of two replacement detached dwellings	2	1	02/02/2023	0	0	0	0	1	2
Tavistock	3267/22/FUL	19 Plymouth Road Tavistock PL19 8AU	Change of use from office to residential	1	1	06/01/2023	0	0	0	0	1	1
Tavistock	4600/21/OPA	Sunnymead Launceston Road Tavistock PL19 8NG	Outline application with some matters reserved for erection of two 4 bedroom dwellings	2	2	03/11/2022	0	0	0	0	2	2
Tavistock	3484/19/OPA & 2569/22/ARM	124a Old Exeter Road Tavistock Devon PL19 0JB	2569/22/ARM - Application for approval of reserved matters following outline approval 3484/19/OPA relating access, appearance, landscaping, layout and scale. 3484/19/OPA-Outline application with details of access for the erection of dwelling as replacement for one flat in existing property.	2	0	23/12/2022	0	0	0	0	0	2
Tavistock	2119/19/OPA	15 Priory Close Tavistock Devon PL19 9DH	Application for Outline planning permission (with some matters reserved) for a new detached dwelling	1	1	24/09/2019	0	0	0	0	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.	1	1	16/03/2015	0	0	1	1	0	0

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	00889/2014 (0224/16/ARC, 0396/16/VAR, 2051/18/ARC)	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. 0224//16/ARC - Application for approval of details reserved by conditions 5 & 7 of approval (00889/2014) Discharge of condition Approved - 0396/16/VAR Variation of condition (No.2) of planning consent (00889/2014) to allow for changes to design of proposal Conditional Approval, 2051/18/ARC - Application for approval of details reserved by condition 5, 7, 8 and 11 of planning consent 0396/16/VAR	2	2	26/09/2014	1	1	0	0	1	1
Thrushelton	3685/21/FUL	Orchard Barton Lewdown EX20 4QJ	Proposed conversion of barn to permanent residential (resubmission of 2757/21/FUL)	1	1	09/08/2022	0	0	0	0	1	1
Thrushelton	1841/22/FUL	Mobile Home, Widdacombe Barns Lewdown EX20 4EA	Replacement dwelling (Resubmission of 3252/21/FUL)	1	0	26/01/2023	0	0	0	0	0	1

West Devon Small Sites

Small sites (<10 dwellings) Trajectory for West Devon LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Thruselton	1227/20/OPA & 4183/21/ARM & 3141/22/ARM & 3204/22/ARM	Slaughterhouse Road From South View To Lobhill Cross Lewdown	3204/22/ARM - Application for approval of reserved matters following outline approval 1277/20/OPA in relation to plot 2.3141/22/ARM -Application for approval of reserved matters for access, appearance, landscape, layout & scale for plot 3 following outline approval (1277/20/OPA) 4183/21/ARM - Application for approval of reserved matters, seeking approval for access, appearance, landscaping, layout, and scale following outline approval (1277/20/OPA) to Plot 1 1277/20/OPA - Outline application with some matters reserved for construction of 5 dwellings, associated access, estate road and private gardens	5	5	13/05/2021	1	1	0	0	4	4
Whitchurch	2760/21/FUL	Barn at SX 477 710 Whitchurch	Change of use and conversion of barn to 4 bedroom dwelling	1	1	25/01/2022	0	0	1	1	0	0
Totals									83	96	168	182

APPENDIX 8

**Small sites windfall allowance – historic
evidence**

2022/2023 Windfall Data Plymouth Admin Area

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2006 - 2023	Average 2006 - 2023
Windfall Completions on sites less than 5 dwellings:	41	37	17	29	23	31	29	14	18	19	28	30	12	27	24	27	20	426	25
Conversions Plymouth Admin Area (net change less than 5):	46	54	57	31	31	14	8	13	21	11	26	30	34	39	39	20	13	487	29
Communal Accommodation:										2	-3	3	6	-3	0	2	-12	-5	
Student Accommodation (net change less than 5)*									0	0	0	1	0	0	0	0	0	1	
Total Windfall Completions on sites less than 5 dwellings:	87	91	74	60	54	45	37	27	39	32	51	64	52	63	63	49	21	909	53
Number of Windfall Completions that are Garden Development:	16	13	4	10	16	17	15	5	9	3	12	11	9	15	9	8	6	178	10
Total Excluding Garden Development:	71	78	70	50	38	28	22	22	30	29	39	53	43	48	54	41	15	731	43
Demolitions (under 5 dwellings):	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	0	-2	0	-7	-35	-2
Windfall Allowance (Average Total Excluding Garden development (43) minus average demolitions under 5 (2) = 41																			41

*student accom included in windfall completions prior to 2014

APPENDIX 8

Small sites windfall allowance (<10 dwellings) South Hams and West Devon LPAs

The supply contains an allowance for future delivery on future small windfall sites (excluding-garden land). The combined annualised allowance for the 2 LPA areas is 105dpa. It applies only to years 4 and 5 of the 5 year period. The following evidence justifies the updated windfall delivery rates and supersedes previous evidence¹.

Table 1 records the historic annual delivery from small windfall sites (net 9 dwellings or less that are not JLP allocations or neighbourhood plan allowance sites) for each monitoring year from 2011/12 to 2022/23. For clarity, the table is disaggregated into the South Hams and West Devon LPA areas. These sites include conversions and changes of use. Communal accommodation sites with a net change of net 9 or less are then added to give the total windfall completions. There are no student accommodation units in these areas. Subtracting the number of windfall completions that are garden development gives the net total windfall excluding garden development.

However, the 5 year land supply assessment also has to take account of the interaction between neighbourhood plan allowance (sustainable villages) and small windfall allowance supply categories in the South Hams and in West Devon. The net windfall total has to be modified to avoid double counting with the potential for housing from small sites to be delivered through the neighbourhood plan allowance supply category. In this forecast there is minor downward adjustment of about 2dpa in the South Hams, and a downward adjustment of about 11dpa in West Devon. The explanation for these discounts is set out in Annex 1 to Appendix 8.

Dividing the adjusted net total windfalls (excluding garden development) by the number of years (12) between April 2011 and March 2023 gives the historic average annual delivery rate for each LPA.

This updated monitoring information is the basis for the average annual delivery rates on small windfall sites in the South Hams and West Devon LPA areas for years 4 and 5 in the forecast. At 74dpa, the annual windfall allowance rate in the South Hams for the 2023 Monitoring Point forecast is marginally higher than in the previous 2022 Monitoring Point forecast. At 31dpa, the annual windfall allowance rate in West Devon for the 2023 Monitoring Point forecast is marginally lower to the previous 2022 Monitoring Point forecast. The previous forecast informed the December 2022 Housing Position Statement.

The increase in the South Hams LPA area is due in part to the overall rise in net completions on small sites, particularly in 2017/18 and 2018/19 but they were also high in 2019/20. The rise reflects the impact of Government rural housing policy including the recent trend in Use Class Q² development in the area. The small decrease in the West Devon LPA area is due to the overall fall in net completions on small sites with completions in 2022/23 below the 12 year average. The LPAs are also mindful of the number of small sites under construction at end

¹ Previous evidence about windfall delivery rates was 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>

² The Town and Country Planning (General Permitted Development) (England) Order 2015 – SI 2015 No 596 – Schedule 2 part 3

March 2023 in each LPA area which can reasonably be expected to be completed in 2023/24, and the extent of other small site commitments that are non-garden windfalls. It is therefore realistic to expect the updated, adjusted historic small windfall (excluding garden land) trends to continue.

Sustainable village allowance (circa 550 dwellings) South Hams and West Devon TTVPA

Provision in the order of 550 dwellings are sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area. Development proposals can come forward through neighbourhood plans with local people responding to local needs and opportunities or development proposals through the planning application process where there is no neighbourhood plan. To date, only a small number of sites have been delivered through neighbourhood plans or developments at sustainable villages. The 5 year land supply includes approximately 70 dwellings with planning consent that count against this allowance and beyond the 5 year period, a supply of 20 dwellings per annum are included in the TTV supply forecast from Year 6 to the end of the plan period.

Table 1 South Hams and West Devon LPAs - development on small windfall sites

South Hams and West Devon LPAs Small Windfalls*	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023	Average 2011-2023	Adjustment to avoid overlap with NP@	Small Windfall rate in trajectory
South Hams																
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	109	125	94	113	1175	98		
Communal accommodation (net change less than 10)							0	0	3	0	0	0	3	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	21	15	11	240	20		
Total Windfalls Excluding Garden development:	50# (81)	42	55	44**	47	48	111	134	98	104	79	102	914**	76	- 1.25	74 to 75 dpa
West Devon																
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	46	56	48	614	51		
Communal accommodation (net change less than 10)							4	2	12	4	0	0	22	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	3	13	9	127	11		
Total Windfalls Excluding Garden development:	29	9	26	14	26	42	84	71	79	47	43	39	509	42	-10.83	31 to 32 dpa
Thriving Towns and Village Total Windfalls Excluding Garden development:	79	51	81	58	73	90	195	205	177	151	122	141	1423	117	-12	105 to 107 dpa

Notes: * Includes conversions on sites of less than 10 dwellings

Likely that some of the completions recorded in 2011/12 occurred in 2010/11 so 2011/12 total reduced by 31 (figure in bracket is recorded total)

** 2014/15 is a moderated figure eg omits units if evidence suggests regularisation or potential delay in certificate of completion or final certificate.

\$ Excludes dwellings at Brook Lane, Tavistock (recorded as small site, but part of large site development)

£ excludes some agricultural dwellings

@ see TP3(rev2) Appendix 7.6 Annex 1 for the amended explanation about reducing the small windfalls forecast to avoid overlapping and double counting with the neighbourhood plan allowance supply category forecast

Adjustment of the Total Windfalls Excluding Garden Development

Where necessary, an adjustment is made to the 'Total Windfalls Excluding Garden Development' rate to avoid overlap with the forecast potential small sites supply (sites of 10 or less) for the neighbourhood plan allowance. The need for this type of adjustment was set out in the Revised Housing Topic Paper (TP3(rev)) and the Addendum (TP3(rev2)) which are part of the JLP evidence base.³ The adjustments for the South Hams and West Devon LPA areas for the 2022 monitoring point forecasts take account of the following:

- a) South Hams: A small downward adjustment to the small windfall rate of net 1 to 2 dpa was included forecast supply TP3(rev2)) Appendix 7.4. This was also taken into account in the 2021 Housing Position Statement. None of the new commitments in the South Hams approved in 2021/2022 were on sites that had formed part of the potential forecast supply used to justify the 550 allowance in JLP TTV25 relating to sites of 10 or less dwellings. Therefore there is no need to change the discount applied to the small windfall allowance relating to the South Hams for the 2022 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2022 is 74dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 72dpa.

The small windfall allowance (excluding garden land) rate applied in the South Hams LPA in years 4 and 5 of the 5 year period is therefore 72dpa.

- b) West Devon: The 2022 supply forecast takes into account 37 dwellings that had previously formed part of the potential forecast supply used to justify the 550 allowance in JLP TTV25 relating to sites of 10 or less dwellings. These 37 units are no longer counted towards the potential supply of small sites within West Devon relating to the neighbourhood plan allowance for the JLP plan period. They comprise:
 - 20 dwellings on small site commitments consented in 2018/19 that are windfalls. They did not come forward through the Neighbourhood Plan process. They were not the result of direct allocation or the positive intervention of made or emerging Neighbourhood Plans for those settlements. Furthermore, they do not meet the tests of TTV25 (notably they do not provide affordable housing to meet local needs). Nor is there potential alternative supply identified in the evidence in Revised Housing Topic Paper Appendix 7.6 (TP3(rev)) to compensate for the absence of allocations and interventions. These 20 dwellings comprise:
 - new small commitments consented in 2018/19 at Land at the Highwayman Inn, Sourton (+5dws) and Workshop rear of Meadows Edge, Exbourne

³ Revised Housing Topic Paper March 2018 TPE(rev) Appendix 7.6

<https://www.plymouth.gov.uk/sites/default/files/HousingTopicPaperProvisionSupplyUpdated.pdf>
as amended by the Revised Housing Topic Paper Addendum October 2018 (TP3(rev2) Appendix 7.6 Annex 1
<https://www.plymouth.gov.uk/sites/default/files/RevisedHousingTopicPaperProvisionAndSupplyAddendum.pdf>

- (+5dws) which are sites that were listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6.
- the commitment consented in 2017/18 at Rowan Cottages Lewdown(+10) which was also listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6.
 - 10 dwellings at Cross Roads Farm Lewdown which was also listed as part of the potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6. This is now a large windfall site commitment – with consent for 17 dwellings on this site.⁴. Therefore these 10 dwellings need to be discounted to avoid double counting with the small windfalls forecast.
 - 7 dwellings that had been listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6 but which were excluded because they were on a potential supply site that is in the AONB (see TP3(rev2) Appendix 7.6-Annex 1 para 11 (C2) Page 171).

Whilst those 37 units had been listed in TP3(rev) Appendix 7.6 as potential supply in West Devon for the neighbourhood plan allowance, they were also part of the 167 dwellings deducted from the small windfalls allowance to avoid double counting (see Appendix 7.6 page 273). However, because those 37 dwellings are now no longer counted towards the neighbourhood plan allowance, they can now be counted towards the small windfall allowance, so there is no overlap and no double counting.

The 37 dwellings are therefore deducted from the original 167 dwellings discounted from small windfalls. This leaves 130 dwellings to be discounted from the overall small non-garden land windfall forecast for the remainder of the JLP. This relates to the 11 year period 2022/23 to 2033/34 (ie to the end of the JLP plan period). Dividing the total discount of 130 dwellings by 11 equates to the annual discount of 11.82 dws dpa.

The historic annual rate of unadjusted small windfall (excluding garden land) delivery in West Devon between 2011 and 2022 is 43dpa (see Table 1 in Appendix 8). Subtracting the 11dpa discount from this results in the adjusted small windfall (excluding garden land) rate of 32dpa.

The small windfall allowance (excluding garden land) rate applied in West Devon LPA in years 4 and 5 of the 5 year period is therefore 32dpa.

⁴ there is an alternative site of 15 dwellings in Lewdown in Appendix 7.6 which is now counted towards the potential neighbourhood plan allowance supply, but this is not a 'small' site so is not discounted from the small windfall forecast.

APPENDIX 9

**List of sites with consent for communal
accommodation and list of losses
forecast in the 5YLS**

OFFICIAL

Plymouth LPA - Demolitions and Conversion Loss Forecast, 2023-2028

Site Address	2023-24	2024-25	2025-26	2026-27	2027-28
Boringdon Croft	-1				
81D Higher Compton Road	-1				
20A Tresluggan	-1				
Talbot Gardens	-36	-48			
Savage Road		-24	-54		
Year Totals	-39	-72	-54	0	0
Trajectory Total					-165

C2 South Hams

South Hams LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2023 - 2028

Application number	Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2023-24	2024-25	2025-26	2026-27	2027-28
0957/20/FUL	Lower Hood Barns, Dartington, TQ9 6AB		8	4	0	0	0	0
1867/21/ARM	Land South Of Junction Between Townstal Rd and Nelson Rd, Dartmouth, TQ6 0LB	1	69	0	0	38	0	0
4165/17/FUL	Development site at SX809597 Steamer Quay Road, Totnes	1	68	0	0	0	38	0
Plan Period Total							80	

C2 West Devon

West Devon LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2023 - 2028

Application number	Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2023-24	2024-25	2025-26	2026-27	2027-28
3842/20/FUL	Moorland Garden Hotel, Yelverton, PL20 6DA	1	53	0	29	0	0	0
Plan Period Total							29	

APPENDIX 10

**Progress towards JLP Policy Area and
LPA monitoring targets at 2023
monitoring point**

Progress towards Joint Local Plan (JLP) Policy Area and Local Planning Authority (LPA) monitoring targets at 2023 Monitoring Point.

1.0 Plymouth Policy Area (PPA)

1.1 Policy SPT 3 refers to a target¹ of 19,000 net additional dwellings to be delivered over the plan period 2014-2034, annualised to 950 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2023)

1.2 A total of 7,228 dwellings (net) have been provided in the first 9 years of the plan period. Table 1 in Appendix A provides a breakdown by year by type of development.

1.3 At the 2023 monitoring point the PPA is in a shortfall position of 1,322 dwellings against the annualised monitoring target of 950dpa. It is clear that the impact of COVID-19 and the national lockdowns together with the impacts of inflation and rising interest rates have impacted upon delivery and construction activity during the last 3 years. This has been recognised by Government through the adjustments made to the Housing Delivery Test measurements and in seeking to reform the HDT in its consultation on planning reforms due to its unfairness in penalising local authorities.² To ensure the JLP is on track a net additional supply of 11,772 dwellings over the remaining plan period (2023-2034) ought to be identified in the supply. The net supply identified in Plymouth³ and the South Hams⁴ part of the PPA totals 11,952 dwellings which is 180 dwellings above the 11,772 dwellings that ought to be identified to remain on track in the policy area. There is minimal flexibility in the supply which represents a headroom of 1% above policy target. This is due to a delivery on a number of sites moving back in the trajectory and beyond 2034 due to the current significant Macroeconomic factors affecting housing delivery nationally. No action is therefore required at this point to address supply in the PPA. The LPA's however continue to proactively focus efforts on bringing forward delivery of the sites and dwellings identified in years 6 and 7 of the housing trajectory which include some of the actions set out in the JLP Housing Implementation Strategy⁵

1.4 At the 2023 monitoring point a total of 9,666 dwellings have consent⁶ in the PPA of which 719 dwellings had commenced construction. A total of 16,894 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2023, which represents 89% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.

¹ As the Housing Requirement, Housing Delivery Test and 5 Year land Supply is at the whole plan level, the targets relating to policy areas become policy targets to ensure the JLP strategy is on track to be delivered.

² See main report paras 3.2, 3.11 & 3.12

³ See appendix 11 of this Position Statement

⁴ See appendix 11 of this Position Statement

⁵ JLP Housing Implementation Strategy is set out in Para 3.33 of the adopted JLP

⁶ Over 10 years' worth of the policy target annualised

- 1.5 A total of 599 dwellings had commenced construction in the 2022/23 monitoring year. There has been a significant reduction in dwelling starts over the past 3 years. This is primarily due to the significant uncertainty regarding macroeconomic factors such as: Brexit, COVID 19, Inflation and rising interest rates. These factors have severely affected: build costs, the supply of materials and labour, disposable income, decisions to buy and sell and availability/affordability of mortgages. Reduced disposable income and reduced affordability of mortgages due to high inflation and significant increases in interest rates significantly reduces demand. The factors above affect low-value areas such as Plymouth in which the majority of sites allocated and consented remaining to be delivered are on land previously developed and are more costly to develop. Nationally housebuilders have indicated that housing output will continue to slow down in the short term given house prices are falling and are projected to continue to fall into 2025. The Office for Budget Responsibility forecasts that interest rates are likely to remain above 4% into 2027 and that house prices are unlikely to return to 2022 levels until well into 2027. Dwelling starts have recovered during 2022/23 and represent a 68% increase on last year however this is due in large part to the high level of starts at Sherford (272 dwellings) within the South Hams urban fringe on a greenfield site where values are significantly higher than within the city.

Affordable Housing

- 1.6 Policy SPT 3 refers to a target of 4,550 net additional affordable dwellings from development over the plan period 2014-2034 annualised to 227.5 dwellings per annum. Net additional affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 1,322 dwellings at an average of 147dpa. Although there is a shortfall of 725 dwellings at the 2023 monitoring point this is due to large scale regeneration programmes in Devonport, North Prospect & Barne Barton in the early part of the plan period. These regeneration schemes have resulted in 714 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. Gross Affordable Housing Delivery has been very strong across the plan period averaging 226 dwellings per annum. A sufficient supply of housing is identified in the remainder of the plan period which should be sufficient to provide enough affordable homes to meet the policy target (See paragraph 1.3 above and paragraphs 5.19 to 5.21 of the main report). No further action is required at this point to address supply in the PPA.

2.0 Thriving Towns & Villages Policy Area (TTVPA)

- 2.1 Policy SPT3 refers to a target⁷ of 7,700 net additional dwellings to be delivered over the plan period 2014-34, annualised to 385 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2023)

- 2.2 A total of 5,164 dwellings (net) have been provided in the first 9 years of the plan period. Table 2 in Appendix A provides a breakdown by year by type of development.

⁷ As the Housing Requirement, Housing Delivery Test and 5 Year land Supply is at the whole plan level, the targets relating to policy areas become monitoring targets to ensure the JLP strategy is on track to be delivered.

- 2.3 At the 2023 monitoring point the TTVPA is in a surplus position of 1,699 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track, a net additional supply of 2,536 dwellings over the remaining plan period (2023-2034) ought to be identified in the supply. The net supply identified in West Devon⁸ and the South Hams⁹ part of the TTVPA totals 5,394 dwellings which is 2,858 dwellings above the 2,536 dwellings that ought to be identified to remain on track in the policy area. There is sufficient flexibility in the supply identified which represents a headroom of 37% above policy target. No action is therefore required at this point to address supply in the TTVPA.
- 2.4 At the 2023 monitoring point a total of 4,067 dwellings have consent¹⁰ in the TTVPA of which 943 dwellings had commenced construction. A total of 9,231 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2022, which represents 120% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 2.5 A total of 834 dwellings had commenced construction in the 2022/23 monitoring year which is a significant increase on previous years and the forecast for next year (2023/24) is very high at 646 dwellings (net), which would increase the surplus in the TTVPA to 1,960 dwellings at the 2024 monitoring point.

Affordable Housing

- 2.6 Policy SPT 3 refers to a target of 2,050 net additional affordable dwellings from development over the plan period 2014-2034 annualised to 102.5 dwellings per annum. Net additional affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 1,091 dwellings at an average of 121dpa and a surplus position of 169 dwellings at the 2023 monitoring point. A sufficient supply of housing is identified in the remainder of the plan period which should be sufficient to provide enough affordable homes to meet the policy target (See paragraph 2.3 above and paragraphs 5.19 to 5.21 of the main report). No further action is required at this point to address supply in the TTVPA.

3.0 Plymouth LPA

- 3.1 Annex 2 of the JLP refers to monitoring target of 13,200 net additional dwellings over the plan period 2014-34 in the Plymouth LPA area, annualised to 660 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2023)

- 3.2 A total of 6,562 dwellings (net) have been provided in the first 9 years of the plan period. Table 3 in Appendix A provides a breakdown by year by type of development.
- 3.3 At the 2023 monitoring point the Plymouth LPA is in a surplus position of 622 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track, a net additional supply of 6,638 dwellings over the remaining plan period (2023-2034) ought to be

⁸ See appendix 11 of this Position Statement

⁹ See appendix 11 of this Position Statement

¹⁰ Over 10 years' worth of the policy target annualised.

identified in the supply. The net supply identified in the Plymouth LPA¹¹ totals 7,739 dwellings which is 1,101 dwellings above the 6,638 dwellings that ought to be identified to remain on track in the Plymouth LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 8% above the monitoring target. No action is therefore required at this point to address supply in the Plymouth LPA.

- 3.4 At the 2023 monitoring point a total of 5,010 dwellings have consent¹² in the Plymouth LPA area of which 406 dwellings had commenced construction. A total of 11,572 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2023, which represents 88% of the Plymouth LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 3.5 A total of 316 dwellings had commenced construction in the 2022/23 monitoring year, which is an increase on last year but remains low compared to previous years which can be attributed to the effects of Brexit, COVID-19, inflation and rising interest rates on construction activity (see paragraph 1.5 above). There were however 406 dwellings under construction at the 2023 monitoring point. The forecast for next year (2023/24) therefore is lower than the annualised monitoring target at 326 dwellings (net), however there would still be a healthy surplus position of 288 dwellings at the 2024 monitoring point.

Affordable Housing

- 3.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 1,127 dwellings at an average of 125dpa. However, 1,841 new affordable homes (gross) from development have been delivered over the period 2014-23 at an average of 205 dwellings per annum. There have been 714 demolitions of poor quality affordable dwellings early in the plan period at 3 major regeneration areas (Devonport, North Prospect and Barne Barton). Higher quality affordable homes have replaced these dwellings and continue to be delivered at North Prospect and Barne Barton within the 5YLS.

4.0 South Hams LPA

- 4.1 Annex 2 of the JLP refers to 2 monitoring targets for South Hams LPA over the plan period 2014-34; 5,800 net additional dwellings in the South Hams part of the PPA, annualised to 290 dwellings per annum and 4,500 net additional dwellings in the South Hams part of the TTV annualised to 225 dwellings per annum. This totals 10,300 net additional dwellings over the plan period 2014-34 annualised to 515 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2023)

- 4.2 A total of 4,035 dwellings (net) have been provided in the first 9 years of the plan period. Table 4 in appendix A provides a breakdown by year by type of development.

¹¹ See appendix 11 of this Position Statement

¹² Over 7 years' worth of the monitoring target annualised

- 4.3 At the 2023 monitoring point South Hams LPA is in a shortfall position of 600 dwellings against the annualised monitoring target of 515dpa the whole of South Hams LPA. This was expected due to Sherford delivery commencing later in the plan period as well as the delivery of two urban extensions at Woolwell and West Park Hill. Delivery in the last 3 years has been above the annualised monitoring target and a deliverable supply is identified above the annualised target in each of the years in the 5YLS.¹³ To ensure the JLP is on track, a net additional supply of 6,265 dwellings over the remaining plan period (2023-2034) ought to be identified in the supply. The net supply identified in the South Hams LPA¹⁴ totals 7,307 dwellings which is 1,042 dwellings above the 6,265 dwellings that ought to be identified to remain on track in the South Hams LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 10%. No action is therefore required at this point to address supply in the South Hams LPA.
- 4.4 At the 2023 monitoring point a total of 6,827 dwellings have consent¹⁵ in the South Hams LPA area of which 906 dwellings had commenced construction. A total of 10,862 net dwellings have therefore either been delivered, are currently under construction or have planning consent at April 2023, which represents 105% of the South Hams LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 4.5 A total of 777 dwellings had commenced construction in the 2022/23 monitoring year which remains high. This could reflect the significant demand for housing in rural locations as an impact of the pandemic and the high value and deliverability of sites on greenfield land. The forecast for next year therefore (2023/24) is 715 dwellings (net), which would decrease the shortfall in the South Hams LPA area to 400 dwellings at the 2024 monitoring point.

Affordable Housing

- 4.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 969 dwellings at an average of 108dpa.

5.0 West Devon LPA

- 5.1 Annex 2 of the JLP refers to monitoring target of 3,200 net additional dwellings over the plan period 2014-34 in the West Devon LPA area, annualised to 160 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2023)

- 5.2 A total of 1,795 dwellings (net) have been provided in the first 9 years of the plan period. Table 5 in Appendix A provides a breakdown by year by type of development.
- 5.3 At the 2023 monitoring point the West Devon LPA's surplus position has increased significantly to 355 dwellings against the annualised monitoring target of 160dpa. To ensure

¹³ See Table 7 in the Main Report and Appendix 3

¹⁴ See appendix 11 of this Position Statement

¹⁵ Over 13 years' worth of the monitoring target annualised

the JLP is on track, a net additional supply of 1,405 dwellings over the remaining plan period (2023-2034) ought to be identified in the supply. The net supply identified in the West Devon LPA¹⁶ totals 2,302 dwellings which is 897 dwellings above the 1,405 dwellings that ought to be identified to remain on track in the West Devon LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 28%. No action is therefore required at this point to address supply in the West Devon LPA.

- 5.4 At the 2023 monitoring point a total of 1,896 dwellings have consent¹⁷ in the West Devon LPA area of which 350 dwellings had commenced construction. A total of 3,691 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2023, which represents 115% of the West Devon LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 5.5 A total of 340 dwellings had commenced construction in the 2022/23 monitoring year which remains at high levels. This could reflect the significant demand for housing in rural locations as an impact of the pandemic and the high value and deliverability of sites on greenfield land. The forecast for next year (2023/24) is therefore very high at 264 dwellings (net), which would increase the surplus position to 459 dwellings in the West Devon LPA area the 2024 monitoring point.

Affordable Housing

- 5.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 9 years of the plan period (2014-2023) = 317 dwellings at an average of 35 dwellings per annum.

6.0 Conclusion

- 6.1 At the 2023 monitoring point delivery at the whole plan level is 377 dwellings ahead of target. The delivery and supply identified in the next 5 years and the remainder of the plan period within the 2 Policy Areas and the 3 LPA areas is sufficient to meet the whole plan housing requirement and affordable housing targets with flexibility and headroom. The delivery and supply identified in each area within the plan period is also on track to meet the JLP's Policy Area and LPA monitoring targets. Furthermore, after only 9 years into the 20 year plan period, 98% (26,125 dwellings) of the whole plan Housing Requirement (26,700 dwellings) has either been delivered, is under construction or has planning consent.

¹⁶ See appendix 11 of this Position Statement

¹⁷ Over 11 years' worth of the monitoring target annualised

APPENDIX A

**Net additions to the dwellings stock by
development type 2014-2023
(Policy and LPA areas)**

Table I: Net additions to the dwelling stock in the PPA, by development type (2014-2023)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small Sites	25	30	33	31	14	29	29	49	24	264
Small Sites Student	0	0	0	1	0	0	0	0	0	1
Small Sites Communal Accommodation	0	6	0	3	8	1	0	4	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	39	59	22	17	277
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	5	0	11
Total Small Site Gross	46	49	60	67	69	69	88	75	41	564
Large Sites	686	887	472	476	315	296	76	17	64	3,289
Large Sites Student	65	67	58	386	15	60	363	39	0	1,053
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	0	20
Large Extra Care	0	40	0	0	0	12	0	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	36	212
Number of which are Affordable Dwellings	214	380	112	121	107	86	20	0	5	1,045
Total Large Sites Gross	757	1,002	551	873	345	398	508	92	100	4,626
Allocated sites	100	145	129	489	615	401	397	285	496	3,057
Number of which are Affordable Dwellings	19	29	23	191	286	99	68	71	179	965
Total Allocated	100	145	129	489	615	401	397	285	496	3,057
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-35	-881
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	0	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-12	-138
Total Net	700	1,129	557	1,398	883	852	671	448	590	7,228
Total Net Affordable Dwellings	30	363	26	312	320	185	-160	86	160	1,322

Table 2: Net additions to the dwelling stock in the TTVPA, by development type (2014-2023)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small Sites including conversions and change of use	118	123	120	224	234	182	167	148	157	1,473
Small Sites Student	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	15	4	0	0	25
Small Extra Care	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	6	4	10	12	34
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	0	5
Total Small Site Net	118	123	120	230	236	203	175	158	169	1,532
Large Sites	175	408	347	148	108	123	64	93	83	1,549
Large Sites Student	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	-13	-29
Large Extra Care	0	0	0	60	0	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	0	83
Number of which are Affordable Dwellings	93	105	156	73	43	18	20	65	26	599
Total Large Sites Net	175	413	347	208	106	125	114	105	70	1,663
Allocated sites	0	46	55	207	163	269	386	387	456	1,969
Number of which are Affordable Dwellings	0	0	30	64	43	72	84	80	114	487
Total Allocated Net	0	46	55	207	163	269	386	387	456	1,969
Total Net Additional Dwellings	293	582	522	645	505	597	675	650	695	5,164
Total Net Affordable Dwellings	98	105	186	137	86	90	104	145	140	1,091

Table 3: Net additions to the dwellings stock in the Plymouth LPA area by development type (2014-2023)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small Sites	25	30	33	30	12	27	25	47	20	249
Small Sites Student	0	0	0	1	0	0	0	0	0	1
Small Sites Communal Accommodation	0	6	0	3	8	1	0	4	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	39	59	22	17	276
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	5	0	11
Total Small Site Gross	46	49	60	65	67	67	84	73	37	548
Large Sites	686	887	472	476	315	253	76	17	41	3,223
Large Sites Student	65	67	58	386	15	60	363	39	0	1,053
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	0	20
Large Extra Care	0	40	0	0	0	12	0	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	36	212
Number of which are Affordable Dwellings	214	380	112	121	107	64	20	0	0	1,018
Total Large Sites Gross	757	1,002	551	873	345	355	508	92	77	4,560
Allocated sites	100	145	129	465	584	287	265	180	318	2,473
Number of which are Affordable Dwellings	19	29	23	188	274	69	54	35	111	802
Total Allocated	100	145	129	465	584	287	265	180	318	2,473
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-35	-881
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	0	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-12	-138
Total Net	700	1,129	557	1372	850	693	535	341	385	6,562
Total Net Affordable Dwellings	30	363	26	309	308	133	-179	50	87	1,127

Table 4: Net additions to the dwellings stock in the South Hams LPA area by development type (2014-2023)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small Sites including conversions and change of use	86	64	75	139	159	109	125	94	113	964
Small Sites Student	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	3	0	0	0	3
Small Extra Care	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	6	4	9	12	30
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	0	5
Total Small Site Net	86	64	75	138	159	118	129	103	125	997
Large Sites	91	330	227	95	102	106	65	67	46	1,129
Large Sites Student	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0	0	-13	-13
Large Extra Care	0	0	0	60	0	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	0	83
Number of which are Affordable Dwellings	37	75	139	62	43	45	23	57	5	486
Total Large Sites Net	91	335	227	155	116	108	115	79	33	1,259
Allocated sites	0	29	24	218	190	281	299	345	393	1,779
Number of which are Affordable Dwellings	0	0	18	55	55	71	54	86	139	478
Total Allocated Net	0	29	24	218	190	281	299	345	393	1,779
Total Net Additional Dwellings	177	428	326	511	465	507	543	527	551	4,035
Total Net Affordable Dwellings	42	75	157	117	98	116	77	143	144	969

Table 5: Net additions to the dwellings stock in the West Devon LPA area by development type (2014-2023)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2014-2023
Small Sites including conversions and change of use	32	59	45	87	77	75	46	56	48	525
Small Sites Student	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	12	4	0	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	3	0	0	0	1	0	4
Number of which are Affordable Dwellings	0	0	0	0	0	0	0	0	0	0
Total Small Site Net	32	59	45	94	79	87	50	57	48	551
Large Sites	84	78	120	53	6	60	21	26	60	508
Large Sites Student	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	0	-16
Large Extra Care	0	0	0	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	2	8	26	150
Total Large Sites Net	84	78	120	53	-10	60	21	26	60	492
Allocated sites	0	17	31	13	4	102	197	147	241	752
Number of which are Affordable Dwellings	0	0	12	12	0	26	44	30	43	167
Total Allocated Net	0	17	31	13	4	102	197	147	241	752
Total Net Additional Dwellings	116	154	196	160	73	249	268	230	349	1,795
Total Net Affordable Dwellings	56	30	29	23	0	26	46	38	69	317

APPENDIX II

JLP Supply Trajectories 2014-34+

by LPA

Policy	Site Name	Planning Application Number	Planning Status and site development progress as at end March 2023	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
	BECKLEY COURT, ARMADA WAY	15/01143/FUL	Complete	290	0	0	0	290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	75 CORNWALL STREET	15/00173/FUL	Complete	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	LAND OFF BEAUMONT ROAD	11/00577/FUL	Complete	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	BELGRAVE SNOOKER CLUB, BELGRAVE ROAD	15/02137/FUL	Complete	43	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	84-86 NORTH ROAD EAST	17/01953/FUL	Complete	17	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	DERRY'S DEPARTMENT STORE, 88 ROYAL PARADE	17/00586/S73M	Complete	205	0	0	0	0	0	0	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CRESCENT POINT, THE CRESCENT	14/01264/FUL	Complete	137	0	0	0	0	0	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	47A NORTH ROAD EAST	15/01251/FUL	Complete	39	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	
	TAMAR HOUSE, ST ANDREWS CROSS	21/00500/FUL	Complete	77	0	0	56	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY	14/01228/FUL	Complete (Site also completed 12 residential units listed in large site completion section)	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	41 NORTH HILL	17/02091/FUL	Under Construction	64	0	0	0	0	0	0	0	0	0	64	0	0	0	0	0	0	0	0	0	0	0	
	MAYFLOWER HOUSE, 178 TO 184 ARMADA WAY (FORMS PART OF PLY 9 SO SHOULD MOVE UNDER JLP ALLOCATIONS BELOW)	15/01622/FUL	Planning permission - Not Yet Started	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0	0	0	0	0	0	
	17-19 MAYFLOWER STREET (FORMS PART OF PLY10 SO SHOULD MOVE UNDER JLP ALLOCATION)	16/00554/FUL	Planning permission - Not Yet Started	162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162	0	0	0	0	0	0
	ALLOCATED SITES																									
PLY7	COLIN CAMPBELL COURT		Allocated	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	60	60	60	0	
PLY10	CORNWALL STREET EAST		Allocated	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	
PLY11	CORNWALL STREET WEST		Allocated	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	0	
PLY12	NEW GEORGE STREET WEST		Allocated	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	
PLY13	ROYAL ASSURANCE SITE, ARMADA WAY		Allocated	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	
PLY14	21 DERRY'S CROSS (FOOT ANSTEY OFFICES, DERRY'S CROSS)	20/00493/OUT	Allocated	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0	0	0	
PLY15	CIVIC CENTRE	19/00439/FUL	Planning Permission Not Yet Started	248	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	104	0	0	0	0	0	
PLY23	PLYMOUTH FRUIT SALES		Allocated	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0	0	0	0	0	
PLY24	SUTTON ROAD WEST	19/01487/S73	Under Construction	194	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	60	60	60	
PLY25	SUGAR HOUSE, SUTTON HARBOUR	18/01245/FUL	Planning permission - not yet started	170	0	0	0	0	0	0	0	0	0	0	0	0	170	0	0	0	0	0	0	0	0	
PLY27	REGISTRY OFFICE, LOCKYER STREET	20/02046/FUL	Allocated	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0	
PLY28	LAND NORTH OF CLIFF ROAD, THE HOE		Allocated	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	0	0	0	0	0	
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY ROAD	14/01448/OUT	Planning permission - Not Yet Started	325	0	0	0	0	0	0	0	0	0	0	0	0	70	0	0	115	0	140	0	0	0	
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY, MILLBAY ROAD PLOT A2	16/00751/AMD	Complete	137	0	0	0	0	0	10	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PLY29	MILLBAY WATERFRONT - PLOT C2, LAND AT MILLBAY, MILLBAY ROAD	17/00140/REM	Under Construction	80	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0	0	0	0	0	0	0	
PLY29	MILLBAY WATERFRONT - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	14/01103/FUL	Planning permission - Not Yet Started	142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0	34	64	0	0	
PLY29	MILLBAY WATERFRONT - PLOT C1	21/01582/S73	Planning permission - Not Yet Started	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	
PLY30	BATH STREET WEST		Allocated	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	75	75	0	0	0	
PLY31	BATH STREET EAST		Allocated	323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	50	248	
PLY32	STONEHOUSE BARRACKS		Allocated	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	320	0	
PLY36.2	MOUNT WISE DEVONPORT AREA A		Allocated	145	0	0	0	0	0	0	0	0	0	0	0	0	145	0	0	0	0	0	0	0	0	
PLY36.3	MOUNT WISE DEVONPORT AREA D	17/01134/FUL	Complete	73	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	0	0	0	0	
PLY36.4	MILLFIELDS TRUST, 278 UNION STREET		Allocated	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	0	0	0	0	0	

Table LPA2: Plymouth LPA Area -SUPPLY SUMMARY - All Supply Categories

PLYMOUTH LPA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
SUPPLY CATEGORIES																						
Allocated Sites	9,066	100	145	129	465	584	287	268	180	318	179	101	348	561	787	528	708	885	864	657	972	1,870
Large Sites Total (Completions and Commitments)	3,931	692	935	493	487	324	295	149	53	77	66	158	107	50	36	0	0	0	0	0	9	0
Large Sites Student Accommodation (Completions and Commitments)	1,419	65	67	58	386	15	60	363	39	0	64	0	0	0	0	140	162	0	0	0	0	0
Small Sites (Completions and Commitments)	685	46	43	60	62	59	66	63	69	37	58	81	37	1	3	0	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-13	0	0	0	0	0	0	0	0	0	-2	-7	-4	0	0	0	0	0	0	0	0	0
Small Windfalls Forecast	328	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41	41	41	41	41	41	0
Communal Accommodation (Net) (Completions and Commitments)	-63	0	2	-39	-26	-19	-2	-2	2	-12	0	0	0	0	0	0	33	0	0	0	0	0
Demolition and Conversion Loss (Completions and Commitments)	-1,052	-203	-63	-144	-2	-113	-13	-306	-2	-35	-39	-72	-54	0	0	-6	0	0	0	0	0	0
TOTAL	14,301	700	1,129	557	1,372	850	693	535	341	385	326	261	434	653	867	703	944	926	905	698	1,022	1,870

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2023	Total in Trajectory	Dwellings Delivered 2014-2023	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
TTV22.3	Transition Homes, TOTNES	2927/15/FUL	Planning Permission - Not Yet Started (ground works commenced)	39												20	19										
TTV22.5	ATMOS (former Dairy Crest site) TOTNES		Allocation	62																			20	20	22		
TTV23	Dartington Estate, DARTINGTON		Allocation	120																					120		
TTV24.4	Brimhay Bungalows, DARTINGTON	14/0142/15/F	Under Construction	14	13					-14			11	2	1												
TTV24.5	Broom Park, DARTINGTON	3842/20/OPA 4442/21/ARM	Planning Permission-Not Yet Started	80												25	30	25									
TTV24.7	Sawmills Field , DARTINGTON	3841/20/OPA 4443/21/ARM	Under construction	40											15	25											
TTV24.12	West of Palm Cross, MODBURY	35/0059/15/F	Complete	92	92				54	34	4																
TTV24.13	Pennpark, MODBURY		Allocation	40																		20	20				
TTV24.14	West of Barracks Road, MODBURY	1391/18/FUL	Complete	40	40						9	31															
TTV24.16	Bonfire Hill, SALCOMBE	41/1915/13/F (part of this permission)	Complete	13	13		1						6	6													
TTV24.17	Shadycombe , SALCOMBE	41/1262/15/F (part of site)	Part Completed (6 dws) Part Planning Permission (2 dws) Part Allocation (12 dws)	20	6					6					2									6	6		
TTV24.18	Land West of West End Garage, SALCOMBE		Planning Permission - Not Yet Started	21												21					0	0					
TTV24.19	Green Park Way , CHILLINGTON	0771/16/OPA 3193/18/ARM APP/K1128/W/20/ 3247657	Under construction	62												17	28	17									
Plymouth Fringe Allocated Sites																											
PLY44	Woolwell		Allocation	2000																						1064	
PLY48	SHERFORD New Community - South/Southwest of A38 - completions/outline/detailed remainder		Part under construction Part planning permission	5200	562				24	31	114	110	105	178	317	272	289	236	264	264	264	264	264	264	264	264	1648
PLY52	West Park Hill		Allocation	400																50	50	50	50	50	50	100	

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2023	Total in Trajectory	Dwellings Delivered 2014-2023	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
SOUTH HAMS NEIGHBOURHOOD PLAN/SUSTAINABLE VILLAGE ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV25)																											
	NPA SX710394 Adjacent to Malborough Park, MALBOROUGH	0549/17/OPA 1780/18/ARM 4077/18/ARM	Complete	53	53						25	16	12														
	NPA Land adjacent to Parsonage Farm, NEWTON FERRERS	3139/16/OPA 2758/19/ARM	Complete	12									12														
	NPA Land Off School Road, STOKE FLEMING	1554/17/OPA 1109/18/ARM	Under construction	20																							

Table LPA4: South Hams LPA Area -SUMMARY SUMMARY - All Supply Categories

FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+				
Plymouth Fringe ALLOCATIONS	4,760	0	0	0	24	31	114	110	105	178	317	272	289	236	264	470	470	470	470	470	470	470	470	470	470	2,812
Plymouth Fringe Large Site Commitments/Completions	103	0	0	0	0	0	43	22	0	23	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plymouth Fringe Small Sites - Commitments/Completions	18	0	0	0	2	2	2	4	2	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Hams Large Sites ALLOCATIONS	2,646	0	29	24	194	159	167	162	240	215	174	241	221	159	117	126	100	113	50	61	94	260				
South Hams Large Sites Commitments/Completions	1,618	91	335	227	155	116	40	104	55	23	70	71	89	155	40	35	12	0	0	0	0	0	0	0	0	0
South Hams Small Sites Commitments/Completions	1,385	86	64	75	137	157	107	121	92	109	100	100	100	100	37	0	0	0	0	0	0	0	0	0	0	0
Discount for small sites lapsing	-51	0	0	0	0	0	0	0	0	-12	0	-10	-10	-10	-9	0	0	0	0	0	0	0	0	0	0	0
South Hams NEIGHBOURHOOD PLAN/SUSTAINABLE VILLAGE ALLOWANCE	171	0	0	0	0	0	25	16	24	12	34	0	0	0	0	10	10	10	10	10	10	10	10	10	10	140
South Hams SMALL WINDFALL ALLOWANCE	592	0	0	0	0	0	0	0	0	0	0	0	0	74	74	74	74	74	74	74	74	74	74	74	74	0
South Hams COMMUNAL ACCOMMODATION (Net)	70	0	0	0	0	0	3	0	0	-13	4	0	38	38	0	0	0	0	0	0	0	0	0	0	0	0
South Hams MOBILE and TEMPORARY (Net)	30	0	0	0	-1	0	6	4	9	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOUTH HAMS -Plymouth Fringe Sub TOTAL	4,881	0	0	0	26	33	159	136	107	205	333	273	289	236	264	470	470	470	470	470	470	470	470	470	470	2,812
SOUTH HAMS South Hams Sub TOTAL	6,461	177	428	326	485	432	348	407	420	346	382	402	438	516	259	245	196	197	134	145	178	400				
SOUTH HAMS LPA TOTAL	11,342	177	428	326	511	465	507	543	527	551	715	675	727	752	523	715	666	667	604	615	648	3,212				

HOUSING TRAJECTORY WEST DEVON LOCAL PLANNING AUTHORITY AREA
31 March 2023 Monitoring Point

Table LPA5: West Devon LPA Area Delivery forecasts: made at November 2023

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2023	Total in Trajectory	Dwellings Delivered 2014-2023	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
Small Sites Total (net)				776	525	32	59	45	87	77	75	46	56	48	50	50	50	50	51								
Large Sites Commitments																											
	Harewood House, TAVISTOCK	2232/17/FUL	Complete		48						48																
	The Market, Fore Street, NORTH TAWTON	3105/16/FUL 3106/16/FUL 13457/2009 RM 8748/2006/OKE outline	Complete	20	20			8			12																
	Land adj.Exeter Road Ind Est, OKEHAMPTON	02728/2012 (Full)	Complete	24	24		24																				
	Woolacombe Road, BERE ALSTON	00262/2013	Complete	17	17	12	5																				
	(Meldon Fields) Land adj.Exeter Road Ind Est, OKEHAMPTON	0504/17/VAR 02477/2012 /RM 13354/2009/O	Complete	281	281	68	42	112	53	6																	
	1 Land Adjacent To 65 Crediton Road, Link Road, OKEHAMPTON	11462/2008	Complete	11	11	4	7																				
	Baldwin Drive, OKEHAMPTON	00108/2015 RM 02420/2012/O 02418/2012/O	Site start	43													20	23									
	Land at SX603952 South of Exeter Road OKEHAMPTON	0032/18/OPA 0136/21/ARM	Under construction	50	25									25	25												
	Land South Of North Road LIFTON Devon	1834/19/ARM 2323/16/OPA	Complete	20	20								19	1													
	Cross Roads Farm Road from Huddispitt Cross to Cross Road, LEWDOWN	2099/19/ARM 0035/16/OPA 2878/16/F	Complete	17	17							12	1	4													
	Jethros, LEWDOWN Okehampton	2844/15/FUL & 1666/20/Ful	Planning permission- Not Yet Started	30												5	15	10									
	Land to rear of Rowan Cottages, LEWDOWN EX20 4DG	0825/16/FUL	Complete	11	11							4	1	6													
	Former Garage Site, Follygate, OKEHAMPTON	4147/17/FUL	Complete	10	10							5	5														
	Abbey Meadows, CRAPSTONE	2451/19/ARM 0147/17/OPA	Complete	21	21									21													
	Batheway Fields, NORTH TAWTON	1549/18/FUL	Under construction	65	3									3	25	25	12	0	0	0							

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2023	Total in Trajectory	Dwellings Delivered 2014-2023	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
	North of Brandize, FOLLY GATE	0321/20/OPA	Planning Permission - Not Yet Started	10													4	6								
	Site at SX573976, Folly Gate, OKEHAMPTON	3963/19/OPA	Outline planning permission Not Yet Started	23											0	5	10	8	0							
Large Sites Commitments (Neighbourhood Plan/Sustainable Village Allowance)																										
	Town Meadow BRIDESTOWE	2472/17/OPA & 1291/22/ARC	Detailed planning permission Not Yet Started	24													2	12	10							
	The Depot, Devonshire Gardens, North Tawton	1484/17/OPA & 1671/22/ARC	Detailed planning permission - Not Yet Started	13											2	11										
Allocated Sites																										
TTV14	East of OKEHAMPTON	01089/2013/O 4059/16/VAR 4394/17/ARM 2731/15/OPA 1726/20/ARM	PARCEL 2 Under construction PARCELS 3 & 4 Planning Permission - part RM, part outline, under construction	682	214					4	23	42	37	108	70	80	80	80	80	64	14					
TTV16	Callington Road, TAVISTOCK	00554/2013/O 2780/18/ARM	Part under construction	600	147							52	32	63	60	50	50	50	50	50	50	50	43			
TTV17	Plymouth Road , TAVISTOCK	3614/OPA/18	Planning Permission on part - Not Yet Started Part allocation	300												10	20	14	0	45	45	45	45	45	31	
TTV19.1	New Launceston Road, TAVISTOCK	1472/18/ARM 2022/16/OPA	Under Construction	148	119						16	33	34	36	24	5										
TTV19.2	Butcher Park Hill, TAVISTOCK	00610/2015/O 4371/17/ARM	Complete	110	110						51	45	14													
TTV19.3	Brook Lane, TAVISTOCK	00233/2015/O 0955/17/FUL & 3862/19/ARC	Planning Permission - Not Yet Started	23													10	13								
TTV19.4	The Trenderle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Largely complete, last dwelling under construction	13	12						12				1											
TTV24.1	Woolacombe Road, BERE ALSTON		Allocation	30																15	15					
TTV24.2	South of Woolacombe Road, BERE ALSTON		Allocation	20																			10	10		

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2023	Total in Trajectory	Dwellings Delivered 2014-2023	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Under Construction	102	89							25	30	34	13												
TTV24.9	Hatchmoor, HATHERLEIGH		Allocation	50																			30	20			
TTV24.10	Glenhaven, LIFTON	2873/22/ARM 2536/20/OPA	Detailed Planning Permission on part (54 dws) - Not Yet Started. Outline Planning Permission on part (68 dws) - Not yet Started	122												35	29	30	28								
TTV24.15	Batheway Fields, NORTH TAWTON	01037/2013 F	Complete	61	61		17	31	13																		

Table LPA6: West Devon LPA Area -SUPPLY SUMMARY - All Supply Categories

WEST DEVON LPA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+			
SUPPLY CATEGORIES																									
Allocated Sites	2,261	0	17	31	13	4	102	197	147	241	168	180	189	187	158	159	124	110	88	85	61	0	0	0	0
Large Sites Commitments/Completions	701	84	78	120	53	6	60	21	26	60	50	30	31	49	33	0	0	0	0	0	0	0	0	0	0
Small sites Commitments/Completions	776	32	59	45	87	77	75	46	56	48	50	50	50	50	51	0	0	0	0	0	0	0	0	0	0
Discount for small sites lapsing	-25	0	0	0	0	0	0	0	0	0	-6	-6	-6	-6	-1	0	0	0	0	0	0	0	0	0	0
Neighbourhood Plan/Sustainable Village Allowance	97	0	0	0	0	0	0	0	0	0	2	11	2	12	10	10	10	10	10	10	10	10	10	10	140
Small Windfall Allowance	248	0	0	0	0	0	0	0	0	0	0	0	0	31	31	31	31	31	31	31	31	31	31	0	0
Communal Dwellings	35	0	0	0	4	-14	12	4	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0
MOBILE and TEMPORARY	4	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WEST DEVON LPA TOTAL (NET)	4,097	116	154	196	160	73	249	268	230	349	264	294	266	323	282	200	165	151	129	126	102	140			