



Plymouth, South Hams & West Devon Local Planning Authorities' 2022, 5 Year Housing Land Supply Position Statement

**December
2022**

427

dwellings above target at the 2022 monitoring point.

11,107

net additional dwellings added to the dwelling stock 2014 to 2022.



2,103

net affordable homes provided.

128%

Housing Delivery Test 2021 Result.

94%

of the whole plan requirement has either been delivered, is under construction or has planning consent at April 2022 monitoring point.

84%

of the PPA target has either been delivered, is under construction or has planning consent at the 2022 monitoring point.

116%

of the TTVPA target has either been delivered, is under construction or has planning consent at the 2022 monitoring point.

5.97 YLS

can be demonstrated at the 2022 monitoring point.

13,863

dwellings either have consent or are under construction at the 2022 monitoring point. The equivalent of 10 year's worth of annualised housing requirement.



77%



of the Plymouth LPA monitoring target has either been delivered, is under construction or has planning consent at the 2022 monitoring point.

104%



of the South Hams LPA monitoring target has either been delivered, is under construction or has planning consent at the 2022 monitoring point.

113%



of the West Devon LPA monitoring target has either been delivered, is under construction or has planning consent at the 2022 monitoring point.

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1. Introduction

- 1.1 This position statement presents the 5 year housing land supply position for the Joint Local Plan (JLP) Authorities¹ as of 31st March 2022 for the five year period from 1st April 2022 to 31st March 2027. It sets out the JLP Authorities 2021 Housing Delivery Test result and 2022 five year land supply 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 2022 5 Year Land Supply (5YLS) position is therefore set against the Housing Requirement in the JLP.

2. What is the 5 year 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 5 Year Land Supply?

- 2.2 The NPPF and PPG² make clear that the starting point for calculating the 5YLS is the Housing Requirement 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 5YLS will be the Government’s new standard method for ‘Local Housing Need’ (LHN).

¹ Plymouth, South Hams & West Devon Local Planning Authorities

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

- 2.3 As the JLP has recently been adopted (March 2019) the Housing Requirement (HR) within the JLP is the starting point for calculating the 5 YLS figure and therefore the 5 year land supply is not set against the Government's new standard method for LHN.

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.
- 3.3 The HDT has the following policy consequences
1. If delivery falls below 95% then an Action Plan must be published.
 2. If delivery falls below 85% then a 20% buffer should be added to the five year supply⁵
 3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁶

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 dwellings⁷ with adjustments for net student accommodation and net other communal accommodation.⁸

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 The buffer to be applied to the 5 year supply is now set by the result of the HDT

⁶ NPPF paragraph 11d and footnote 7 & 8

⁷ <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

⁸ 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 dwellings⁹ against plan requirement and LHN figures. Furthermore the Government introduced ratios to be applied to student communal and other communal accommodation¹⁰ which are also to be counted against plan requirement and LHN.
- 3.6 As the HDT applies to the past three years the Government has required local authorities to make adjustments to the net supply statistics retrospectively to account for the changes introduced in the guidance. The three JLP authorities have therefore adjusted their past delivery figures and future supply figures to ensure it complies with the requirements of the HDT and is consistent with the NPPF/PPG. The amendments and implications for each authority individually and collectively are set out below in the HDT result and 5 year supply position statement for the JLP authorities.

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 happens now that the JLP is adopted?

- 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.

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

⁹ Provided they meet the government definition of a dwelling (see link to HFR guidance in footnote 13)

¹⁰ Not previously accounted for in the JLP authority statistics due to the provisions of the old PPG which is superseded by the new guidance.

- 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 5YLS 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 5YLS can only be set out at the whole plan level or single authority level. On this basis the JLP’s HR and 5YLS 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 5YLS. 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 5YLS 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”¹¹

The Housing Delivery Test measurement for 2021

- 3.11 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 denominator) over the last 3 years (2018-2021). The number of homes required¹² 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:

¹¹ Reference ID:3-063-20180913 (PPG 2018) & Paragraph 043 Reference ID:68-043-20190722 (PPG 22 July 2019) .

¹² 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

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 ¹³			Total number of Homes Required
	2018/19	2019/20 ¹⁴	2020/21 ¹⁵	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
(Total Annual LHN for all three District Authorities)	1,316	1,190	880	3,385¹⁶
JLP Whole Plan Area Housing Requirement (Annualised)	1,335	1,335	1,335	4,005

¹³ All numbers in the table are rounded to the nearest whole number.

¹⁴ Number of homes required adjusted by the 31 day COVID reduction

¹⁵ Number of homes required adjusted by the 122 day COVID-19 reduction

¹⁶ See HDT 2021 Measurement [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/91424/Housing_Delivery_Test_2021_measurement_-_GOV.UK.pdf)

- 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 ¹⁷			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 ¹⁸	509 ¹⁹	545 ²⁰	1,525
West Devon BC (Inc. DNP)	128 ²¹	290 ²²	299 ²³	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.

Table 3: 2021 HDT measurement

Number of homes required ²⁴			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

¹⁷ 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

¹⁸ This figure includes 6 dwellings delivered in DNP¹⁹ This figure includes 2 dwellings delivered in DNP

¹⁹ This figure includes 2 dwellings delivered in DNP

²⁰ This figure includes 2 dwellings delivered in DNP

²¹ This figure includes 55 dwellings delivered in DNP²² This figure includes 41 dwellings delivered in DNP

²² This figure includes 41 dwellings delivered in DNP

²³ This figure includes 31 dwellings delivered in DNP

²⁴ Numbers in table are rounded

Which buffer should therefore be applied to the 5YLS?

- 3.15 The 2021 HDT result for the 3 JLP authorities is above 95% therefore there are no policy consequences and a 5% buffer only is required for the purposes of the 2022 5YLS.

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

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 5 year land supply. This is defined in the glossary of the NPPF as follows:

“Deliverable: *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. 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 or 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 permission²⁵ or are allocated in a development plan²⁶ 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 PPG²⁷ provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission, (major development - 10 dwellings and

²⁵ Or a site that has a grant of permission in principle

²⁶ Or identified on a brownfield register

²⁷ PPG paragraph: 007 Reference ID:68-007-20190722

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 PPG²⁸ 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 PPG²⁹ 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 5 year land supply.

4.5 The JLP authorities, 2022 5 year land supply assessment has been produced in line with NPPF ‘deliverability’ definition and the guidance set out in PPG. The JLP authorities have liaised with developers/promoters of sites contained within the JLP Housing supply between September and October 2021³⁰ 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 5YLS, in line with the requirements of the ‘deliverability’ definition;

²⁸ PPG Paragraph: 014 Reference ID: 68-014-20190722

²⁹ PPG Paragraph: 015 Reference ID: 68-015-20190722 & PPG Paragraph 16 Reference ID: 68-016-20190722

³⁰ The assessment of deliverability at April 2022 takes account of developers/promoter intelligence/evidence at September/October 2022, if confirmation of an application lapsing has been provided post April 2022 it has therefore been removed unless there remains clear evidence of a realistic prospect of delivery within the 5YLS period,

- reasons for a site's acceleration or slow down if applicable including whether; COVID-19 and the National Lockdown has had an effect on delivery/deliverability; and
- whether there is a developer on board.

4.6 The 5YLS 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 (2022-2027) and provides details of the housing delivery within the JLP plan period to date. The detailed components of the whole plan 5YLS broken down by the supply in each LPA area is set out in appendices 2, 3 and 4³¹. 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 5YLS where applicable and whether there is 'clear evidence' to justify a site's exclusion from the 5YLS where applicable.

4.7 Some sites³² previously identified in the 2021 5YLS have been moved out of the 5 year supply due to their progress or status changing since 2021 and the latest evidence on their delivery. The sites that have been removed from this year's 5YLS and the reasons for their removal are identified in appendix 5. Whilst delivery on some of these sites may well occur in the 5 year supply, the evidence at this stage and their current planning status suggests there isn't a 'realistic prospect' of delivery in the 5 year supply 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 5 year supply if there is clear evidence to justify delivery can be realistically assumed.

The impact of COVID 19 and the National Lockdown

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 2 years that a number of developments shut down during lockdown periods and have experienced delays. This has clearly affected the completion of new dwellings during 2021/22 and commencement of new sites and

³¹ Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

³² Appendix 5 identifies the list of sites previously identified in the 2020-25 5 YLS that have subsequently moved out of the 5 year supply on the basis of the 2021 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 2020.

dwellings have also been affected. Delivery fell to 1,098 net additions during 2021/22, however delivery in the plan period to date 2014-22 remains in a surplus position.

5. JLP whole plan delivery 2014-2022 & 5 Year Housing Land Supply Position (2022 monitoring point)

Net additions to the dwelling stock in 2021/22

- 5.1 Across the whole plan area a further 1,098 net additions to the dwelling stock have been delivered during 2021/22. This is the first time in the last 5 years that housing delivery for the year is lower than the JLP HR (annualised) however as explained above this can be attributed in to the effects of the pandemic on construction activity, as seen across the country. Table 4 below shows the Housing Survey results for 2021/22 by whole plan, policy and LPA area.

Table 4: Net additions to the dwelling Stock in 2021/22

Geographical Area	Net additional dwellings – 2021/22
Plymouth LPA	341
South Hams LPA	527
West Devon LPA	230
JLP Whole Plan Area Total	1,098
Policy Area- Plymouth	448
Policy Area – Thriving Towns & Villages	650

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	Total (net additions 2014-2022)
Plymouth LPA	700	1,129	557	1,372	850	693	535	341	6,177
South Hams LPA ³³	177	428	326	511	465	507	543	527	3,484
West Devon LPA ³⁴	116	154	196	160	73	249	268	230	1,446
JLP whole plan area total ³⁵	993	1,711	1,079	2,043	1,388	1,449	1,346	1,098	11,107
Policy Area - Plymouth	700	1129	557	1,398	883	852	671	448	6,638
Policy Area – Thriving Towns & Villages	293	582	522	645	512	597	675	650	4,469

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 2022 monitoring point 11,107 net additional dwellings (see figure 1 below) have been added to the dwelling stock in the first 8 years of the plan period across the JLP whole plan area. This represents a surplus of 427³⁶ dwellings above the housing requirement annualised at this point of 10,680.

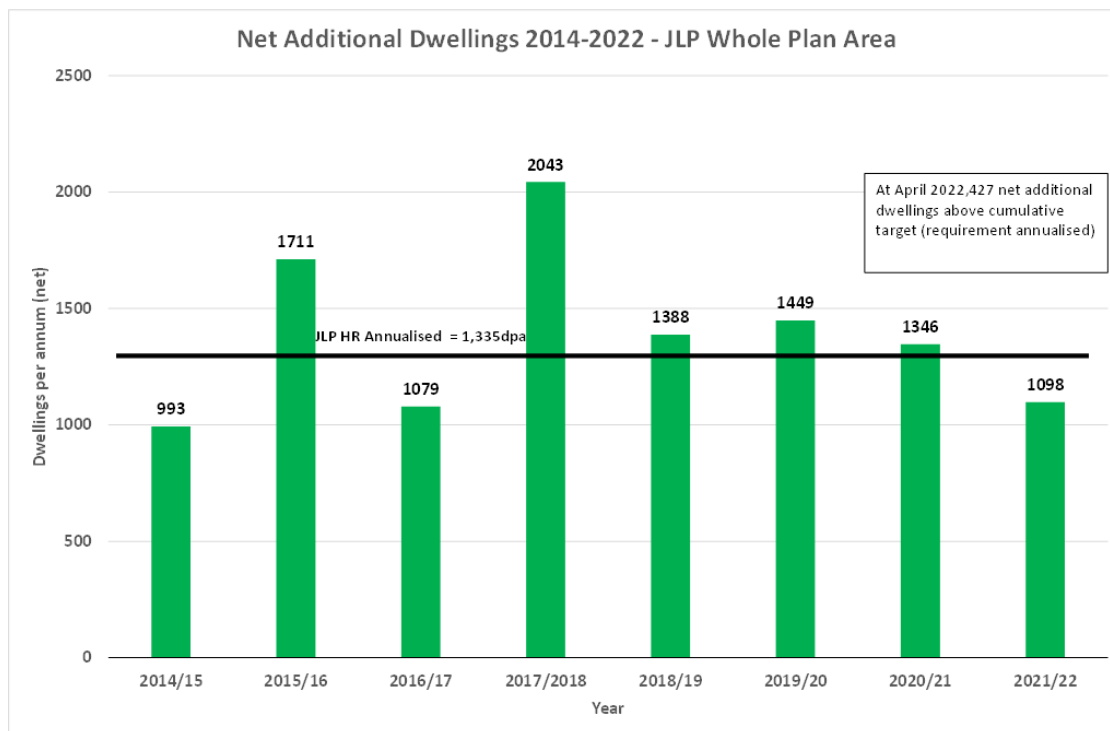
³³ Therefore does not include delivery in DNP

³⁴ Therefore does not include delivery in DNP

³⁵ 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.

³⁶ The surplus position has reduced from 664 dwellings to 427 dwellings.

Figure 1: JLP – Net additions to the dwelling stock in the whole plan area (2014-2022)



5.4 Table 6 below provides a breakdown by development type of the 11,107 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 (2014-2022)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total 2014-2022
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,355	977	1,047	9,991
Student	65	67	58	387	15	60	363	39	1,054
Communal Accommodation (net)	0	2	-39	-22	-33	16	2	2	-72
Extra Care	0	40	0	60	0	12	0	0	112
Mobile and Temporary	0	0	0	2	0	6	4	10	22
Total Net	993	1,711	1,079	2,043	1,388	1,449	1,346	1,098	11,107
Total New Affordable Dwellings (net)	128	468	212	449	406	275	-62	221	2,097

Net additional affordable housing from development 2014-2022

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 8 years of the plan period (2014-2022) = 2,103 dwellings at an average of 263dpa and a shortfall position of 537 dwellings at the 2022 monitoring point. The shortfall at the 2022 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 690 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 & 5YLS identifies a significant headroom of housing against the housing requirement and a more than 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 5 year land supply for the JLP whole plan area for the period 2022-2027?

- 5.6 The supply identified in the next 5 years (2022-2027) 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 8,139 dwellings for the 2022-7period.

Table 7: 5YLS – Total net supply across the whole plan area 2022-2027

	2022/23	2023/24	2024/25	2025/26	2026/27	Total Supply (net) 2022-2027
Plymouth LPA	408	617	760	573	754	3,112
South Hams LPA	579	672	918	791	556	3,516
West Devon LPA	283	298	329	326	275	1,511
Whole Plan Area 5YLS Total	1,270	1,587	2,007	1,690	1585	8,139

- 5.7 At April 2022 a total of 13,863 dwellings had consent in the whole plan area, 1,514 of which had commenced construction. A total of 24,970 dwellings therefore have either been delivered are currently under construction or have planning consent at April 2022, which represents 94% of the JLP housing requirement. It should be noted that not all dwellings with consent appear in the 5YLS to phasing on large sites and some sites with consent have been assessed as being undeliverable within the 5YLS³⁷.

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

- 5.8 All large sites³⁸ 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

³⁷ see appendix 5

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

evidence' that they can be considered deliverable in the 5YLS. 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 5YLS. 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 5 year supply assessment in the JLP examination in early 2018 have been used to inform assumptions and to sense check against developer's forecasts and assumptions³⁹.

Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites⁴⁰ contained in the 5YLS 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 rate⁴¹ is applied to the small sites within the 5YLS 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 remains at 43dpa 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 remains at 104dpa. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5YLS.

³⁹ [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>

⁴⁰ 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.

⁴¹ 10% in the Plymouth Policy Area (Plymouth LPA and SH urban fringe) 15% in Thriving Towns & Villages Policy Area

Supply Source – Neighbourhood Plan Allowance

- 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. 34 dwellings are forecast to be delivered in the 5 year period 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 3 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 methodology⁴² used to inform the housing supply in the JLP is now superseded by new Government guidance and the parameters of the HDT⁴³. The 5 year supply 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 5 year supply 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 PPG⁴⁴ provides a methodology for the counting of communal accommodation⁴⁵. 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

⁴² <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

⁴³ PPG paragraph 041 Reference ID: 68_041-20190722

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

⁴⁴ Paragraph: 041 Reference ID: 68-041-20190722 <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁴⁵ 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 2022 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 2022 monitoring point.

Table 8: 5 YLS 2022-2027 against JLP Whole Plan Housing Requirement

5 Year Land Supply 2022-2027 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 2022	11,107
Di	Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x8=10,680) - C	-427 (i.e. a surplus)
Dii	Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/15)x5	-178 ⁴⁶
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement with shortfall/surplus (E + Dii)	6,497
G	F with 5% buffer	6,822
H	JLP authorities deliverable supply 1 st April 2022 – 31 st March 2027 (3,112+3,516+1,511) ⁴⁷	8,139
I	Five year land supply position (H/ (G/5))	5.97 years supply

⁴⁶ 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 6.2 year land supply can be demonstrated. Furthermore if one were to apply the Government’s COVID-19 HDT adjustment to the Housing Requirement for 2019/20 and 2020/21 for consistency then the JLP surplus position would stand at 986 dwellings and thus a 6.8yrs could be demonstrated.

⁴⁷ Plymouth + South Hams + West Devon (deliverable supply 2022-2027, identified in table 7). See also appendices 2, 3 & 4 supply tables.

Conclusion

- 5.17 A 5.97 year land supply is identified, therefore a 5 YLS 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 32,633 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 2022 Monitoring Point

Identified Supply (2014-2034)		
LPA		
Plymouth	16,409	=32,633
South Hams	11,990	
West Devon	4,234	
Policy Area		
PPA	21,452	=32,633
TTV	11,181	

- 5.20 At the 2022 monitoring point 11,107 net additional dwellings have been added to the dwelling stock in the first 8 years of the plan period. This represents a surplus of 427 dwellings above the Housing Requirement annualised at this point of 10,680 dwellings (1,335 x 8 years). To ensure the JLP meets the Housing Requirement of 26,700 net additional dwellings by 2034 a net additional supply of 15,593 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. A net supply of 21,526 deliverable and developable dwellings is identified in the remainder of the plan period, which is 5,663 dwellings above the 15,593 dwellings required by 2034. There is therefore substantial flexibility in the supply identified which represents a headroom of 36% over the remainder of the plan period to ensure the JLP Housing Requirement can be met by 2034.
- 5.21 At the 2022 monitoring point 2,103 net additional affordable dwellings have been delivered through development in the first 8 years of the plan period. This represents a shortfall of 537 dwellings against the JLP affordable housing target annualised at this point of 2,640 dwellings (330 x 8 years). To ensure the JLP meets the affordable housing target of 6,600 dwellings by 2034 a net additional supply of 4,497 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. As mentioned above in para 5.20 a net supply of 21,526 deliverable and developable dwellings is identified in the remainder of the plan period. When taking into account the affordable housing percentages secured on sites with consent in the supply and assuming 30% on

the remainder of sites yet to attain consent approx. 5,000 further affordable dwellings can be assumed, which is 503 dwellings above the 4,497 dwellings required by 2034. There is therefore substantial flexibility in the supply identified, which represents a headroom of 8% over the remainder of the plan period to ensure the JLP Affordable Housing target can be met.

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 (2022-2027)**

PLYMOUTH LOCAL PLANNING AUTHORITY - 2022 MONITORING POINT
HOUSING SUPPLY FORECAST 2022/23 to 2026/27

Plymouth LPA Monitoring Point : 31 March 2022 Delivery forecasts: made at November 2022

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)				679	511	47	108	8	1	4					
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 2022 all 22 dwellings had commenced construction. Developer confirms development is nearing completion.	Yes	N/A
	Admiralty House, Mount Wise Crescent	16/02212/FUL	Under Construction	12		12							Site has detailed consent for 12 dwellings. As at April 2022 all 12 dwellings had commenced construction. Developer indicates development has completed post April 2022.	Yes	N/A
	Captains House, 99 Craigie Drive (conversion)	18/01182/FUL	Under Construction	14	4	10							Site has detailed consent for 14 dwellings. As at April 2022 4 dwellings had completed and 10 dwellings remained under construction. Case officer indicates development has completed post April 2022.	Yes	N/A
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Under Construction	6			6						Site has detailed consent for 6 dwellings. As at April 2022 all 6 dwellings had commenced construction. Developer indicates completion has been delayed by a year due to a number of factors including supply issues affected by COVID. Developer now indicates project will recommence imminently and completion is envisaged by the end of 2023.	Yes	N/A
	Bostons Boat , Baylys Road	17/02074/FUL	Under Construction	15			15						Site has detailed consent for 15 dwellings. As at April 2022 we noted that 6 dwellings had commenced construction and 9 dwellings had yet to commence construction. Discussions between the applicant/agent and case officer indicate the development is still on track to complete in April 2023 and that all 15 dwellings have commenced construction.	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 2022 we noted that 6 dwellings had commenced construction and 1 dwelling had yet to commence construction. Developer indicates that 6 dwellings are anticipated to complete by Jan 2023 and ground works have commenced on the 1 remaining dwelling which is likely to complete by Easter 2023.	Yes	N/A
	1 Woodland Terrace, Greenbank Road	20/02004/S73	Under Construction	10		10							Site has detailed consent for 10 dwellings. As at April 2022 we noted that the development for 10 apartments remained under construction. Developer confirms that the development is anticipated to complete by Jan 2023.	Yes	N/A
	2 Armada Street	20/00577/FUL	Under Construction	13		13							Site has detailed consent for 13 dwellings. As at April 2022 we noted that all 13 dwellings had commenced construction. Developer indicates that the development will be complete by December 2022.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
	Former West Park Primary School Wanstead Grove (plots 1,2,3,6,12,25,28,31,32)	21/01191/FUL	Under Construction	9		7	2						Site has detailed consent for 9 dwellings. As at April 2022 we noted that 7 of the 9 dwellings had commenced construction.	N/A	The site has a mixture of owners as it is primarily a self build site. We have assumed the 7 dwellings under construction are likely to complete in 2022/23 and the remaining 2 dwellings are likely to complete in 2023/34.
	Former West Park Primary School Wanstead Grove (plots 14,14a,15,15a,17,17a,18,18a,19)	21/01192/FUL	Under Construction	9		5	4						Site has detailed consent for 9 dwellings. As at April 2022 we noted that 5 of the 9 dwellings had commenced construction.	N/A	The site has a mixture of owners as it is primarily a self build site. We have assumed the 5 dwellings under construction are likely to complete in 2022/23 and the 4 remaining dwellings are likely to complete in 2023/24.
	Chard Road Surgery, 63 Chard Road	20/00201/FUL	Under Construction	6		6							Site has detailed consent for 6 dwellings. As at April 2022 we noted that all 6 dwellings remained under construction. Developer confirms 3 dwellings have completed post April 2022 and the remaining 3 dwellings are expected to complete by end of March 2023.	Yes	N/A
	Morley Youth & Community Centre Broadland Gardens	21/00722/FUL	Planning permission - Not Yet Started	10			10						Development attained detailed consent in November 2021 for 10 dwellings. As at April 2022 we noted that all 10 dwellings had yet commence construction. Developer indicates that once condition has been discharged demolition of the existing building will commence and a contractor has been appointed on a 49 week build programme.	Yes	On the basis of the response from the developer we have assumed delivery is likely in 2023/24.
	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 2022 we noted that all 5 dwellings had yet to commence construction. Developer indicates working towards start on site in February 2023, with completion envisaged by end of 2023. Currently in the process of selecting contractor through tendering process.	Yes	N/A
	St Helens Walk	21/00478/FUL	Planning permission - Not Yet Started	7			7						Development attained detailed consent in June 2021. As at April 2022 we noted that all 7 dwellings had yet to commence construction. Developer indicates that development will commence by end of 2022 and envisages completion by end of 2023. Contractor and consultants currently working through technical design.	Yes	N/A
	Talbot Gardens	20/01737/FUL	Planning permission - Not Yet Started	114				28				86	Site has detailed consent for 114 dwellings. As at April 2022 all 114 dwellings had yet to commence construction. Developer indicates that Block A for 28 units will commence in November and final pre-commencement conditions being considered. Anticipated completion in 2024/25 (June). Remainder of development presently unviable and uncertain until post completion of Block A.	Yes	On the basis of the response from the developer we have assumed that only 28 of the 114 dwellings can be considered to be deliverable in the 5YLS. The remainder has been positioned outside of the 5YLS until there is clear evidence that the remainder of the scheme is viable.
	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 2022 we noted that all 5 dwellings had yet to commence construction. Developer indicates delivery likely to be during 2023/24.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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 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 2022 all 17 dwellings had yet to commence construction. No response from developer/site promoter.	N/A no response from developer.	Site has detailed consent so site can be considered deliverable. On the basis that the site had yet to commence development as at April 2022 we have assumed that delivery is likely in 2023/24.
	Land at Prince Maurice Road	18/00432/FUL	Planning permission - Not Yet Started	99			44	55					Site has detailed consent for 99 dwellings. As at April 2022 all 99 dwellings had yet to commence construction. Developer indicates that development has commenced post April 2022 and that delivery of phase 1 for 44 dwellings is programmed for the 1st quarter of 2023/24. Clearance works for phase 2 have taken place and developer indicates completion of phase 2 (55 dwellings) by end of quarter 4 2023/24.	No	We have assumed that it is unlikely that all 99 dwellings will complete in 2023/24 as the developer asserts, therefore we have assumed phase 2 (55 dwellings) is more likely to complete in 2024/25.
	Southway Shopping Centre, Southway Drive	17/01020/FUL	Planning permission - Not Yet Started	14		2					12		Site has detailed consent for 14 dwellings (gross). The development results in the conversion of existing maisonettes into flats. As at April 2022 we noted that no dwellings had yet to commence construction. The developer indicates however that one of the maisonettes has been converted into 2 flats post April 2022. The remaining maisonettes are tied up in leases to commercial tenants which may or may not come forward as conversions dependent on when the leases expire. No delivery profile for the remaining 12 dwellings has therefore been provided.	Yes	We have assumed that only 2 of the 14 dwellings with consent can be considered to be deliverable in the 5YLS.
	16-20 Duke Street	17/01770/FUL	Planning permission - Not Yet Started	24			24						Site has detailed consent for 24 dwellings. As at April 2022 we noted the development had yet to commence construction, however building regs. indicate commencement has occurred and the consent is extant. No response provided by the developer	N/A no response from developer.	The site has detailed consent so site can be assumed to be deliverable as there is no clear evidence to indicate otherwise and progress appears to be being made through building regs. As dwellings have yet to commence we have assumed delivery is more likely to be in 2024/25.
	Clifford Club Moses Close	19/01052/FUL	Sites with Planning Permission not started	13			13						Site has detailed consent for 13 dwellings. As at April 2022 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. The Developer (RP) has confirmed that they are hoping to appoint a contractor shortly following a tender process and is in the process of seeking Homes England funding. The developer indicates that start on site could occur in February 2023 and the contractor's programme anticipates completion by end of March 2024.	Yes	N/A
	538 Crownhill Road	20/01371/PRUS	Sites with Planning Permission not started	5						5			Site has detailed consent for 5 dwellings (extant). As at April 2022 no dwellings had yet to commence construction. Developer indicates that due to current economic circumstances and other personal commitments development is unlikely to commence in 2023.	N/A developer does not indicate a delivery profile.	Site has detailed consent, so site can be considered deliverable as there is no clear evidence to suggest otherwise. As the developer indicates that the site is unlikely to commence in 2023 we have assumed delivery in year 5 of the 5YLS.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
	2 Cliff Road	19/01451/FUL	Sites with Planning Permission not started	9				9					Site has detailed consent for 9 dwellings. As at April 2022 all 9 dwellings had yet to commence construction. Developer indicates that funding is now in place and construction is due to commence in December 2022 subject to approval of discharge of pre-commencement conditions that they are due to submit in November 2022.	N/A developer does not indicate a completion date.	On the basis that the developer suggests start on site is likely in December 2022, we have assumed completion of all dwellings in 2024/25.
	East Park Avenue	20/1276/FUL	Sites with Planning Permission not started	6			6						Site attained detailed consent for 6 dwellings in November 2020. As at April 2022 we noted that all 6 dwellings had yet to commence construction. Developer has not provided a response in relation to implementation of the scheme.	N/A no response from developer.	Site has detailed consent so site can be considered to be deliverable as there is no clear evidence to suggest otherwise. On the basis that the development has yet to commence we have assumed delivery in 2023/24.
	Perimeter Building Royal William Yard (conversion)	19/00313/FUL	Sites with Planning Permission not started	24			24						Site has detailed consent for 24 dwellings. As at April 2022 we noted the development had yet to commence. The developer architect has verbally confirmed the intention is to commence the development by Spring 2023, a completion date was not provided.	N/A developer did not provide a delivery profile	Site has detailed consent for 24 dwellings therefore it can be assumed to be deliverable. Developer architect confirms intention to commence development by Spring 2023 therefore reasonable to assume completion of all 24 dwellings by end of March 2025.
	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 2022 we noted that the development had yet to commence construction. No response regarding delivery provided from developer.	N/A no response from developer.	Site has detailed consent so site can be considered to be deliverable as there is no clear evidence to suggest otherwise. On the basis that the development has yet to commence we have assumed delivery in 2023/24.
	Longreach, Hartley Road Plymouth PL3 5LW	20/01889/FUL	Conversion with Planning Permission	5			5						Site has detailed consent for 5 dwellings (conversion). As at April 2022 the development has not yet commenced. Developer indicates that they may not deliver the existing consent as they are currently seeking consent (live application) to demolish the existing building and replace it with 6 flats.	N/A developer does not provide delivery profile as they are seeking permission for a revised scheme.	Site has detailed consent for conversion to 5 dwellings, therefore it can be assumed to be deliverable. Although an alternative scheme is being pursued to increase the dwellings to 6 there is no clear evidence that the consented scheme is not deliverable and it is reasonable to assume that it would be implemented in the event that the new scheme does not attain consent. Delivery of the conversion to 5 dwellings has been assumed in 2023/24.
	3 - 4 Bedford Park Villas	21/02190/GP2	Conversion with Planning Permission	10		10							Site has detailed consent for 10 dwellings (Conversion). As at April 2022 we recorded that the development had yet to commence. Developer indicates the the development has completed post April 2022.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
	7 - 8 Ford Park Road	19/02044/FUL	Conversion with Planning Permission	10				10					Site has detailed consent for 10 dwellings (conversion). As at April 2022 we could find no evidence that the conversion had commenced construction. No response provided from developer/landowner, however pre-commencement conditions have been discharged.	N/A no response from developer.	Site has detailed consent for conversion to 10 dwellings, therefore it can be assumed to be deliverable. On the basis that the development appears to have not commenced as at April 2022, we have assumed delivery in 2024/25.
	Stoke Damerel College, Keppel Place	20/01277/FUL	Conversion with Planning Permission	23				23					Site has detailed consent for 23 dwellings (conversion). As at April 2022 we noted that the development had yet to commence. Developer has indicated that they have commenced stripping back the old school fittings and are hoping to make a soft start in October and indicates a target completion date of June 2024.	Yes	N/A
	13 Merrivale Road	20/01204/FUL	Conversion with Planning Permission	13			13						Site has detailed consent for 13 dwellings (conversion). As at April 2022 we noted that all dwellings had yet to commence construction. Developer has indicated that development commenced on the 25th June and they anticipate a 12 month build programme.	Yes	N/A
Large Sites Commitments (students)															
	41 North Hill	17/02091/FUL	Sites with Planning Permission not started	41			41						Site has detailed consent for 41 dwellings (student accommodation). As at April 2022 the development had yet to commence. The development has commenced post April 2022 and the developer has verbally indicated that the development is envisaged to complete by September 2023 in time for the September student intake.	Yes	N/A
	Tamar House, St Andrews Cross	21/00500/FUL	Sites with Planning Permission not started	85	77		8						Site has an additional consent for a further 8 dwellings (student accommodation). As at April 2022 we noted that the development of the extra accommodation had yet to commence. Developer indicates that start on site is scheduled for early 2023 with the intention to complete by September 2023 for the September intake.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
Allocated Sites															
PLY15	Civic Centre	19/00439/FUL	Planning Permission Not Yet Started	144				144				104	Site has detailed consent for 144 dwellings (conversion). As at April 2022 the development has yet to commence. Developer response refers to securing funding and commencement of works but does not indicate estimated completion date. However recent article in the local paper refers to the developer indicating that Government funding has been secured (£10.5m) and works to strip the building back to its original concrete frame is now due to commence which will see the main redevelopment start next year with the continued aim to complete by 2025. Phase 2 of the site remains outside the SYLS until there is clear evidence of progress towards submission of an application.	N/A Developer response referred to anticipated commencement of works.	Phase 1 has detailed consent for 144 dwellings therefore it can be assumed to be deliverable. Developer has indicated that works will commence imminently to strip the building back to original concrete frame and funding has been secured. The developer is quoted in the local newspaper indicating completion is likely in early 2025 therefore reasonable to continue to assume delivery in 2024/25.
PLY24	Sutton Road West	19/01487/S73	Planning Permission Not Yet Started	14			14					180	Part of the allocation has detailed consent for 14 dwellings. As at April 2022 we noted that all 14 dwellings had yet to commence construction. Development has commenced post April 2022 and the developer has indicated that the scheme is envisaged to complete in 2023. The remainder of the allocation remains outside the SYLS and is likely to be delivered in years 6-10 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	Allocated	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) and therefore the developer has indicated that the development will commence in 2023 post completion of the Harbour Arch scheme. The developer indicates completion of the development is likely to therefore slip from 2025/26 to 2026/27.	Yes	Site has detailed consent therefore it can be assumed to be deliverable. No clear evidence to suggest otherwise.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	325						70		255	<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 2022 we noted that 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. There is uncertainty due to challenging market conditions and the macro environment but the aim is to agree a way forward by the early part of 2023. The developer for the remainder of the site indicates that Plot C1 does not at present have a solution to the viability issues brought about by build cost inflation however they anticipate a revised target to start on site in Jan 2023 and completion by July 2026. With regard to Plot A3 (70 dwellings) it has been through one round of pre-app discussions and the developer envisages start on site for this phase in Jan 2025 and completion by June 2026. Plots C3/C4 (125 dwellings) and Plot H (140 dwellings) are not envisaged to deliver within the SYLS. 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	N/A
PLY29	Millbay Waterfront - Plot C2, Land at Millbay, Millbay Road	17/00140/REM	Under Construction	80			80						<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>		
PLY29	Millbay Waterfront - Plot C1	21/01582/S73	Planning permission - Not Yet Started	58				58							
PLY36.2	Mount Wise Devonport Area A		Allocated									145	<p>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. No update has been provided by the developer, however the developer has previously indicated that delivery of the final phase was programmed for 2024/25 and work would commence after the penultimate phase (phase D see PLY36.3), which is due to complete in 2022/23.</p>	N/A Developer has not provided a response.	<p>This is the final phase of a regeneration scheme that has yielded 300+dwellings to date with a further 73 dwellings on the penultimate phase due to complete in 2022/23. Given the track record of delivery on this site there is a realistic prospect that the final phase is deliverable within the SYLS. We have assumed delivery in the final year of the SYLS given consent has yet to be attained.</p>

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
PLY36.3	Mount Wise Devonport Area D	17/01134/FUL	Under Construction	73		73							Site is penultimate phase of wider regeneration of the MOD Mount Wise site. This phase has detailed consent for 73 dwellings and has been under construction for a few years as the original contractor ceased trading. A new contractor has been appointed, development recommenced and has completed post April 2022.	N/A	N/A
PLY40	Seaton Neighbourhood - Land at Seaton Neighbourhood	12/02027/OUT	Under Construction	504			39	120	100	64	181		325 dwellings have completed as at April 2022. Developer has provided an updated phasing schedule and indicated the following: The 44 dwellings under construction (phase 6 & 9) are due to complete in 2022/23. The 2 live applications for 63 (Phase 13) dwellings and 50 dwellings (remainder of phase 9 - Charlton Crescent) are scheduled to commence ground works in Q1 2023. first completions for phase 9 scheduled for Q3 2023 and completion of this phase by end of Q4 2023. First completions for phase 13 scheduled for Q1 2024 and to be completed by Q3 2024. Housing in phases 8, 10, 11 and 12 to be delivered from Q3 2024 which are the subject of current pre-app and the developer anticipates securing consent for these phases in 2023 to enable 2024 commencement. The developer indicates the following delivery profile for these phases in addition to the phases mentioned above 57 dwellings in 2024/25, 68 dwellings in 2025/26, 64 dwellings in 2026/27 and the remainder post 2027.	Yes	Reasonable to assume that the delivery rate will increase post completion of the Forder Valley Link Road which is due to complete imminently. 89 dwellings were completed in 2021/22 an increase on the delivery rate for earlier phases, which demonstrates a realistic prospect of increased delivery rates in future years.
PLY40	Seaton Neighbourhood - Charlton Crescent	21/02071/FUL	Allocated - Live application	50		50									
PLY40	Seaton Neighbourhood - Phase 6	19/01486/FUL	Under Construction	19		19									
PLY40	Land At Seaton Neighbourhood (Phase 9)	18/00082/REM	Under Construction	126	101	25									
PLY46.7	DS15 - Quarry Fields (land at Tamerton Foliot Road)	19/01680/FUL	Under Construction	38		16	22					Site has detailed consent for 38 dwellings. As at April 2022 we noted that 12 of the 38 dwellings had commenced construction. Developer indicates that 7 dwellings have been completed post April 2022 and a further 9 dwellings will be completed by the end of 2022 and construction will have commenced on 19 of the 22 remaining dwellings. The developer indicates that the remaining 22 dwellings will be completed in 2023.			

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
PLY50	Saltram Meadow - Plymstock Quarry, The Ride	07/01094/OUT	Under Construction	1080			33	150	150	150	597		Site has delivered 550 dwellings to date. 56 dwellings currently have detailed consent and were under construction as at April 2022. Live reserved matters application being considered for phase 6 which consists of 122 dwellings and Class E floorspace. The developer indicates that all 56 dwellings under construction will complete in 2022/23. In relation to Phase 6 (live application) of the 122 dwellings, 33 are envisaged to complete in 2023/24 and the remaining 89 in 2024/25. The developer is submitting a reserved matters application for the market square imminently enabling construction to commence in June 2023. The developer envisages that with the delivery of the primary school (recently completed and open), the market square and the Class E floorspace as part of phase 6 the delivery rate will increase to 150dpa from 2024/25 onwards. The site will have 2 outlets and completion of the whole development is envisaged by 2030. The developer will commence pre-application consultation for phases 7 and 8 before the end of the year and anticipates submission of reserved matters application for both phases in a single application (260 dwellings) in Feb/Mar 2023 so that both phases can commence towards the end of 2023. Further pre-app consultation and reserved matters applications for balance of plots is to be progressed in Q4 2023 to enable construction to commence in Q2 2025.		
PLY50	Saltram Meadow - Plymstock Quarry, Broxton Drive	12/01171/REM & 13/00941/REM and 16/00488/REM 17/00166/REM 17/00835/REM 20/01240/REM	Under Construction	604	548	56							Yes		The opening phases of this site achieved 105dpa with one outlet, therefore reasonable to assume that with the opening of the primary school, the delivery of transport infrastructure and the delivery of the market square and Class E floorspace there is a realistic prospect of an increased delivery rate of 150dpa with a 2nd outlet on site.
PLY53	Former China Clay site, Coypool	None	Allocated					75	75	75	325		Yes		On the basis of the response from the housebuilder & Homes England it is reasonable to assume a delivery rate of 75dpa from 2024/25 as there is a possibility of 2 outlets. There is a realistic prospect therefore that 225 dwellings are deliverable within the 5YLS as a housebuilder has been appointed and the site is within the control of the Government's housing delivery accelerator.
PLY56.1	Former Nursery Haye Road	19/01542/FUL	Under Construction	10		4	6						Site has detailed consent for 10 dwellings. As at April 2022, 4 of the 10 dwellings had commenced construction. The developer has not provided a delivery update, but is currently seeking consent (live application) for an additional 3 dwellings and has indicated that these would commence in early 2023 and completion by the end of the year.	N/A Developer did not provide a response.	On the basis that 4 dwellings had commenced construction as at April 2022 we have assumed these 4 would complete in 2022/23 and the remaining 6 dwellings would complete in 2023/24.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
PLY59.5	Stirling House & Honicknowle Clinic, Honicknowle Green	19/01160/FUL	Under Construction	25		5	20						Site has detailed consent for 25 dwellings. As at April 2022 6 dwellings had commenced construction and 19 had yet to commence construction. Developer indicates that 5 dwellings are expected to complete by end of 2022/23 and the remaining 20 will be completed in 2023/24.	Yes	N/A
PLY59.16	Whitleigh Community Centre	16/02033/FUL	Planning permission - Not Yet Started				27						Site has detailed consent for 27 dwellings. As at April 2022 all dwellings had yet to commence construction. Developer confirms that start on site has occurred post April 2022 and completions of all dwellings are scheduled for quarter 1 of 2023/24.	Yes	N/A
PLY59.17	Chaucer Way School	15/00858/OUT	Expired consent					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 anticipates submission of a detailed application for the remaining plots by end of April 2023 and subject to planning approval start on site is likely by end of 2023. No delivery profile has been provided.	N/A no delivery profile provided.	On the basis of the timescales provided by the developer we have assumed delivery of the 4 remaining plots across 2024 to 2026. Realistic prospect of delivery given 133 dwellings already delivered on site.
PLY60.10	Land off Newnham Road, Colebrook (Planning Application addressed as Land off Colebrook Road)	17/01216/FUL	Planning permission - Not Yet Started					43					Site has detailed consent for 43 dwellings. As at April 2022 all 43 dwellings had yet to commence construction. The developer has commenced works, previous buildings have been demolished, however contractor went into administration which has delayed delivery. Developer indicates that they are going out to tender in early 2023 to appoint a new contractor and anticipates recommencing construction towards the middle of the year with a programme to complete all 43 units in 2024/25. Further groundworks investigations are underway, tree and knotweed removal has completed and looking to discharge the remaining pre-commencement conditions prior to going out to tender. Grant funding from Homes England has been secured and a fallback position has been set aside should the grant funding be removed due to delays.	Yes	Site has detailed consent for 43 dwellings so it can be assumed to be deliverable and no clear evidence that the site is undeliverable.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
PLY48	Sherford New Community Land South/Southwest of A38	15/00519/REM BOVIS	Site Under Construction	115	109					6					
	Sherford New Community Land South/Southwest of A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY	Site Under Construction	133	111					22			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 267 dwellings have now completed. There are only 33 dwellings remaining within the Plymouth LPA area, 5 of which are on phase 1A and had commenced construction as at April 2022. The 33 dwellings are envisaged to be delivered within the 5YLS and form part of the overall delivery rate across the site of 264dpa. The remainder of the 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 (see Appendix 3 - South Hams LPA supply table for detail on developer response and the LPA's delivery rate assumptions.)	We have assumed the remaining 33 dwellings within the Plymouth LPA area will be delivered in the 5YLS as part of the overall delivery rate of 264dpa across the whole site.
	Sherford New Community Land South/Southwest of A38	19/00225/REM LINDEN	Under Construction	8	3	5									

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2022 to 2027						
Supply Categories	5 Year Supply Total	2022-23	2023-24	2024-25	2025-26	2026-27
Allocated Sites	2,606	336	375	664	529	702
Large Sites Commitments at March 2022	442	105	183	149	0	5
Large Sites Commitments at March 20212 (Student Accommodation)	49	0	49	0	0	0
Small Sites Commitments at March 2022 (before applying discount for future lapsing)	168	47	108	8	1	4
Small Sites Commitments at March 2022 (Student Accommodation)	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-14	-3	-10	-1	0	0
Small Windfalls Forecast	86	0	0	0	43	43
Communal Accommodation (Net)	12	0	12	0	0	0
Demolition and Conversion Loss	-237	-77	-100	-60	0	0
TOTAL	3,112	408	617	760	573	754

APPENDIX 3

**South Hams LPA supply over the next 5
years (2022-2027)**

**SOUTH HAM LOCAL PLANNING AUTHORITY - 2022 MONITORING POINT
HOUSING SUPPLY FORECAST 2022/23 to 2026/27**

South Hams Administrative Area Monitoring Point : 31 March 2022 Delivery forecasts: made at November 2022

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)				491		102	101	101	101	68					
TTV Large Sites Commitments															
	Land at Alston Gate, MALBOROUGH TQ7 3BT	3577/17/ARM	Under construction	16			16						Site (Alston Gate Phase 2 Malborough) has detailed consent (RM) for 16 dwellings following outline consent granted December 2017. As at April 2022, 2 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 2022 that delivery of the site is likely in the 5 years.
	SX7392 4386, Garden Mill, Derby Road, KINGSBRIDGE	1560/5/O	Planning Permission - Not Yet Started	32					20	12			Site has detailed consent (RM) for 32 dwellings. As expected by the previous forecast, the site had not started and no dwellings were completed as at end March 2022. Applications to discharge precommencement conditions have been approved. Site remains available with developer onboard (Blakesley Estates Kingsbridge). No information at this time about the timing of the build out.	No response	Site has detailed consent and a developer on board. A certificate of lawfulness to establish whether there has been a lawful commencement of the development was refused. Reasonable to assume delivery of the dwellings in the last two years of the 5 year period.
	Gabriel Court, STOKE GABRIEL	3903/16/F	Under construction	12	8	4							The site has detailed consent for part of the site and is under construction. Realistic delivery of the site in the 5YLS given its status at April 2022.	Yes	N/A
	Holwell Farm, ST. ANN'S CHAPEL	4214/18/FUL	Under construction	13			13						Site has detailed consent (full) for 13 dwellings. This windfall site was granted conditional approval in 2020/21. Site started 12.04.22. As expected, no dwellings completed in 2021/22. 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	3197/19/OPA	Planning Permission - Not Yet Started	25				10	15				Outline consent for 25 dwellings. The site has been marketed and a sale to a housebuilder is progressing. RM application expected in 2023. A delivery profile was provided by the land agent. The site has not started and no dwelling completions as at April 2022.	Yes	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.
	West Alvington Hill, KINGSBRIDGE	2434/18/ARM	Planning Permission - Not Yet Started (ground works commenced)	52			20	32					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. No dwelling completions in 2021/22. Site landowner/developer is a house-builder (Baker Estates). 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 2022MP.	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 2023/24. 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	1419/20/FUL	Planning Permission - Not Yet Started	14			14						The site has detailed consent (Full) for 14 dwellings. As at April 2022 the site had yet to commence construction. Application to discharge precommencement conditions validated 3 October 2022 and currently within consultation period. Developer indicates a start on site in 2023 and practical completion envisaged March 2024. Site landowner/developer is Badham Developments.	Yes	The site has detailed consent and the process to discharge conditions is underway. There is a clear intent to deliver the scheme. Thus a realistic prospect of delivery in the 5YLS.
	North of Canes Orchard, BRIXTON	3480/18/ARM	Under construction	28	13	15							Site has detailed (RM) consent for 28 dwellings. As at April 2022 the site had commenced construction and as expected, 13 dwellings completed in 2021/22 and the remaining 15 dwellings were under construction. Agent previously anticipated a construction programme of circa. 18 months and reasonable assumption of completion of all units by the end of 2022/23. Developer is ADPAD.		Reasonable to assume given the status of the site at April 2022 that delivery of the scheme is expected to complete in 2022/23 (i.e. all 28 dwellings forecast for delivery in the 5 year period).
	Brutus Centre, Fore Street, TOTNES	2560/21/FUL	Planning Permission - Not Yet Started	42			20	22					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 2022 the site had yet to commence construction. The process of discharging precommencement conditions is currently underway. Site landowner/developer is Churchill Retirement Living. No response received from the developer.	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 2022.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
	Fort Bovisands, WEMBURY	2821/17/FUL	Under construction	81		6		75					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 2022 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.	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 2022/23 and the remaining 75 dwellings to be completed in 2024/25.
	Land adjoining Seaton Orchard, SPARKWELL	3445/18/FUL	Planning Permission - Not Yet Started	20			5	15					Site has detailed consent (full) for 20 dwellings. No information about when an application to discharge conditions would be submitted. The dwellings had not started and there were no completions at the 2022 Monitoring Point. Site remains available and a developer is on board (Seaton Orchard Sparkwell Ltd).	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 2022.
	Church Hill, HOLBETON	1720/15/OPA	Planning Permission - Not Yet Started	14				14					Site has outline consent for 14 dws. ARM application (0127/19/ARM) for 14 dws validated in March 2019 was withdrawn. A further ARM application (0868/20/ARM) was validated in April 2020 and is pending a decision (Resubmission of 0127/19/ARM). There were no completions in 2021/22 as the site had only outline consent. A detailed application 0868/20/ARM is progressing through the development management process. 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 outline consent for 14 dwellings. We have cautiously assumed delivery in 2024/25 in view that there is a live detailed application. Therefore there is a realistic prospect of delivery of the 14 dwellings within the 5YLS. Site remains available and developable.
	Tor Hill Quarry, MARLDON	3951/17/FUK	Planning Permission - Not Yet Started (ground works commenced)	10		5	5						Site has detailed consent (full) for 10 dwellings. This windfall site was granted conditional approval in 2018/19. Site start at April 2022 but all 10 dwellings had yet to commence construction. No application yet received to discharge conditions. Developer (Lite Homes Ltd) confirms site is available and envisages a start on site Autumn 2021 with completion of all units by 2024MP. No update from the developer.	Yes previously but no update provided.	Site has detailed consent, a developer on board and the site had commenced construction at April 2022. Realistic delivery within the 5YLS given the site's status.
	Sidings Cross, WRANGATON	3717/19/ARM	Under construction	36	30	6							Site is under construction following detailed (RM) consent for 36 dwellings. As at April 2022, 30 dwellings had completed and the remaining 6 were under construction. Tilia Homes is the developer/housebuilder. No update from the developer.	No response	N/A
	Wheat Park, DIPTFORD	0428/18/FUL	Under construction	12		12							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 2021/22.	No response	Previously pushed completion of the development back to 2022/23 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	2548/14/O	Planning Permission - Not Yet Started	125			20	30	30	30	15		Site has outline consent for 70 dws. Application to discharge condition 2 (phasing) was approved 20 August 2018. Detailed planning application for approval of one of the Reserved Matters (layout)-withdrawn 14 May 2020. Application for an alternative scheme for 125 dwellings validated 14 October 2021 and within consultation/publicity period. As expected, the site has not started and there were no dwelling completions as at the 2022 Monitoring Point. The Design and Access Statement in the RM application, stated that Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. No update from developer.	No response from developer	The Councils are mindful that the first RM application (landscape only) has been withdrawn and other pre-commencement planning conditions need to be discharged. The developer is currently pursuing an alternative scheme in the form of a detailed application recently submitted. In the absence of an updated delivery programme from the developer, we have assumed that there is a realistic prospect that 70 dwellings that form part of the recent submitted application or the outline consent, will be delivered in the 5 year period from the 2021MP
	Kings Arms Hotel, Fore Street, KINGSBRIDGE	1515/17/FUL	Under construction	15	2	6	7						Site is under construction following detailed consent (full) for 15 dwellings. 2 dwellings had completed at the 2022 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.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
	The Dennings, Wallingford Road, KINGSBRIDGE	2574/16/OPA	Planning Permission - Not Yet Started	13				3	10				Site has outline consent for 14 dws (net 13). Full application (3599/20/FUL) for 8 dws validated but subsequently withdrawn in November 2020. Applications for an alternative scheme for 6 dwellings validated 8 January 2021 and 2 dwellings (net1) validated 4 March 2021 and both within consultation/publicity period. As expected, the site has not started and there were no dwelling completions as at the 2022 Monitoring Point. Developers with interest in the original scheme were South Hams Eco Developments and South Devon Rural Housing. The applicant of the recent alternative scheme is Dick Whittington Developments	No response from developer.	Site has outline consent for 14 dwellings (net 13) and two full applications for 8 dwellings (net 7) pending a decision. We have cautiously assumed delivery by March 2024 as there is a realistic prospect of delivery of the 14 dwellings within the 5YLS.
	Development site of SX 7752 4240, FROGMORE	2071/18/FUL	Under construction	11	9	2							Site is under construction following detailed consents (full) for a net total of 11 dwellings, 9 of which were built before 2018. No change to site capacity but timing of completion of the remaining 2 dwellings amended compared to previous forecast as no dwellings were under construction at end March 2021. Agent confirms that landowner intends to implement application 2071/18/FUL (2 dwellings). (Note: the developer also indicates 8 other dwellings with Outline consent granted on Appeal which the Council does not include in the large site forecast, will be delivered in 2022/23).	Yes	Assumed delivery of remaining 2 dwellings with detailed consent in 2022/23 as these 2 units had yet to commence construction at April 2021.
PPA Large Sites Commitments															
	Pinewood Drive, WOOLWELL	1266/20/ARM	Under construction	38		28	10						The site has detailed consent (RM) for 38 dwellings. As at April 2022 the site had started and 28 dwellings were under construction. Developer previously envisaged a practical completion March 2023. Site landowner/developer is Tilia Homes	Yes previously, but no update provided.	The site has detailed consent and with a start on site there is a clear intent to deliver the scheme. Thus a realistic prospect of delivery in the 5YLS.
TTV Allocated Sites															
TTV11	West of Belle Hill, KINGSBRIDGE	0787/19/ARM	Under construction	94	58	32	4						The site has detailed consent for 94 dwellings. The developer confirmed a site start in June 2020. As at April 2022, 58 dwellings were complete and 7 dwellings were under construction. LiveWest and Devonshire Homes are jointly progressing the consent and have provided an updated delivery profile.	Yes	Site has detailed consent and construction has commenced. There is a realistic prospect that the remaining 36 dwellings are deliverable within the 5YLS.
TTV22.1	Dartington Lane, TOTNES	1523/22/FUL	Allocated - Live application	39				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 and anticipates a start on site Autumn 2023. No information currently available on the housebuilder. As expected, the site has not started and no dwellings completions.	Yes - agrees with trajectory	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.
TTV22.3	Clay Park, Ashburton Road, DARTINGTON	2927/15/FUL	Under construction	39				20	19				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 2022MP. Have appointed a building contractor, Ryearch, for stage 1 of the build contract. Updated information received from project coordinator.	Yes. Project Coordinator previously advised that this is a 2 year programme in total, with a 17 month dwelling construction indicating a build rate equating to about 20dpa.	Trajectory reflects latest information from the CLT Project Coordinator. Reasonable to assume given the status of the site at April 2022 that all 39 dwellings forecast for delivery in the 5 year period.
TTV24.16	Bonfire Hill, SALCOMBE	1915/13/F	Under construction	44	38	5	1						Site is under construction, following detailed consent. 1 dwelling was built in 2015/16 but the 9 dwellings that were under construction at the 2018MP remained under construction at the 2021MP. Development slowed in the 2018/19. In June 2019, developer/builder Versant (Salcombe) Ltd advised that delivery slowdown was due to disruption of the funding stream with works generally pulled back to coincide with funding capacity. No update response from developer but activity resumed on site as of April 2021. As at April 2022, 38 dwellings had completed (6 in 2021/22) and 5 dwellings were under construction	No response from developer	The remaining 6 dws forecast for completion in the 5 year period from the 2022 MP.
TTV24.17	Shadycombe, SALCOMBE	1262/15/F	Part Complete (6 dws) Part Planning Permission (2 dws) Part Allocation (12 dws)	20	6		2				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) were not started at 2022MP. BBH Architects, the agent for developer (Yellow Bridge Developments) previously advised they are expected to be completed in 2020/21. No update response from developer. 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.	Yes but no updated response	Only the 2 dwellings not started but with full consent they are forecast for completion in the 5 year period. With no planning applications on the remainder of the site and no builder engaged at this time for 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	1159/21/FUL	Planning Permission - Not Yet Started	21				10	11				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, anticipate a start on site Spring 2023 with the first dwelling completion by March 2024. As expected, the site had not started and no dwelling completions at April 2022.	Yes	Site remains available and developable and developer/housebuilder agrees with the forecast. At this time, there is a realistic prospect of delivery of the scheme in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
TTV24.19	Green Park Way, CHILLINGTON	3193/18/ARM	Planning Permission - Not Yet Started	65				15	25	25			Site has outline consent for 65 dwellings. A detailed application (Reserved Matters) for 62 dwellings submitted by Acorn Property Ltd (landowner) was allowed on appeal 01 September 2021. Agent reviously confirmed over telephone that the landowner Acorn Property will manage the development and remains committed to delivering the site. As expected, the site had not started and there were no completions at the 2022MP. Agent previously envisaged a start on site towards the end of 2021 with first completions in 2022 but this is now delayed although completion of all units still expected in the 5YLS.	Yes previously, but no update provided. (Acorn Property Group previously confirmed that Acorn will manage the development, using build contractors)	The site has detailed consent. Whilst there are issues to overcome, there is still clearly an intent to implement and deliver the scheme and thus a realistic prospect of deliverability of the units in the 5YLS.
TTV24.4	Brimhay Bungalows, DARTINGTON	0142/15/F	Under construction	14	11	3							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. 29 dwellings were completed at the 2022MP (including the SDRHA apartments), with a further 3 dwellings remaining. SDRHA are progressing the consent in conjunction with their subsidiary Rural Homes Ltd. The developer anticipates site completion by March 2023.	Yes	Remaining 3 dws forecast for completion in the 5 year period from the 2022 MP
TTV24.5	Broom Park, DARTINGTON	4442/21/ARM	Planning Permission - Not Yet Started	80					15	25	40		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 2022.	Yes	There is evidence that dwellings completions will have begun in the 5 year period. The Council forecasts delivery of development to begin in year 4 and end after the 5 year period from the 2022MP. Sufficient time to accommodate the standard lead in time for a site in the 50-99 dws category (TP3(rev) Appendix 11.2)).
TTV24.7	Sawmills Field, DARTINGTON	4443/21/ARM	Planning Permission - Not Yet Started	40			10	25	5				The site is a JLP allocation. The site has detailed planning consent (RM) (4443/21/ARM) for 40 dwellings approved April 2022. Process of discharging conditions underway. The site remains available and Baker Estates is the developer. The developer anticipates a start in Autumn 2022 with the first dwelling completion late 2023. As expected, the site has not started and no dwelling completions as at April 2022.	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 5YLS. Developer agreed with the forecast.
TTV4	Land at Cotton, DARTMOUTH	3118/21/ARM	Under construction	450	53	45	45	45	45	45	172		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. Further RM application for an extra care scheme is pending a decision. Site has commenced construction and there were 53 completions at the 2022MP and 61 dwellings were under construction.	Yes, previous agreement	With first completions (53) in 2021/22 as forecast and a build rate of 45 dpa thereafter, 225 dwellings are forecast for completion in the 5 year period. 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 225 dwellings will be delivered in the 5 year period.
TTV5	Noss Marina, DARTMOUTH	2161/17/OPA	Under construction	115	-3		44	29	45				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 44 units at the waterside building, will give a site yield of 115 homes net (119 gross) of the 130 total permitted. Previous update provided by agent for Premier Marinas Ltd (landowner/developer) - anticipate construction work on the waterside apartment building to commence in 2022. Agent confirmed 3 of the 4 existing dwellings have been demolished. As expected no dwellings completed by the 2022 Monitoring Point. Current forecast is for the 44 dwellings with detailed consent built by March 2024. Forecast construction of further dwellings to commence in 2023/24, and completing in the following years. The delivery profile is consistent with the response previously received from the developer.	Yes, previous agreement	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 44 dwellings are forecast to be delivered in 2023/24. Forecast build rate thereafter is based on the developers anticipated rates. The Council considers there is sufficient clear evidence that the total 119 dwellings (net 115) will be completed in the 5 year period from the 2022MP.
TTV6	Rutt Lane, IVYBRIDGE	2239/19/ARM	Under construction	198	45	40	40	30	30	13			Site under construction following detailed consent (RM) for 198 dwellings approved 27 February 2020. Site start in 2020/21 and as at April 2022 45 dwellings had completed and 54 were under construction. No response from the developer, Wainhomes.	No response	Site under construction and forecast for completion of all 153 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2022.
TTV6	Godwell Lane, IVYBRIDGE	3623/19/FUL	Allocated - Live application	111				12	40	40	19		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 2022.	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	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
TTV7	Land at Filham, IVYBRIDGE	3703/18/OPA	Under construction	200	54	40	20	40	46				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 2022 the site had commenced construction. 54 dwellings had completed and 38 were under construction. The developer/ housebuilder Bloor Homes has previously provided a delivery profile. The Council agrees with the build rate, and the forecast of 146 dwellings delivered in the 5 year period.	Yes	The site has detailed consent for part of the site and is under construction. Realistic delivery of the site in the 5YLS given its status at April 2022.
TTV9.1	Stowford Mill, IVYBRIDGE	1336/15/F	Under construction	97	23	8		39			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 2022, 23 dwellings were complete (17 dwellings completed in 2020/21). 8 units were under construction at 2022MP. 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 2022MP. So 47 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 47 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.
PPA Allocated Sites															
PLY48	Sherford - Outline	2426/06/O	Under construction	5200	384					51	2640	928	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 2021. It straddles the LPA boundaries with detailed consent for 300 dws in the city and 1739 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. As at end March 2022, total of 656 completions had occurred (273 in Plymouth and 383 in the South Hams) . Of these 656, 108 were completed in 2021/22, 3 were completed in Plymouth and 105 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) and forecast an increase to 100dpa per developer from 2023 onwards.	As at April 2022 there were a total of 208 dwellings under construction on the whole site (5 in Plymouth and 203 South Hams) and on the basis of development progress it has been assumed that 220 completions are likely to be completed by end of March 2023. The delivery rate then rises to 264 dws forecast to be built in the South Hams in 2023/24 thereafter (apart from Year 5 when 28 of the 264 dws are forecast to be delivered in Plymouth). This is a cautious forecast, mindful that the Constortium anticipate a higher increase in delivery rates rising to 400 dpa in total in Year 4 & 5. If the fourth outlet (Cannon Kirk) is brought into operation, this could help the Consortium's supply.
PLY48	Sherford - Bovis	0490/19/ARM 2252/19/ARM				83	88	88	88	65					
PLY48	Sherford - Linden	2298/19/ARM 0489/19/ARM 07/0679/15/RM				58	88	88	88	71					
PLY48	Sherford - TW	0533/19/ARM 2385/19/ARM 2168/19/ARM				79	88	88	88	49					

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
SOUTH HAMS NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV25)															
	School Road, STOKE FLEMING	1503/21/FUL	Planning Permission - Not Yet Started (ground works commenced)	20			20						Site has detailed consent (full) for 20 dwellings. Site works commenced in July 2022. The dwellings had not started and there were no completions at the 2022 Monitoring Point. Developer (Strongvox) indicates that completion of all 20 units is anticipated by March 2024.	Yes	All 20 dws forecast for completion in the 5 year period from the 2022 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2022 to 2027	5 Year Supply Total	2022-23	2023-24	2024-25	2025-26	2026-27
Supply Categories						
PPA Plymouth Fringe ALLOCATIONS	1,248	220	264	264	264	236
PPA Plymouth Fringe Large Site Commitments at 2022 Monitoring Point	38	28	10	0	0	0
PPA Plymouth Fringe Small Sites - Commitments at 2022 Monitoring Point	6	2	1	1	1	1
TTV - South Hams Large Sites ALLOCATIONS	1,072	173	176	286	289	148
TTV - South Hams Large Sites Commitments at 2022 Monitoring Point	494	56	120	201	75	42
TTV - South Hams Small Sites Commitments at 2022 Monitoring Point	467	100	100	100	100	67
Discount for small sites lapsing	-40	0	-10	-10	-10	-10
TTV-South Hams NEIGHBOURHOOD PLAN ALLOWANCE -consents	20	0	20	0	0	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	144	0	0	0	72	72
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	67	0	-9	76	0	0
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0

SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL	1,292	250	275	265	265	237
SOUTH HAMS TTV South Hams Sub TOTAL	2,224	329	397	653	526	319
SOUTH HAMS LPA TOTAL	3,516	579	672	918	791	556

SOUTH HAMS DISTRICT COUNCIL ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2022 to 2027	5 Year Supply Total	2022-23	2023-24	2024-25	2025-26	2026-27
Supply Categories						
SOUTH HAMS LPA TOTAL	3,516	579	672	918	791	556
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
SOUTH HAMS DISTRICT	3,591	594	687	933	806	571

APPENDIX 4

**West Devon LPA supply over the next
5 years (2022-2027)**

**WEST DEVON LOCAL PLANNING AUTHORITY - 2022 MONITORING POINT
HOUSING SUPPLY FORECAST 2022/23 to 2026/27**

West Devon Administrative Area Monitoring Point : 31 March 2022 Delivery forecasts: made at November 2022

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)				491		50	50	50	50	42					
TTV Large Sites Commitments															
	Jethros, LEWDOWN Okehampton	1666/20/OPA	Planning Permission - Not Yet Started	30				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 about when a Reserved Matters application would be submitted. Developer/ builder currently unknown.	No response	Reasonable to assume given status of the site at April 2022 that delivery of the site is likely in the 5 years.
	Bathway Fields, NORTH TAWTON	1549/18/FUL	Planning Permission - Not Yet Started	65			17	48					Site has detailed consent (full) for 65 dwellings approved in July 2019. As expected, the site has not started and no dwellings were completed in 2021/22. Applications to discharge conditions approved. Developer/ housebuilder is Allison Homes. 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	Site has detailed consent (full) for 65 dwellings. Forecast is for 17 dwelling completions in 2023/24 and the other 48 in 2024/25. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5YLS.
	Site at SX573976, Folly Gate, OKEHAMPTON	3963/19/OPA	Planning Permission - Not Yet Started	23			5	10	8				Site has detailed consent (RM) for 23 dwellings. As expected, the site had not started. Current reserved matters application (0514/20/ARC) validated 03 March 2020. Application to discharge precommencement conditions has been approved. Site remains available with developer on board (Gilber & Goode). Delivery profile reflects information supplied by the developer.	Yes	As dwellings have yet to commence construction at April 2022, we have assumed delivery of the first dwellings in 2023/24. There is a realistic prospect that 23 dwellings consented will be delivered in the 5 year period from the 2022MP.
	Baldwin Drive, OKEHAMPTON	00108/2015	Under construction	43			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 2021/22. The agent on behalf of applicant Leander Developments previously agreed with the forecast but no updated response received from the agent/developer.	No response	Site has detailed consent for 43 dwellings and has started but stalled. Realistic prospect of delivery of all 43 dwellings in the 5 year period.
	Abbey Meadows, CRAPSTONE	2451/19/ARM	Under construction	21		13	8						Site has detailed (RM) consent for 21 dwellings. As at April 2022 the site had commenced construction and as expected no dwellings were completed in 2021/22, although 21 dwellings were under construction. The site is being delivered by Poltair Ventures. Delivery profile reflects previous information supplied verbally by the developer.	Yes previously but no update in 2022	Site has detailed consent and is under construction. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2022.
	Cross Roads Farm, LEWDOWN	2099/19/ARM	Under construction	17	13	4							Site is under construction following detailed consent (full) for 17 dwellings (consent for 14 dwellings on part of the site and 3 dwellings on the remainder of the site). 13 dwellings were completed at the 2022MP (1 in 2021/22) compared to the 5 previously forecast, the remaining 4 were under construction. The site is now being delivered by Viburnum Estates.	No response	N/A
	Development site, FOLLY GATE	3963/19/OPA	Planning Permission - Not Yet Started	23			5	10	8				Site has detailed consent (RM) for 23 dwellings. As expected, the site had not started. Current reserved matters application (0514/20/ARC) validated 03 March 2020. Application to discharge precommencement conditions has been approved. Site remains available with developer on board (Gilber & Goode). Delivery profile reflects information supplied by the developer.	Yes	As dwellings have yet to commence construction at April 2022, we have assumed delivery of the first dwellings in 2023/24. There is a realistic prospect that 23 dwellings consented will be delivered in the 5 year period from the 2022MP.
	Green Valley Meadow, LIFTON	1834/19/ARM	Under construction	20	19	1							Site is under construction following detailed (RM) consent for 20 dws. As at April 2022 19 dwellings completed, 1 remaining unit was under construction. Completion of all units anticipated by March 2023. The developer/housebuilder is Harrington Homes.	Yes previously but no update provided.	N/A
	North of Brandize, FOLLY GATE	0321/20/OPA	Planning Permission - Not Yet Started	10				5	5				Site has detailed consent (RM) for 23 dwellings. Outline consent was allowed on appeal 21 December 2020). The site had not started and there were no completions at the 2022MP. Developer anticipates a start on site in the spring/summer 2023 with first completions in 2023/24. The developer agrees with the delivery profile. The site will be delivered by Gilbert & Goode.	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	0136/21/ARM	Under construction	50		20	30						Site has detailed consent (RM) for 50 dwellings. Site start at April 2022 but as expected there were no dwelling completions and 12 were under construction. The developer Persimmon Homes has previously provided a trajectory but no update has been provided.	No response	The site has detailed consent for 50 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer anticipates first dwellings in 2022/23. Realistic delivery of the site in the 5YLS given its status at April 2022.
	Woods Field, LEWDOWN	0825/16/FUL	Under construction	11	5	5	1						Site is under construction following detailed consent (full) for 11 dwellings. As at April 2022, 5 dwellings had completed (1 in 2021/22) and 5 dwellings were under construction.	No response	Site has detailed consent and has already completed 5 dwellings. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5 YLS

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
TTV Allocated Sites															
TTV14	East of OKEHAMPTON, Parcel 2	2646/18/ARM	Under construction	282	106	20	20	20	20	20	76		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 has started, with 106 completions (37 in 2021/22) and 43 dwellings under construction (23 on Redrow on Phase 2 and 20 on Adpad on Phase 3) as at the 2022MP. 100 dws on Parcel 2 are forecast for completion in first 5 years. Residue of Parcel 2 is forecast for delivery after the 5 year period.	No update provided by the developers	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 2022, phases 2 & 3 were under construction with 106 completions. On this basis the Council forecasts 100 dwelling completions in the 5 year period from the 2022 MP.
TTV14	East of OKEHAMPTON, Parcels 3 & 4	1726/20/ARM	Part under construction (Parcel 3) Part planning permission - not yet started (Parcel 4)	400		50	40	50	60	60	140		Parcel 3 has detailed consent for 220 dwellings and Parcel 4 has outline consent for a total of 91 dwellings and detailed consent (RM) for 89 dwellings. Parcel 3 & 4 are also part of JLP allocation TTV14. Construction of the dwellings on parcel 3 had started at April 2022 and 59 dws were under construction. As expected, there were no completions in 2021/22. Housebuilder on board (Barratt David Wilson Homes). Over half of Parcel 3 & 4 are currently forecast for delivery in the 5 year period but 140 dwellings are forecast to be delivered after the 5 year period.	Yes general agreement, although developer anticipates higher annual delivery rates	Parcel 3 is under construction and Barratts forecast to start delivering in 2022/23. The Council forecast 260 dwellings in the SYLS. This is a cautious forecast, mindful that the developer anticipate higher delivery rates on parcels 3 & 4, averaging around 75 dwellings per annum.
TTV16	Callington Road, TAVISTOCK	2780/ARM	Under construction	600	84	60	50	40	40	40	286		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 2022, construction had commenced on Phase 1 and 84 dwellings had completed (32 in 2021/22) and 65 dwellings were under construction. Developer's agent confirms the trajectory reflects their client's intentions. The developer is Bovis Homes who are now part of the Vistry Group.	Yes, general agreement	Bovis Homes submitted the RM applications for Phases 1 & 2. Based on previous advice from the agent the Council understands that Phase 2 development will follow after Phase 1 is completed ie they are consecutive, not concurrent. This implies only one outlet (Bovis) during their development. The Council concludes it is prudent to assume a build rate of 40 dpa for Phases 1 and 2, consistent with a single national housebuilder outlet. There is sufficient clear evidence to include 230 dwelling completions in the first 5 years from the 2022MP. Thereafter and once Phase 3 commences, an increased build rate is possible if there are two outlets on this site.
TTV17	Plymouth Road, TAVISTOCK	3614/18/OPA	Planning Permission on part - Not Yet Started Part allocation	250					20	40	235		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 current hybrid applications on the northern remainder part of the site, both submitted by Baker Estates. One for 45 dwellings and an extra care facility, validated 18 November 2020 and currently under consideration by Officer. The second application is for 44 dwellings and 0.76ha of commercial land (Use Class E(g)), was refused 21 December 2021. As expected, the site has not started and there were no completions at the 2022 Monitoring Point.	No update received from Linden Homes but previous response received from Baker Estates	No information received about when detailed applications would be submitted and no trajectory provided by the developer on the southern part of the site. Baker Estates assume a 2 year build of the northern part of the site with dwelling completions in 2025/26 and 2026/27. The Council considers that at this time there is a realistic prospect that the northern part of the site will be delivered within the 5 YLS and approximately 20% of the southern part of the site. The delivery rates accord with SHLAA lead in times/delivery rate evidence.
TTV19.1	New Launceston Road, TAVISTOCK	1472/18/ARM	Under construction	148	83	30	35						Site has detailed (RM) consent for 148 dws, granted in December 2018. Site started in May 2019. As at April 2022 83 dwellings completed (34 in 2021/22), of the remaining 65 dwellings 34 were under construction. Developer indicates completion of all units by March 2024 as previous forecast.	Yes - broad agreement (the number of dwellings forecast in year 1 is different but year 2 is in line with the developer's advice)	Site has detailed consent and is under construction and well advanced. Realistic prospect of delivery in the 5 year period given developer's response.
TTV19.3	Brook Lane, TAVISTOCK	3862/19/ARC	Planning Permission - Not Yet Started	23				10	13				Full planning application for 23 dwellings granted conditional approval 12 October 2018. As expected there were no completions at the 2022MP. Applications to discharge precommencement conditions have been approved. Developer (Westward Housing Group) response confirmed a site start October 2021.	Yes	Site has detailed consent for 23 dwellings. Developer previously indicated delivery in 2020/21. As the site has commenced construction and we have cautiously assumed delivery is likely in 2024/25 - 2025/26. All 23 dwellings are forecast for completion in the 5 year period from the 2022 MP.
TTV19.4	The Trendle, TAVISTOCK	4121/17/FUL	Planning Permission - Part complete, 1 dwelling not started	13	12		1						Site has detailed consent (full) for 13 dwellings, with 12 dwellings complete at the 2022 Monitoring Point. Application 4121/17/FUL for Plot 13 received conditional full approval on 30 January 2018. However, the 13th dwelling has not started. Developer (Blue Cedar Homes) previously confirmed that they were looking to appoint a small contractor and expected a 12 month build. Delivery of the final unit has been moved back 1 year from previous forecast. Details of the contractor are unknown.	No response	Application 4121/17/FUL for Plot 13 has not expired and can still be developed as it is understood that site access gates to the main development site were constructed as per application 4121/17/FUL. The 1 remaining dwelling forecast for completion in 2023/24.
TTV24.10	Glenhaven, LIFTON (Parcel 1)	2353/18/OPA	Planning Permission - Not Yet Started	54				15	30	9			The site is a JLP allocation. Outline planning consent for 54 dwellings approved - covering part of the JLP allocation site (& part outside the allocation) at the 2022 Monitoring Point. Live RM application submitted by Wain Homes, validated 13 September 2022. Site remains available with developer onboard (Wain Homes). No information at this time about the timing of the build out. As expected, there were no completions on this site.	No response	Part of the JLP site has outline consent for 54 dwellings and has been put to the market and now has a housebuilder on board. We have cautiously assumed delivery of 54 dwellings in 2024/25 - 2026/27 as there is realistic prospect of delivery within the SYLS. Site remains available and developable.

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2022	Total Dwellings Permitted	Dwellings Delivered 2014-2022	2022-23	2023-24	2024-25	2025-26	2026-27	Total Plan Remainder 2027-34	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)
TTV24.10	Glenhaven, LIFTON (Parcel 2)	2536/20/OPA	Planning Permission - Not Yet Started	68				15	26	27			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 2022.	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 2024/25 - 2026/27 as there is realistic prospect of delivery within the 5YLS. Site remains available and developable.
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Under construction	102	55	30	17						Site is under construction following detailed consent (full) for the redevelopment of the site including 102 dwellings. 30 completions in 2021/22. Of the 47 dwellings remaining, 20 dwellings were under construction at the 2022 Monitoring Point. Developer (Kingswood Homes) indicates a further 2 year delivery programme and anticipates completion of the site in 2023/24.	Yes	Reasonable to assume given the status of the site at April 2022 that delivery of the entire site is likely in the 5 years.
WEST DEVON NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV25)															
	Devonshire Gardens, NORTH TAWTON	0292/22/ARC	Planning Permission - Not Yet Started				4	5	5				Site has outline consent for 14 dwellings. ARM application (1671/22/ARM) was validated in May 2022 and is pending a decision. As at April 2022 all 14 dwellings had yet to commence construction. The process of discharging conditions is underway. The site has been acquired by developer/housebuilder Hembury Homes.	No response	Reasonable to assume that delivery of the scheme is expected to complete in 2023/24 (i.e. all 14 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.

WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2022 to 2027						
Supply Categories	5 Year Supply Total	2022-23	2023-24	2024-25	2025-26	2026-27
Allocated Sites	908	190	163	150	209	196
Large Sites Commitments at March 2022	276	43	86	101	36	10
Small sites Commitments at March 2022 (before applying discount)	243	50	50	50	50	43
Discount for small sites lapsing	-23	0	-5	-6	-6	-6
Neighbourhood Plan Allowance	14	0	4	5	5	0
Small Windfall Allowance	64	0	0	0	32	32
Communal Dwellings	29	0	0	29	0	0
MOBILE and TEMPORARY	0	0	0	0	0	0
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)	1,511	283	298	329	326	275

APPENDIX 5

**Sites removed from 5YLS by LPA area
(lapsed and undeliverable consents &
sites now considered developable not
deliverable in 2022-2027)**

Plymouth LPA - Sites with extant consent considered to be undeliverable in 2021 and position unchanged

Application Number	Address	Reason	Dwellings
06/00588/REM	Agaton Farm		15
15/01726/FUL	80/82 Ebrington Street		6
15/01622/FUL	Mayflower House, 178 to 184 Armada Way		140
16/00554/FUL	17-19 Mayflower Street		162
16/01422/REM	Former Tothill Sidings, Desborough Road		50

Plymouth LPA - Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2022-2027)

Commitments			
Application Number	Address	Reason	Dwellings
20/01879/GP2	I The Moneycentre I Drake Circus		119

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

Application Number	Address	Dwellings
18/01153/FUL	Land Adj to 790 Wolseley Road	6
17/01147/OUT	Gulland House, Winston Avenue	11
18/02111/FUL	9 Parade (conversion)	6
16/00995/LBC	Crown And Column, 223 Ker Street (conversion)	5
18/00769/FUL	Plymouth College, Ford Park (communal accommodation)	13
18/01014/OUT	Bath Street East	7

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

Application Number	Address	Dwellings
17/02163/REM	18 Torland Road	2
18/01055/FUL	82 - 84 Higher Compton Road	2
18/01659/FUL	19 Chaddlewood Close	1
18/00644/OUT	Land at Kensington Place	1
18/01073/FUL	2 Conqueror Drive	1
19/00351/FUL	Adj 107 Cunningham Road	1
18/00127/OUT	442 Tavistock Road	1
18/00857/FUL	19 Compton Park Road	1
19/01072/FUL	17A Seymour Avenue	1
18/00258/FUL	7 St Gabriels Avenue	1
17/00732/FUL	1 Marlborough Street	2
18/00800/FUL	48 - 50 Mutley Plain	4
17/02120/FUL	Wyndham Street East	1

Application Number	Address	Dwellings
17/02002/FUL	19 Pasley Street	1
18/01845/FUL	9 Hazel Close	1
16/01994/FUL	14-16 Victoria Road	4

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

Parish	Application Number	Address	Net Gain on Site
Dartmouth	2909/15/FUL & 1907/18/VAR	Land at SX 288020 50602 Southtown Dartmouth Devon TQ6 9BZ	1
East Allington	3820/18/FUL	Higher Poole Farm Lane To Higher Poole Farm East Allington TQ9 7PZ	1
Halwell & Moreleigh	2240/18/PDM	Ritson Barton Farm Halwell Devon TQ9 7JG	1
Kingsbridge	4023/18/FUL	14 Fore Street Kingsbridge TQ7 1NY	1
Kingswear	1613/18/FUL	The Lane House Upper Wood Lane Kingswear TQ6 0DF	1
Kingswear	2072/17/FUL	Land adjacent to Creek Haven Lower Contour Road Kingswear TQ6 0AL	1
South Huish	0312/19/FUL	Land adjacent Methodist Church Hope Cove Devon TQ7 3HS	1
Stokenham	2722/18/FUL & 2805/17/FUL	Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon	1
Stoke Gabriel	3640/17/FUL	Rowes Farm Aish Road Stoke Gabriel Devon TQ9 6PX	2
Strete	1369/18/FUL	Driftwood House Strete TQ6 0RR	0
Totnes	0266/16/FUL	5 Christina Parade Totnes Devon TQ9 5UU	1
Ugborough	1700/18/FUL	Stone Barn Fowlescombe Farm Ugborough Devon PL21 0HW	1
Yealmpton	2108/18/ARM & 0030/16/OPA	The Orchard Yealmpton Plymouth	1

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

Parish	Application Number	Address	Net Gain on Site
Bondleigh	2246/18/FUL & 0315/19/VAR	Copplestone Barns Bondleigh Devon EX20 2AW	1
Exbourne	3082/17/FUL	Hole Downs Exbourne EX20 3QT	1
Hatherleigh	00787/2014	Oakwood, Holsworthy Road, Hatherleigh, Devon	1
Inwardleigh	3408/18/PDM	Northwood Farm, Goldburn Close, Okehampton, EX20 1RW	1
Inwardleigh	2636/17/FUL	Five Oaks Folly Gate Okehampton Devon EX20 3AA	1
Lifton	00345/2013	Gatherley Wood, Lifton, Devon	1
North Tawton	4237/17/FUL	Barn at Bouchers Hill North Tawton Devon	1
Northlew	0481/18/FUL & 4201/18/FUL	Higher Southcombe Farm Northlew EX20 3PD	1
Northlew	1885/18/FUL	Higher Gorhuish Farm Northlew EX20 3BT	2
Okehampton	0848/18/POD	10 St James Street Okehampton Devon EX20 1DH	2
Tavistock	2575/18/FUL	19 Plymouth Road Tavistock Devon PL19 8AU	1
Tavistock	2301/17/OPA	Xanadu Launceston Road Tavistock PL19 8LQ	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/PPG 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 PPG prior to July 2018. The provisions of the new NPPF/PPG 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/PPG 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/PPG)	+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

Small Sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31.03.2022	Site Total	Trajectory					
				2014-22	2022-23	2023-24	2024-25	2025-26	2026-27
16/00599/REM	Plot 11, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/01274/REM	Plot 13, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/01641/REM	Plot 24, West Park Primary School, Wanstead Grove	Under Construction	1		1				
17/00572/REM	Plot 29, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/00050/FUL	Chrikama, 7 Station Road	Under Construction	2	1	1				
15/01545/FUL	Hardwick Nurseries, Ridge Road	Under Construction	2	1	1				
12/02015/FUL	108 Billacombe Road	Under Construction	1		1				
16/01875/FUL	21 Meadow Park	Under Construction	1		1				
17/02055/FUL	Land At Petersfield Close	Under Construction	4			4			
20/01904/FUL	Plot 23, West Park Primary School, Wanstead Grove	Under Construction	1		1				
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Under Construction	1		1				
17/00247/OUT	56 Vinery Lane	Under Construction	1		1				
18/01220/REM	2 Springfield Road	Under Construction	1		1				
18/01814/FUL	Land adjacent to Elizabeth Cottage, Riverford, Estover Close	Under Construction	1			1			
19/00636/FUL	Land to the rear of 1 Cardigan Road	Under Construction	1		1				
20/01112/FUL	42 Compton Avenue	Under Construction	1		1				
20/00785/FUL	118 Cremyll Street	Under Construction	1		1				
20/00630/FUL	68 Fletemoor Road	Under Construction	1		1				
21/00483/FUL	Blake Lodge	Under Construction	2		2				
21/01839/FUL	Plot 4, West Park Primary School, Wanstead Grove	Under Construction	1		1				
20/01398/FUL	Land at Thorn Park Lodge, Thorn Park	Under Construction	1		1				
20/01816/PIP	Land at 13 Westfield Avenue	Planning Permission in Principle - Not Yet Started	2				2		
21/01377/FUL	Staddon Heights Farm, 50 Staddon Lane	Planning permission - Not Yet Started	3			3			
21/02003/FUL	Land at Sherril Close	Planning permission - Not Yet Started	1			1			
21/01148/FUL	Futtrells, Horn Lane	Planning permission - Not Yet Started	1			1			
21/01292/FUL	36 Sherford Road	Planning permission - Not Yet Started	1			1			
21/01767/FUL	Land at Bampfylde Way	Planning permission - Not Yet Started	4			4			
21/00326/OUT	2 Borrowdale Close	Planning permission - Not Yet Started	1			1			
21/00049/FUL	51 Gray Crescent	Planning permission - Not Yet Started	1			1			
22/00060/PIP	Workshop, Wesley Place Stoke	Planning permission - Not Yet Started	2			2			
21/00055/FUL	Land to the rear of Greenbank Cottages, Greenbank Road	Planning permission - Not Yet Started	2			2			
21/01760/FUL	Longreach, Hartley Road	Planning permission - Not Yet Started	2			2			
	R/o 146 Union Street	Planning permission - Not Yet Started	1			1			
12/00783/FUL	Holtwood, Plymbridge Road	Planning permission - Not Yet Started	2					1	1
19/01398/FUL	5 Market Street	Planning permission - Not Yet Started	1			1			
19/00284/FUL	1 Elliot Terrace	Planning permission - Not Yet Started	1			1			
19/00380/FUL	Land to the rear of 127 Old Laira Road	Planning permission - Not Yet Started	1			1			
19/00060/FUL	54 Priory Road	Planning permission - Not Yet Started	1			1			
18/00801/S73	Glen Lodge, Glen Road	Planning permission - Not Yet Started	1		1				
19/01198/FUL	26 Wilderness Road	Planning permission - Not Yet Started	4			4			
20/00783/FUL	680 Wolseley Road	Planning permission - Not Yet Started	2			2			
18/01005/REM	Plot 20, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			
19/00602/FUL	Land adjacent to 8 Yeats Close	Planning permission - Not Yet Started	1			1			

Small Sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31.03.2022	Site Total	Trajectory					
				2014-22	2022-23	2023-24	2024-25	2025-26	2026-27
20/00045/PIP	36 Bonville Road	Planning permission - Not Yet Started	1				1		
20/01698/OUT	505 Tavistock Road	Planning permission - Not Yet Started	1				1		
19/01765/REM	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1			1			
20/00118/REM	Odoorn Lodge, Riverford Estover Close	Planning permission - Not Yet Started	1				1		
18/01935/FUL	Land at St Annes Road	Planning permission - Not Yet Started	1			1			
19/01066/FUL	15 Frogmore Avenue	Planning permission - Not Yet Started	3			3			
19/01037/OUT	1 Woodlands Lane	Planning permission - Not Yet Started	1			1			
19/00845/OUT	3 Morley Cottages, Boringdon Hill	Planning permission - Not Yet Started	1			1			
19/01443/S73	Boringdon Croft, Boringdon Hill	Planning permission - Not Yet Started	2			2			
17/02468/FUL	124 Billacombe Road	Planning permission - Not Yet Started	3						3
17/02469/FUL	126 Billacombe Road	Planning permission - Not Yet Started	3			3			
18/02137/FUL	21 Nettlehayes	Planning permission - Not Yet Started	2			2			
19/01701/FUL	159 Stanborough Road	Planning permission - Not Yet Started	1			1			
20/01925/FUL	Plot 16, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			
20/01905/FUL	Plot 30, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			
21/01396/FUL	54 Harwood Avenue	Planning permission - Not Yet Started	1			1			
17/02379/FUL	22 Grand Parade	Planning permission - Not Yet Started	1			1			
19/02027/FUL	1 Erme Gardens	Planning permission - Not Yet Started	1			1			
19/01646/PIP	21 Mutley Road	Planning permission - Not Yet Started	4			4			
20/01353/PIP	58 Valletort Road	Planning permission - Not Yet Started	1			1			
20/01719/S73	Land adjacent to Commonwood Cottage	Planning permission - Not Yet Started	1			1			
20/00814/OUT	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1			1			
20/00589/FUL	95 Plymbridge Road	Planning permission - Not Yet Started	4			4			
19/01988/FUL	Land adjacent to 161B Elford Crescent	Planning permission - Not Yet Started	1			1			
0/00333/FUL	Boringdon Croft, Boringdon Hill	Planning permission - Not Yet Started	1			1			
20/01955/FUL	Ridgeway Cottage, 67A Ridgeway	Planning permission - Not Yet Started	1			1			
20/00297/FUL	66 Billacombe Road	Planning permission - Not Yet Started	1			1			
20/00874/FUL	40 Furzehatt Way	Planning permission - Not Yet Started	1			1			
20/00398/FUL	Raglan Gatehouse	Planning permission - Not Yet Started	4			4			
20/01576/FUL	21 Mutley Plain	Planning permission - Not Yet Started	1			1			
20/01698/OUT	457 Tavistock Road	Planning permission - Not Yet Started	1			1			
18/01444/OUT	Land to the west 123 Fort Austin Avenue	Planning permission - Not Yet Started	3				3		
21/00111/FUL	32 Undercliff Road	Planning permission - Not Yet Started	1			1			
21/01044/FUL	86 Beaumont Road	Planning permission - Not Yet Started (Conversion)	1		1				
21/00219/FUL	59 North Hill	Planning permission - Not Yet Started (Conversion)	4		4				
21/00485/FUL	24 Furneaux Road	Planning permission - Not Yet Started (Conversion)	1		1				
21/00220/FUL	163 Ridgeway	Planning permission - Not Yet Started (Conversion)	1		1				
21/01787/FUL	28 Underwood Road	Planning permission - Not Yet Started (Conversion)	1		1				
21/00641/FUL	Meze Grill, Sutton Wharf	Planning permission - Not Yet Started (Conversion)	1		1				
21/00572/FUL	39 High Street	Planning permission - Not Yet Started (Conversion)	2		2				
20/01859/FUL	11 Carlton Terrace, Eldad Hill	Planning permission - Not Yet Started (Conversion)	1		1				
16/01456/FUL	24 Walker Terrace	Planning permission - Not Yet Started (Conversion)	1		1				
20/01549/FUL	3 Friars Lane	Planning permission - Not Yet Started (Conversion)	1		1				

Small Sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31.03.2022	Site Total	Trajectory					
				2014-22	2022-23	2023-24	2024-25	2025-26	2026-27
20/01170/FUL	9 Alma Street	Planning permission - Not Yet Started (Conversion)	1		1				
20/01806/FUL	202 Exeter Street	Planning permission - Not Yet Started (Conversion)	1		1				
20/00917/FUL	Rear of 24 Grenville Road	Planning permission - Not Yet Started (Conversion)	1		1				
18/01461/FUL	42 Mannamead Road	Planning permission - Not Yet Started (Conversion)	1		1				
18/00775/FUL	Ground Floor Flat, 24 Gifford Terrace Road	Planning permission - Not Yet Started (Conversion)	1		1				
20/00453/FUL	17 Dale Avenue	Planning permission - Not Yet Started (Conversion)	1		1				
17/00600/FUL	9 - 9A Underwood Road	Planning permission - Not Yet Started (Conversion)	1		1				
17/00595/FUL	1 Hooe Manor Belle Vue Road	Planning permission - Not Yet Started (Conversion)	1		1				
20/01979/FUL	5 Southside Street	Planning permission - Not Yet Started (Conversion)	2		2				
18/01225/FUL	Coombe House, The Quay	Planning permission - Not Yet Started (Conversion)	2		2				
20/01837/FUL	Annex of Longreach House, Hartley Road	Planning permission - Not Yet Started (Conversion)	2			2			
21/00918/FUL	19 Garden Crescent	Planning permission - Not Yet Started (Conversion)	1			1			
17/00568/GP2	20 - 21 Oxford Place	Planning permission - Not Yet Started (Conversion)	1			1			
19/01884/FUL	39 Wyndham Street East	Planning permission - Not Yet Started (Conversion)	1			1			
20/01202/FUL	Sandon Court, 1 Craigie Drive	Planning permission - Not Yet Started (Conversion)	1			1			
20/01920/FUL	12 Anstis Street	Planning permission - Not Yet Started (Conversion)	1			1			
18/01191/FUL	155 Vauxhall Street	Planning permission - Not Yet Started (Conversion)	1			1			
20/01132/FUL	29 Prince Maurice Road	Planning permission - Not Yet Started (Conversion)	1			1			
17/01358/GP2	66 Mutley Plain	Planning permission - Not Yet Started (Conversion)	1			1			
18/01138/FUL	51A Mutley Plain	Planning permission - Not Yet Started (Conversion)	1			1			
18/02016/FUL	45 Mutley Plain	Planning permission - Not Yet Started (Conversion)	1			1			
20/01929/FUL	2 - 4 Mutley Plain	Planning permission - Not Yet Started (Conversion)	1			1			
19/01671/FUL	76 Ridgeway	Planning permission - Not Yet Started (Conversion)	1			1			
19/01645/FUL	26-40 Tamar Street	Planning permission - Not Yet Started (Conversion)	2			2			
20/02043/FUL	59 College Road	Planning permission - Not Yet Started (Conversion)	2			2			
20/00349/FUL	Gordon Court, 4 Craigie Drive	Planning permission - Not Yet Started (Conversion)	3			3			
20/01293/GPD	Staddon Heights Farm, Staddon Lane	Planning permission - Not Yet Started (Conversion)	4			4			
20/00398/FUL	Raglan Gatehouse, Footpath Between Raglan Road and Madden Road	Planning permission - Not Yet Started (Conversion)	4			4			
Totals				47	108	8	1	4	

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	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
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	2604/21/FUL	Perchwood Cottage Tuckenhay TQ9 7EQ	Full planning application for subdivision of cottages to create 2 dwellings. Resubmission of application 4027/20/FU	1	2	06/12/2021	0	0	0	0	1	2
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	4013/20/FUL	Cattle Barn at SX 691 481 Aveton Gifford	Demolition of existing agricultural building, replacement dwelling & associated landscaping following class Q approval 1317/19/PDM (Resubmission of 2249/20/FUL)	1	1	27/04/2021	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	1288/20/CLE & 0302/17/FUL	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	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	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	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
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 5 no 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	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

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)
Berry Pomeroy	3287/18/FUL	Week Berry Pomeroy Devon	Restoration of derelict residential property, incorporating partially demolished adjoining linhay (barn) into the main house	1	1	20/02/2020	0	0	0	0	1	1
Berry Pomeroy	0361/20/OPA	Land adjacent to 9 Hope Close Totnes TQ9 5YD	Outline application with some matters reserved for proposed 2 storey dwelling	1	1	19/03/2020	0	0	0	0	1	1
Berry Pomeroy	3611/19/OPA	Oakenfield Farm Red Post Cross Littlehempston Totnes TQ9 6LR	Outline application with all matters reserved for erection of agricultural worker's dwelling	1	1	23/01/2020	0	0	0	0	1	1
Berry Pomeroy	4302/17/OPA	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 of access	9	9	20/12/2019	0	0	0	0	9	9
Bigbury	2828/20/FUL	Barby Lodge Cleveland Drive Bigbury On Sea TQ7 4AY	READVERTISEMENT (Revised plans received) Application for replacementdwelling	0	1	03/06/2021	0	0	0	0	0	1
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	0	1	19/08/2020	0	0	0	0	0	1
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
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	0	0	1	1
Bigbury	2078/20/FUL	Land at SX 668 465 South West of Bigbury Court Farm Buildings Bigbury TQ7 4BE	READVERTISEMENT (Revised plans received) Erection of new farmhouse	1	1	08/01/2021	0	0	1	1	0	0
Bigbury	3545/17/FUL	Seafront Marine Drive Bigbury On Sea TQ7 4AS	Demolition of existing building and outbuildings and erection of 2no.replacement dwellings including creation of new access off Marine Drive.	1	2	07/06/2018	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 4no dwellings including external landscaping, shared driveway and parking areas andnew vehicular entrance off Ringmore Drive	4	4	22/11/2019	0	0	3	3	1	1

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)
Bigbury	3450/19/ARM & 4097/16/OPA appeal ref - APP/K1128/W/17/3182100 &	Development Site At Sx 663 471 St Anns Chapel Bigbury Devon	3450/19/ARM - READVERTISEMENT (revised plans received) Application for approval of reserved matters following outline approval 4097/16/OPA (APP/K1128/W/17/3182100) for the development of 9no. dwellings with appearance, massing and landscaping details. 4097/16/OPA - READVERTISEMENT (Amendments to detail of proposed new access and road layout) Outline application with some matters reserved for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works)	9	9	13/01/2021	0	0	6	6	3	3
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	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	2929/20/PDM	The Linney Woodford Farm Blackawton Totnes TQ9 7AA	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	02/11/2020	0	0	0	0	1	1
Blackawton	1660/18/FUL & 3551/19/FUL	Forder Barn Blackawton TQ9 7AL	3551/19/FUL - Demolition of existing agricultural building and construction of dwelling. 1660/18/FUL - Change of use and conversion of an agricultural building to residential	1	1	27/01/2020	0	0	1	1	0	0
Blackawton	0400/19/FUL	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	2531/18/FUL & 2976/21/FUL	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	2976/21/FUL -Erection of new detached dwelling house including landscaping works. 2531/18/FUL - Application for 1no. new dwelling	1	1	21/01/2022	0	0	0	0	1	1
Blackawton	06/2991/14/F & 0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	06/299/14/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	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	0643/20/FUL	The Old Farmhouse Millcombe Blackawton Totnes TQ9 7AE	Sub-division of existing dwelling to create 2 residential dwellings	1	2	21/04/2020	0	0	1	2	0	0

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)
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 workshave 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 hedgeApplication for erection of four dwellings (resubmission of 3442/16/FUL)	4	4	30/07/2018	0	0	1	1	3	3
Brixton	2122/20/OPA	Gentian Hill Brixton PL8 2DL	Outline application with all matters reserved for erection of replacement dwelling	0	1	23/09/2020	0	0	0	0	0	1
Brixton	0623/21/FUL	Beechwood House Lodge Lane Brixton PL8 2AU	New single dwelling	1	1	28/05/2021	0	0	0	0	1	1
Brixton	1772/18/OPA & 1944/21/ARM	Highlands Chittleburn Hill Brixton Devon PL8 2AX	1944/21/ARM - Application for approval of reserved matters following outline approval under 1772/18/OPA for construction of single storey dwelling. 1772/18/OPA - Outline application with all matters reserved for construction of single storey dwelling	1	1	31/03/2022	0	0	0	0	1	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	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	0	0	2	2
Brixton	2364/18/PDM & 2812/21/FUL	Barn A Hareston Farm, Yealmpton, PL8 2LD	2812/21/FUL - Application for approval of reserved matters following outline approval under 1772/18/OPA for construction of single storey dwelling. 2364/18/PDM - Notification for prior approval for a proposed change of use ofagricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	2	2	31/03/2022	1	1	1	1	0	0
Brixton	3055/17/FUL & 2243/20/VAR	Hartlands Lodge Lane Brixton PL8 2AU	READVERTISEMENT (Revised Plans Received) Construction of four new dwellings, with associated access road, landscaping and infrastructureincluding demolition of existing stables/outbuildings	4	4	15/02/2019	2	2	2	2	0	0
Buckland Tout Saint	0941/20/PDM	Barn At Sx 737 462 Higher Sigdon Farm Coombe Lane Kingsbridge TQ7 2HG	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	13/05/2020	0	0	0	0	1	1

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)
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	1	2	05/12/2017	0	1	0	0	1	1
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	2964/17/FUL Appeal Ref No APP/K1128/W/18/3199782	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	2344/19/OPA	Borough Farm East Prawle Kingsbridge TQ7 2BU	Outline application with all matters reserved for an agricultural workers dwelling	1	1	26/09/2019	0	0	0	0	1	1
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	0	1	01/11/2021	0	0	0	0	0	1
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	2601/20/FUL	Barn at SX 699 461, adjacent to Merrifield Aveton Gifford	Conversion of single-storey stone barn into 1-bed dwelling.	1	1	16/02/2021	0	0	1	1	0	0
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	1926/17/FUL & 2723/18/VAR	Land Adjacent To Westgate Churchstow TQ7 3QN	Erection of new detached dwelling with associated parking and landscaping.	1	1	21/08/2018	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	0	0	2	2	0	0
Churchstow	11/0763/15/C U & 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	2	2	0	0
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	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	1427/20/FUL	Court Prior Farm Cornworthy TQ9 7ES	Change of use and conversion of redundant pool house to single dwelling house	1	1	02/09/2020	0	0	1	1	0	0

Small Sites South Hams

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

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Cornworthy	2053/17/FUL & 1041/20/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	Change of use of agricultural building to residential dwelling	1	1	29/06/2020	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	0	0	1	1
Cornworthy	0936/20/PDM	Barn At Sx 825 552 Furze field Furze Cross Cornworthy Totnes TQ9 7HH	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	07/05/2020	0	0	0	0	1	1
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 1no detached 1no 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	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	0	0	3	3	0	0
Dartington	4051/17/PDM & 3284/20/PDM	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB	3284/20/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)). 4051/17/PDM - Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	30/11/2020	0	0	0	0	1	1
Dartington	3299/18/FUL & 4091/21/CLE	Cott House Cott Lane Dartington TQ9 6HE	4091/21/CLE - Lawful development certificate for existing material commencement of building operations in accordance with condition 1 of planning consent3299/18/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
Dartington	0677/21/FUL	Lower Orchard Dartington TQ9 6HL	Demolition of existing house and erection of two detached houses and domestic garden buildings	1	2	24/09/2021	0	0	1	2	0	0
Dartington	3862/20/FUL & 4155/21/FUL	Cott House Cott Lane Dartington Devon TQ9 6HE	4155/21/FUL - Amendments to plot 2 erection of a detached house3862/20/FUL - Planning application for construction of a dwelling	2	2	23/03/2022	0	0	2	2	0	0
Dartmouth	0618/18/FUL & 3666/20/FUL	39 Crowthers Hill Dartmouth TQ6 9QX	3666/20/FUL - Revisions to approved application 0618/18/FUL for replacement dwelling. 0618/18/FUL - Replacement house and associated landscaping	0	1	08/06/2021	0	0	0	1	0	0

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

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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	0	1	25/01/2021	0	0	0	0	0	1
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	0	1	17/11/2020	0	0	0	1	0	0
Dartmouth	0137/20/FUL	Boat Cottage Dartmouth TQ6 9BZ	Proposed replacement dwelling and associated landscaping	0	1	02/06/2020	0	0	0	0	0	1
Dartmouth	0966/18/FUL & 3255/19/FUL -	Barnabas House 57 Above Town Dartmouth TQ6 9RH	3255/19/FUL - New replacement dwelling and associated external works . 0966/18/FUL - READVERTISEMENT (Revised Plans Received) Demolish and replace existing dwelling, in accordance with alterations approved in application 0824/17/HHO	0	1	13/02/2020	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	0	1	12/09/2018	0	0	0	1	0	0
Dartmouth	1582/18/FUL	Gallions Quay Castle Road Dartmouth TQ6 0JN	Demolition and new build of Gallions Quay 1 and householder extension and alterations to Gallions Quay 2 (resubmission of approval 2788/15/FUL)	0	1	05/07/2018	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	0	1	16/07/2021	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)	0	2	26/09/2018	0	0	0	2	0	0
Dartmouth	2399/21/FUL	19 Newcomen Road Dartmouth TQ6 9BN	Change of use of ground floor from retail to residential	1	1	04/08/2021	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	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	0399/21/FUL	3-4 Church Close Dartmouth	Change of use from storage to new residential dwelling	1	1	25/06/2021	0	0	1	1	0	0
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	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	0112/21/FUL	The Old Abattoir Jawbone Hill Dartmouth	Refurbishment of existing building, removal and replacement of single storey extension to form one new dwellinghouse	1	1	10/03/2021	0	0	1	1	0	0
Dartmouth	0946/20/FUL	2 Duke Street, Dartmouth TQ6 9PJ	Internal alterations and conversion of attic plant room to residential unit	1	1	19/10/2020	0	0	1	1	0	0

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Dartmouth	4031/19/FUL	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	Erection of single storey dwelling within the curtilage of High View.Relocated parking and associated turning area	1	1	03/03/2020	0	0	0	0	1	1
Dartmouth	1275/19/FUL & 4673/21/FYL	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	0534/18/FUL	Spithead Dartmouth TQ6 9PS	Change of use of Flat 2 from commercial to residential, new timber stud partitions, new bathroom window to south elevation and new drainage routes from ensuite bathroom.	1	1	20/07/2018	0	0	1	1	0	0
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	0	0	1	1
Dartmouth	1752/18/FUL APP/K1128/W/18/3213519	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)	1	2	12/12/2018	0	0	1	2	0	0
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)	1	4	06/05/2020	0	0	0	0	1	4
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	2	4	02/04/2020	0	0	0	0	2	4
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	3558/16/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH	Notification for prior approval for proposed change of use of agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 1707/16/PDM)	3	3	05/01/2017	1	1	0	0	2	2
Dartmouth	3649/17/FUL & 3168/20/VAR & 0488/21/ARC	Longcross Reservoir Townstal Road Dartmouth Devon	Construction of five dwellings following demolition of existing operations buildings	5	5	02/03/2021	0	0	0	0	5	5
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

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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	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	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	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	4240/18/FUL	Barn adjacent to Robins Nest Cross Fram Diptford	Demolition of existing agricultural barn & erection of new dwelling	1	1	21/03/2019	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
Diptford	2699/20/FUL	Barns at Laplands Farm, Crabadon Cross to Lapslands 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	17/2463/15/A GDPA & 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	1	1	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	0	1	18/10/2021	0	0	0	0	0	1

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Dittisham	18/0230/15/F & 1864/18/ARC & 2345/18/CLE & 0277/20/FUL	Kiln Lyon Lower Street Dittisham Dartmouth TQ6 0HY	0277/202/FUL - Application for two storey dwelling to replace existing bungalow with associated landscaping and detached double garage with parking 2345/18/CLE - Lawful development for an existing or operation for compliance of condition 1 (commencement of work) This was granted. 1864/18/ARC - Discharge of conditions. 0230/15/F - Erection of replacement dwelling and garage building with associated landscape works	0	1	01/04/2020	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 1no. 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	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 1no. 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	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 dwelling house (Class C3) and associated operational development (Class Q(a+b))	1	1	07/01/2021	0	0	0	0	1	1
East Allington	2712/20/OPA	Rimpston Farm East Allington Totnes TQ9 7RQ	READVERTISEMENT (revised site location plan received) Outline application with some matters reserved for the construction of an agricultural dwelling	1	1	11/12/2020	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	0	0	2	2
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	1	1	3	3	0	0
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 application 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	Keaton Lodge Ermington Ivybridge PL21 0LB	Replacement Dwelling	0	1	12/04/2019	0	0	0	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 1no dwellinghouse (Class C3)and for associated operational development (Class Q(a+b))	1	1	28/10/2021	0	0	0	0	1	1

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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	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	2628/19/PDM & 2333/16/PDM	Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA	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	03/10/2019	0	0	0	0	1	1
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	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	2499/21/PDM	Strasleigh 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
Ermington	2759/19/FUL	Strasleigh 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	2659/15/FUL	Crooked Spire Inn The Square Ermington Devon PL21 9LP	Conversion of part of redundant premises to form two new dwellings.	2	3	06/07/2016	1	2	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	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) and for associated operational development (Class Q(a+b))	1	1	01/07/2021	0	0	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	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	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	0	0	4	4
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	1	1	2	2	1	1
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
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	0	0	1	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 dwelling house(Class C3) and for associated operational development (Class Q(a+b))	1	1	05/07/2021	0	0	1	1	0	0
Harberton	0655/21/FUL	Woodcourt Farm Woodcourt Road Harbertonford TQ9 7TY	Conversion of existing agricultural barn into 3 bedroom residential dwelling with home-working accommodation.	1	1	24/05/2021	0	0	1	1	0	0
Harberton	3306/19/FUL	Garages at Bow Road Harbertonford Totnes TQ9 7TQ	Construction of single storey unit of accommodation above existing garages	1	1	10/02/2020	0	0	0	0	1	1
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 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	27/01/2022	0	0	0	0	1	1

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Harberton	0626/18/FUL	Moore Farm Barns Harberton TQ9 7LP	Conversion of existing stone barns to two dwellinghouses with garages	2	2	17/08/2020	0	0	0	0	2	2
Harberton	4242/18/FUL	Belsford Court Harberton TQ9 7SP	Removal of holiday condition of approval 23/0031/02/F to allow permanent residential occupation of the barn conversions and re-organisation of site including parking & curtilage to serve a reduction in the number of units from 5 to 3.	3	3	21/03/2019	0	0	0	0	3	3
			READVERTISEMENT (revised plans received) Demolition of existing barn structure and erection of 4 new residential dwellings with associated landscaping (Re submission of 2564/17/FUL)	4	4	26/02/2021	0	0	0	0	4	4
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	0610/19/FUL	Lawnfield Whitemoor Cross To Estuary Holbeton PL8 1JH	Demolition of existing dwelling. Erection of replacement dwelling.	0	1	15/07/2019	0	0	0	1	0	0
Holbeton	2393/21/CLE	The Smithy Battisborough 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
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	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 recieved) 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	1503/20/FUL	Woodland Farm Woodland Road Ivybridge PL21 9HG	Construct 1no. new residential dwelling to replace derelict barn	1	1	14/09/2020	0	0	1	1	0	0
Ivybridge	3216/19/FUL	Former chapel of rest /garage off of Zion Place rear of Western Road Ivybridge PL21 9AN	READVERTISEMENT (Clarification of site address) Demolition of existing shed and replace with one dwelling house	1	1	12/03/2020	0	0	0	0	1	1
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2No 3 bedroomed dwellings	2	2	12/06/2015	0	0	2	2	0	0

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

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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	3943/20/FUL & APP/K1128/W/21/3276041	Appleford , Bowcombe Road, Kingsbridge TQ7 2DJ	Erection of replacement dwelling and garage, relocation of access and associated works	0	1	22/09/2021	0	0	0	0	0	1
Kingsbridge	3389/20/FUL	Selworthy Court Warren Road Kingsbridge TQ7 1LB	Change of use of redundant Veterinary Surgery to dwelling	1	1	16/12/2020	0	0	0	0	1	1
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	0567/19/FUL & 3910/19/FUL	Rooftops Ebrington Street Kingsbridge TQ7 1DE	3910/19/FUL - Erection of new dwelling . 0567/19/FUL - New dwelling on garden land adjacent to existing dwelling	1	1	06/02/2020	0	0	1	1	0	0
Kingsbridge	0549/18/FUL	55 Henacre Road Kingsbridge TQ7 1DP	New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)	1	1	08/05/2018	0	0	1	1	0	0
Kingsbridge	0679/19/FUL	Field off Stentiford Hill Kingsbridge Devon TQ7 1BD	Erection of two dwellings with associated access and landscaping works	2	2	06/11/2019	0	0	2	2	0	0
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	04/05/2018	0	0	0	0	3	3
Kingston	4171/19/FUL	Trefach Kingston TQ7 4QA	Demolition of existing bungalow and construction of new dormer bungalow	0	1	13/02/2020	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	0	1	01/12/2020	0	0	0	1	0	0
Kingswear	1725/17/FUL & 0646/20/FUL	Cherry Trees Redoubt Hill Kingswear TQ6 0DA or Thiptara (formerly Cherry Trees) Redoubt Hill Kingswear TQ6 0DA	Replacement of existing property with new dwelling	0	1	25/06/2020	0	0	0	1	0	0
Kingswear	1399/18/FUL	Mayflower Waters Beacon Lane Kingswear TQ6 0BU	Demolition of existing dwelling and garage, replacement with new-build dwelling	0	1	12/07/2018	0	0	0	1	0	0
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	30/1580/11/F & 30/0838/14/F & 2171/20/FUL	Land adj. Littlecroft, Higher Contour Road, Kingswear, TQ6 0DE	Erection of new dwelling (amendment to approval 30/1580/11/F)	1	1	20/09/2020	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	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
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	4009/19/PDM	Barn at Hampstead Littlehempston Totnes TQ9 6LZ	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 2157/19/PDM)	1	1	31/01/2020	0	0	0	0	1	1
Littlehempston	0429/20/FUL	Higher Court Farm Ackrells Hill Littlehempston TQ9 6LU	Conversion of agricultural stone barns to dwellings and associated landscaping (Resubmission of 0588/19/FUL)	3	3	14/04/2020	0	0	3	3	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 dwelling house (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	25/06/2021	0	0	0	0	1	1
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	2078/17/FUL	The Orchard Well Street Loddiswell	Erection of residential dwelling.	1	1	12/09/2018	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

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Loddiswell	3746/18/FUL & 28296/18/FUL & 32/0689/14/F	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	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 Banrs 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).	4	6	07/07/2014	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	1391/16/OPA & 1332/20/ARM	Hi Ho White Cross To Malborough Green Malborough TQ7 3RR	1332/20/ARM - READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 1391/16/OPA for two new detached dwellings 1391/16/ARM - Outline application with all matters reserved for two new detached dwellings (revised from three dwellings)	2	2	09/10/2020	0	0	2	2	0	0
Marldon	0601/19/FUL & 0615/16/FUL	Upper Channel View Ipplepen Road Marldon TQ3 1SE	0601/19FUL - Erection of a replacement dwelling and associated works, Upper Channel View, Marldon. 0615/16/FUL - Re-Advertisement (Revised Plans Received) Erection of a replacement dwelling and associated works.	0	1	23/04/2019	0	0	0	0	0	1
Marldon	4148/20/FUL & APP/K1128/W/21/3272800	Land adjacent to Lower Westerland Farm, Totnes Road to Westerland Lane, Westerland, Marldon TQ3 1RU	Construction of self build detached dwelling and associated landscaping	1	1	24/08/2021	0	0	1	1	0	0
Marldon	0023/21/FUL	Land at Byfields Westerland Marldon TQ3 1RU	Proposed new dwelling as previously approved under planning consent 1803/17/FUL	1	1	29/09/2021	0	0	1	1	0	0
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	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	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	2177/20/FUL	Western Barns, Trehele Farm, Modbury	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	20/10/2020	0	0	0	0	1	1
Modbury	1649/18/FUL & 0404/20/FUL	The Old Vicarage Stable Modbury Devon PL21 0TA	0404/20/FUL - Erection of detached single dwelling with integrated single garage and new pedestrian access point 1649/18/FUL - Erection of single detached dwelling and garage with new access	1	1	09/06/2020	0	0	1	1	0	0
Modbury	3526/18/PDM & 2886/19/FUL	Barn at Widland Farm Cottage Modbury Devon PL21 0SA	2886/19/FUL - Replacement dwelling following Class Q approval 3526/18/PDM. 3526/18/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	04/02/2020	0	0	0	0	1	1
Modbury	3883/17/FUL	New Road Modbury PL21 0QQ	Conversion of former workshop to residential dwelling (loss of B1 -78)	1	1	09/01/2018	0	0	1	1	0	0
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 dwelling. 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	0	0	1	1
Modbury	2953/19/FUL	Proposed development at SX658 517 Back Street Modbury Devon	Erection of 1no. New dwelling	1	1	09/11/2021	0	0	0	0	1	1
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	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheephams, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	2	2	06/02/2015	0	0	2	2	0	0
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	0	1	15/09/2021	0	0	0	0	0	1

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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.	0	1	18/08/2021	0	0	0	0	0	1
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)	0	1	13/08/2021	0	0	0	1	0	0
Newton & Noss	1624/20/FUL & APP/K1128/W/20/3262724 & 37/0735/15/F & 4062/17/FUL & 3476/20/CLE	Development site at SX550478, Woodville, Pillory Hill, Noss Mayo, PL8 1ED	Demolition of existing 3 bedroom house and erection of new two storey 3 bedroom house with off-street garage	0	1	01/04/2021	0	0	0	1	0	0
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.	0	1	18/10/2018						
Newton & Noss	3117/17/FUL	59 Yealm Road Newton Ferrers PL8 1BJ	Replacement of existing dwelling with single dwelling	0	1	11/01/2018	0	0	0	1	0	0
Newton & Noss	2793/21/FUL	Wycherley 66 Yealm Road Newton Ferrers PL8 1BQ	Demolition of existing dwelling and replacement with new	0	1	27/01/2022	0	0	0	0	0	1
Newton & Noss	0396/19/OPA	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
Newton & Noss	37/0518/15/F	Briar Hill Farm, Court Road, Newton Ferrers, Plymouth PL8 1AR	Replacement of existing barns with two holiday homes and owners dwelling with storage space	1	3	11/06/2015	0	2	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
North Huish	1578/18/FUL	Barn adjacent to Church House North Huish Devon TQ10 9NQ	Application for change of use of barn to dwelling	1	1	21/02/2019	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	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
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

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Rattery	3873/18/FUL & 39/1977/15/AGDPA	Agricultural Building At Sx 771 634 The Barns Hood Barton Dartington Totnes TQ9 6AB	3873/18/FUL-Application for conversion of agricultural barns to form 2no. dwellinghouses (Partially commenced under 39/1977/15/AGDPA). 39/1977/15/AGDPA-Prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and associated operational development (Class Q)	2	2	25/01/2019	0	0	2	2	0	0
Ringmore	0132/20/FUL	Tree Tops Challaborough TQ7 4HT	Replacement dwelling with new landscaping and off street parking	0	1	30/04/2020	0	0	0	0	0	1
Ringmore	1439/19/FUL	Quarry Park Ringmore TQ7 4HL	Replace existing two bedroom single storey dwelling with new two bedroom single storey dwelling	0	1	01/07/2019	0	0	0	1	0	0
Ringmore	0737/20/FUL	Former Site Of Avglen Fell Road From All Hallowes Church To Bigbury Bay Holiday Park Ringmore	Construction of new four bedroom house	1	1	23/06/2020	0	0	0	0	1	1
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.	0	1	15/10/2021	0	0	0	0	0	1
Salcombe	2720/17/FUL & 1620/20/ARC	Pine Cottage Froude Road Salcombe Devon TQ8 8LH	Application for proposed replacement dwelling and associated works.	0	1	08/10/2020	0	0	0	0	0	1
Salcombe	4025/19/FUL	Highwood Moults Road Salcombe TQ8 8LG	Demolition of existing dwelling and replacement with new dwelling	0	1	25/02/2020	0	0	0	1	0	0
Salcombe	0996/17/FUL	Westcombe Lower Batson TQ8 8NP	Replacement dwelling with new double garage and parking area.	0	1	11/12/2019	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	0	1	06/08/2019	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	0	1	31/05/2019	0	0	0	1	0	0
Salcombe	3600/18/FUL	Topwood Sandhills Road Salcombe TQ8 8JP	Replacement dwelling (Revised scheme to application 41/2156/15/F granted permission 29.01.16)	0	1	24/05/2019	0	0	0	1	0	0
Salcombe	2006/18/FUL	Herwood Bennett Road Salcombe TQ8 8JJ	Demolition of existing house and erection of replacement dwelling with associated amenity space	0	1	26/11/2018	0	0	0	1	0	0
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	0	1	29/06/2018	0	0	0	0	0	1
Salcombe	41/3050/14/F	The Spinney, Moults Road, Salcombe	Demolition of existing and construction of replacement dwelling with associated garage annex, landscaping and access	0	1	09/04/2015	0	0	0	1	0	0

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Salcombe	4063/19/FUL & 1125/17/FUL	Sandnes Beadon Road Salcombe TQ8 8LU	4063/19/FUL - READVERTISEMENT (Revised Plans Received) Replacement dwelling with associated landscape work (amendment to design previously approved 1125/17/FUL). 1125/17/FUL - Replacement dwelling with associated landscape work	0	1	30/04/2021	0	0	0	0	0	1
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	0	1	24/03/2022	0	0	0	0	0	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	1	1	0	0
Salcombe	2684/19/CLE (41/0703/15/F Appeal APP/K1128/W/16/3143575)	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	1	1	0	0
Salcombe	2080/18/FUL	Cachel Onslow Road Salcombe TQ8 8AH	READVERTISEMENT (Revised Plans) New driveway to existing dwelling and new detached dwelling	1	1	12/11/2018	0	0	0	0	1	1
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL)	1	1	24/07/2018	0	0	1	1	0	0
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	1	2	04/09/2020	0	0	0	0	1	2
Salcombe	0439/19/FUL APP/K1128/W/19/3233438 & 1507/20/FUL	Rock Point, Knowle Road, Salcombe TQ8 8EQ	Demolition of existing bungalow and detached garage and erection of 2no. Dwellings. 1507/20/FUL - Redesign of the new dwelling being built in the garden. Construction of new two storey property	1	2	21/07/2020	0	0	1	1	0	1
Salcombe	3519/16/FUL, appeal ref: APP/K1128/W/17/3174774	Vantage Point Bonaventure Road Salcombe TQ8 8BE	Conversion of single dwelling house into two dwellings and extensions to front rear and sides	1	2	22/09/2017	0	0	1	2	0	0
Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	1	2	15/08/2011	0	1	0	0	1	1

Small Sites South Hams

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

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Salcombe	4282/20/CLE	Lorima St Dunstons 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	2748/17/FUL APP/K1128/W/18/3215145 & 0434/20/FUL	Brewery Quay, Island Street, Salcombe TQ8 8DP	0434/20/FUL - Demolition of existing buildings, retention of southern boundary wall and quay, erection of building containing commercial units and 4no. Principal Residence residential units and associated car parking'. 2748/17/FUL - The demolition of all existing buildings on site while retaining the southern stone boundary wall and concrete quay, erection of circa 265sq m commercial floorspace at ground floor and a 6 bedroom dwelling with guest suite complete with existing access and the creation of five associated parking spaces	4	4	13/10/2020	0	0	4	4	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	5	6	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 dwelling house with garage and studio space	0	1	30/04/2018	0	0	0	1	0	0
Shaugh Prior	2112/17/FUL & 3483/18/VAR & 3438/21/CLE	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	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	17/12/2018	0	0	1	1	0	0
Shaugh Prior	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 11of 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

Small Sites South Hams

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

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Shaugh Prior	43/2584/14/O, 43/2299/15/R M	Land at SX 778 439, Homefield Park Farm, Sherford	2299/15/RM - Reserved matters application following outline approval 43/2584/14/O for details of access, appearance, landscaping, layout and scale for permanent agricultural workers dwelling. 43/2584/14/O Outline application (all matters reserved) for permanent agricultural worker's dwelling to replace temporary mobile home	1	1	02/12/2015	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	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	0	0	1	1
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	0	0	1	1
Frogmore & Sherford	0962/20/FUL	The Bakery And Post Office Frogmore TQ7 2NT	Erection of two semi-detached dwellings	2	2	11/08/2020	0	0	2	2	0	0
Frogmore & Sherford	3880/17/OPA. Appeal Ref No. APP/K1128/W/ 18/3205992. 1430/21/ARM (no decision reached yet) & 4763/21/ARM	Proposed development site at SX 775 424 East Of Creek Close Frogmore Devon	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	24/12/2021	0	0	0	0	8	8
Slapton	0769/21/FUL	Thorn Park Slapton TQ7 2RD	Replacement dwelling	0	1	25/05/2021	0	0	0	1	0	0
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	2660/19/FUL	Land Opposite Kimmarder Slapton TQ7 2QT	Provision of a residential dwelling	1	1	08/06/2020	0	0	1	1	0	0
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

Small Sites South Hams

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

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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	1764/17/FUL	Primrose Farm Horsebrook Road From A38 Underpass To Old Avonwick TQ10 9EU	Replacement dwelling and relocation of gas tank	0	1	04/09/2017	0	0	0	1	0	0
South Brent	3396/20/PDM	Barn at Barleycombe House Avonwick South Brent TQ10 9EX	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	01/12/2020	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
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	0	0	1	1
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)	1	2	12/11/2020	0	0	1	2	0	0
South Huish	2101/19/FUL	Lantern Lodge Hotel Grand View Road Hope Cove TQ7 3HE	Demolition of hotel (14 guest bedrooms, 4 staff bedrooms, indoor swimming pool, lounge/bar/dining areas etc) and construction of mixed use development of 9 serviced short term holiday let apartments (providing total of 16 bedrooms), 1 unit of managers accommodation and 5 residential apartments (resubmission of 2066/18/FUL)	5	6	27/02/2020	0	0	5	6	0	0
South Milton	2664/21/FUL	Tolcarne South Milton TQ7 3JR	Demolition of existing dwelling and construction of replacement dwelling	0	1	22/12/2021	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	0	0	1	1
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.	0	1	07/07/2020	0	0	0	1	0	0
Sparkwell	1567/21/PDM	Houndall Barn Sparkwell Ivybridge PL7 5DG	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	18/06/2021	0	0	0	0	1	1

Small Sites South Hams

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

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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	1	1	0	0
Sparkwell	2440/17/PDM & 0898/18/ful	Baccamore Blacklands Cross To Stert Bridge Sparkwell Devon PL7 5DF	Prior approval for a proposed change of use from agricultural building to dwellinghouse.	1	1	05/09/2018	0	0	1	1	0	0
Sparkwell	0004/19/OPA	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	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	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
Sparkwell	0794/19/FUL	Briar Cottage Plymouth Road Lee Mill Bridge Lee Mill PL21 9DY	READVERTISEMENT (Amended Description) Subdivision of existing 4 bedroom dwelling to provide 2x 2 bed properties	1	2	29/07/2019	0	0	1	2	0	0
Sparkwell	4400/17/FUL & 2201/19/ARC	Welbeck Manor Sparkwell PL7 5DF	Extension and alterations to existing hotel, including conversion of the former coach house to use as ancillary guest/golf accommodation, conversion of the existing lean-to in the former walled garden into a dwelling, provision of an additional new dwelling in the walled garden and reinstatement of the walled garden along its south- eastern side and extension to the existing car park on the site.	1	2	05/07/2019	0	0	0	0	1	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	Agricultural Building At Sx 587 583 Baccamore Pits To Corntown Cornwood	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	09/06/2021	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 containedapartments with associated parking (Resubmission of 2660/16/FUL)	7	9	27/11/2020	0	0	3	5	4	4
Staverton	2994/20/FUL	2 Well Cottages Buckfastleigh TQ11 0JU	Application for replacement dwelling (resubmission of 3808/19/FUL)	0	1	09/11/2020	0	0	0	0	0	1
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

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Staverton	1919/21/FUL	Waddons Farm Staverton TQ9 6AS	READVERTISEMENT (corrected address) Change of use of agricultural barn to private dwelling	1	1	03/09/2021	0	0	1	1	0	0
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	0908/18/FUL	Edgeware 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
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	1536/20/FUL	Caddaford Barns Caddaford Farm Buckfastleigh TQ11 0JT	Change of use and associated building works to convert redundant agricultural barns to 2no. dwellings and 1no. holiday dwelling	2	3	27/07/2020	0	0	2	3	0	0
Staverton	0146/18/FUL (Not yet determined if this one is approved there will be 8 dwellings and not 9) 50/2308/15/P NNEW	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	2	2	6	6
Stoke Fleming	1591/20/FUL	West Combe Bungalow, Combe Cross to Bowden Cross, Bowden TQ6 0LJ	Replacement of existing dwelling	0	1	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 landscaping	0	1	24/03/2022	0	0	0	0	0	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 garage and 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

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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 ONW	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	2328/20/PDM	Land adjacent to Woodbury Farm Dartmouth	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	18/09/2020	0	0	0	0	1	1
Stoke Fleming	1589/20/FUL	Higher Ash Farm Ash Stoke Fleming TQ6 OLR	Demolition of existing barn and construction of new replacement dwelling with associated landscaping services 3611/18/PDM	1	1	27/07/2020	0	0	1	1	0	0
Stoke Fleming	0748/20/PDM & 2484/21/FUL	Higher Bugford Barn Blatchmore Lane Bugford TQ6 ONW	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	0554/17/PDM & 2493/19/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	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 dwelling house (Class C3)	1	1	27/09/2019	0	0	0	0	1	1
Stoke Gabriel	0346/21/FUL	Coombe Paddock Coombe House Lane Aish Stoke Gabriel	Replacement dwelling, barn, stable and tack room	0	1	08/06/2021	0	0	0	1	0	0
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	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	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)	1	2	04/12/2020	0	0	0	0	1	2

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

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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	0	0	2	2
Stoke Gabriel	3138/17/OPA & 0011/16/OPA Appeal Ref No - APP/K1128/W/17/3179884 & 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	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	0	1	18/02/2021	0	0	0	1	0	0
Stokenham	2542/20/FUL	Greenhay Beeson Kingsbridge TQ7 2EW	Provision of replacement dwelling and double garage with associated landscaping	0	1	04/12/2020	0	0	0	1	0	0
Stokenham	3908/19/FUL	Trehear Kellaton TQ7 2ER	Application for replacement dwelling	0	1	09/09/2020	0	0	0	1	0	0
Stokenham	0005/19/FUL	Higher Farm Beeson TQ7 2HW	Replacement dwelling and use of land as domestic curtilage	0	1	03/05/2019	0	0	0	1	0	0
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	0	0	1	1
Stokenham	1530/17/FUL & 2235/18/FUL	Langhol Chillington Kinsgbridge TQ7 2JY	2235/18/F - Demolition of existing doctor's surgery, extension of existing bungalow and building 2no. 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	0	0	3	3
Strete	3076/19/FUL	The Coach House, Tallis Rock Vicarage Lane Strete TQ6 0RN	Demolition of existing dwelling and construction of new dwelling	0	1	29/04/2020	0	0	0	0	0	1
Strete	3400/18/FUL APP/K1128/W/19/3228098& 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	1	3	12/03/2021	0	0	0	0	1	3
Thurlestone	1890/19/FUL	Summer Cottage West Buckland TQ7 3AF	Demolition of existing dwelling and erection of replacement dwelling.	0	1	19/03/2020	0	0	0	0	0	1
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 parking	0	1	02/02/2022	0	0	0	0	0	1

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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	0	0	1	1
Thurlestone	0216/19/FUL	Land to the rear of Cowrie House Ilbert Road Thurlestone Devon TQ7 3NY	Erection of new dwelling, double garage and associated works	1	1	24/01/2020	0	0	0	0	1	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	1603/21/ARM	Units 1 & 2 Whimbrels Edge Thurlestone TQ7 3LE	Application for approval of reserved matters for erection of two detached dwellings with associated driveways and landscaping following outline approval reference WX/1193 - Plots 1 and 2	2	2	31/08/2021	0	0	0	0	2	2
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
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	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 1no. dwellinghouse (Class C3)	1	1	10/06/2021	0	0	0	0	1	1
Totnes	2582/20/FUL	18 Fore Street Totnes TQ9 5DX	Change of existing staff quarters into additional bedsit, removal of existing roof and replacement with slate roof (part retrospective)	1	1	09/12/2020	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	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	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	0	0	1	1
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	0332/19/FUL	Garages 7, 9 and 11 Christina Park Totnes Devon TQ9 5UT	READVERTISEMENT (Revised Plans Received) Construction of a new three storey private residence on a brownfield site currently occupied by three garages	1	1	17/01/2020	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

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)
Totnes	3102/19/ARM & 0386/18/OPA	4 Argyle Terrace Totnes TQ9 5JJ	3102/19/ARM - Approval of reserved matters following outline approval 0386/18/OPA. 0386/185/OPA - Outline planning application with all matters reserved for new dwelling in front garden at 4 Argyle Terrace	1	1	14/01/2020	0	0	0	0	1	1
Totnes	1244/19/FUL	Land adjoining 43 Collapark Totnes Devon TQ9 5LW	Erection of detached two storey dwelling with associated parking	1	1	06/08/2019	0	0	0	0	1	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	0611/19/OPA	5 Redworth Terrace Totnes TQ9 5JN	Erection of dwelling (Outline with all matters reserved).	1	1	19/07/2019	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	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	0	0	2	2	0	0
Totnes	0167/21/FUL	Site to the rear of 25 Fore Street Totnes	Proposed demolition of part of retail outlet, conversion to ground floor offices & workshop, and creation of 2 x 2 bedroomed flats on first floor, and associated access	2	2	30/04/2021	0	0	2	2	0	0
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
Totnes	56/2221/15/O & 2625/20/ARM	Cocos Nursery (Ashworth Lodge) Ashburton Road Totnes Devon TQ9 5JZ	2625/20/ARM - Approval of reserved matters following outline approval reference 56/2221/15/O. 56/2221/15/O - READVERTISEMENT (new description) Outline application with all matters reserved for 5no. three bedroomed houses with 10 no. parking spaces	5	5	03/12/2020	0	0	5	5	0	0
Totnes	1050/19/FUL	18 Bridgetown Totnes Devon TQ9 5BA	Conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Construction of detached dwelling to rear garden of property.	6	6	24/06/2019	0	0	5	5	1	1
Ugborough	1811/16/ARM & 0795/21/OPA	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH	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 dwelling house	1	1	29/04/2021	0	0	0	0	1	1
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

Small Sites South Hams

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

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Ugborough	0788/21/OPA	Whiteoaks Davids Lane Filham PL21 ODW	Outline application with all matters reserved for construction of 2 residential dwellings	2	2	01/03/2022	0	0	0	0	2	2
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	1445/20/FUL	Shiloh Veasy Park Wembury PL9 0ES	READVERTISEMENT (Revised Plans Received) Replacement 4no. bed dwelling and additional 1no. bed dwelling	1	1	20/11/2020	0	0	1	1	0	0
Wembury	1560/18/OPA & 1998/20/ARM	Xanadu West Hill Heybrook Bay PL9 0BB	1998/20/ARM - Application for approval of reserved matters following outline approval 1560/18/OPA (and subsequent variation 0422/20/VAR) for construction of single dwelling 1560/1/OPA - Outline planning application with all matters reserved for erection of detached dwelling	1	1	21/08/2020	0	0	1	1	0	0
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	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	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	3329/21/FUL	Yard Barn Renney Road Down Thomas PL9 0AQ	Part-reconstruction of redundant barn into a residential dwelling and construction of new dwelling	1	1	02/03/2022	0	0	0	0	1	1
Wembury	0865/17/FUL & 2091/19/FUL	Court Barton Renney Road Down Thomas PL9 0AQ	0865/17/FUL - Amendments to planning application 3681/16/FUL to create one additional dwelling unit. 2091/19/FUL - Part reconstruction of the existing redundant stone barn into a residential dwelling along with construction of a new dwelling on the site (Resubmission of 1438/18/FUL)	2	2	02/09/2019	0	0	2	2	0	0

Small Sites South Hams

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

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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
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	Land at SX731422 Gerston Gate Barn West Alvington Kingsbridge TQ7 3BN	Application for Outline Planning Permission (with all matters reserved) for provision of an agricultural worker's dwelling	1	1	25/07/2019	0	0	0	0	1	1
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	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
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	0	1	13/02/2020	0	0	0	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	0	0	1	1
Yealmpton	2556/19/FUL	Land Adjacent to Bowden Hill Yealmpton	Proposed new single storey dwelling with internal double garage and associated landscaping	1	1	07/11/2019	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	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	0144/17/POD	New England Quarry New England Hill Plympton Devon	Prior approval for proposed change of use from Office use (Class B1 (a)) to dwellinghouse (class C3)	1	1	15/05/2017	0	0	1	1	0	0
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	0	0	1	1

Small Sites South Hams

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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	0	0	1	1
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
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	2158/18/PDM & 0360/19/PDM & 3716/19/PDM & 1378/22/FUL (this is outstanding)	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))	2	2	17/08/2018	0	0	0	0	2	2
PPA	0548/20/FUL	Barns at East Sherford Farm Brixton Plympton PL8 2DP	Conversion of traditional stone barns to 3 dwellings	3	3	23/06/2020	2	2	1	1	0	0
PPA	4004/18/FUL	The Cottage Tavistock Road Roborough PL6 7BB	Demolition of existing outbuildings and erection of new disability living accessible dwelling	1	1	15/04/2019	0	0	1	1	0	0
PPA	3346/18/FUL	Roborough Farm Tamerton Road Plymouth PL6 7BT	Change of use of a former agricultural building to two residential dwellings	2	2	13/03/2019	0	0	2	2	0	0
PPA	2946/18/OPA & 3097/20/ARM & 3223/21/ARM & 3910/21/ARM	Hilltops Caravan Park Brixton Devon PL8 2AY	3223/21/ARM - Plot 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	0	0	0	0	2	2
							18	25	206	253	275	314
Dartington	0957/20/FUL	Lower Hood Barns Dartington TQ9 6AB	Change of use of 3no. barns to C2 (residential institution). Alterations to fenestration and addition of external staircase	-1	-1	24-Jul-20	0	0	0	0	-1	-1
Loddiswell	4006/20/FUL	Woolston House Loddiswell TQ7 4DU	Demolition of secondary dwelling and erection of new outbuilding	-1	-1	25-Jan-21	0	0	0	0	-1	-1

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Modbury	4190/21/FUL	35 Church Street Modbury PL21 0QR	Change of use of first floor residential (C3) to use as a therapy / health services [E(e)], and a small ground floor side/rear extension.	-1	-1	23/02/2022	0	0	0	0	-1	-1
Salcombe	3734/21/FUL	Fairway Coronation Road Salcombe TQ8 8EA	Change of Use from 3 no. apartments to a single dwelling with a self-contained granny/guest annex, with associated minor amendments to fenestration and internal layout	-2	-2	30/11/2021	0	0	0	0	-2	-2
Salcombe	1851/18/FUL	74 Fore Street Salcombe TQ8 8BU	Erection of a two-storey side extension, dormer window to rear of third door, external alterations including front dormer and conversion of two properties into one residential unit.	-1	-1	14-Aug-18	0	0	0	0	-1	-1
South Pool	1373/21/FUL	No 1 & 2 Lower Barn Cottages South Pool TQ7 2RX	Demolition of two dwellings, erection of single two bedroom dwelling including boat store and creation of new access (resubmission of 3154/20/FUL	-1	-1	05/11/2021	0	0	0	0	-1	-1
Totnes	3214/21/FUL	4 Seymour Place Totnes TQ9 5AY	Convert existing two flats back to one dwelling including internal refurbishment and reorganisation, demolition and reconstruction of single storey rear extension including external storage area and replacement natural slate roof cover	-1	-1	08/11/2021	0	0	0	0	-1	-1
				<u>8</u>	<u>8</u>		0	0	0	0	8	8

West Devon Small Sites

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

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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
Bere Ferrers	4043/17/OPA & 1684/19/ARM	8 Drakes Park Bere Alston Devon PL20 7DY	4043/17/OPA - Outline planning application with all matters reserved for the erection of one dwelling. 1684/19/ARM - Application for approval of reserved matters following outline (approval 4043/17/OPA this was or 2 dwellings) 1684/19/ARM isfor the erection of one dwelling	1	1	31/07/2019	0	0	0	0	1	1
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	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	2011/21/FUL	Tenement Barn Lowton Bondleigh EX20 2AL	Change of use and extension of barn to dwelling	1	1	10/09/2021	0	0	1	1	0	0
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	0	0	1	1
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	1	2	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

West Devon Small Sites

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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	0	0	1	1
Bridestow	2450/20/PDM & 2	Standon Farm Road From Belle Vue To Fox And Hounds Cross Bridestowe EX20 4ET	2671/21/FUL - READVERTISEMENT (Revised description) I	1	1	15/09/2021	0	0	0	0	1	1
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
Bridestow	2708/16/OPA & 0734/20/OPA	3 South Ball Cottage Bridestowe Devon EX20 4EN	Outline application with all matters reserved to build an attached end of terrace one bed cottage with one off road parking space on brown field site consisting of garage, shed and wood store	1	1	03/03/2020	0	0	0	0	1	1
Bridestowe	4161/16/OPA & 4136/19/FUL	Land at SX 516 892 Opposite Springfield Park Bridestowe	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	16/12/2020	0	0	1	1	3	3
Bridestowe	3597/20/FUL	Land to rear of Ingleside Launceston Road Bridestowe EX20 4EQ	Construction of dwelling and demolition of existing store	1	1	6-Jan-21	0	0	0	0	1	1
Broadwoodkelly	3621/19/FUL	Lewersland Farm Broadwoodkelly EX19 8EF	Conversion of redundant barn to dwelling	1	1	06/01/2020	0	0	0	0	1	1
Broadwoodkelly	1408/21/OPA & 3	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 dwel lin1408/21/OPA - Outline application with some matters reserved for erection of agricultural workers dwelling	1	1	14/03/2022	0	0	0	0	1	1
Broadwoodkelly	3123/21/FUL	Cherry Hayes Ingleigh Green Broadwoodkelly EX19 8AT	Replacement dwelling	1	0	28/01/2022	0	0	0	0	0	1

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Broadwoodkelly	4219/21/PDM	Barn at Holbrook Broadwoodkelly EX19 8EF	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
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	07/09/2018	0	0	0	0	6	6
Buckland Monachorum	0103/21/FUL	Challoch Bungalow The Crescent Crapstone Devon PL20 7PS	Development of 3 four bedroom dwellings, new access road and external works (resubmission of 0346/20/FUL)	3	2	28/05/2021	0	0	2	3	0	0
Buckland Monachorum &	0152/21/ARM	4 Moorland Court Yelverton Devon PL20 6BL	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
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	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	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	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.	1	1	11/03/2022	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) and for 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	1	1	23/11/2020	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 Completions 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)
Dunterton	2186/20/PDM	Barn at NGR SX 382 798 Dunterton Farm Dunterton PL19 0QJ	Prior notification for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development(Class Q(a+b))	1	1	10/09/2020	0	0	1	1	0	0
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.	9	9	25/10/2017	5	0	4	4	0	0
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	0618/17/PDM & 1724/19/PDM	Land North West of Exbourne Mucksey Lane Exbourne Devon EX20 3SA	1724/19/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)). 0618/17/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	30-Jul-19	0	0	0	0	1	1
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
Germansweek	3137/20/FUL	Eworthy Methodist Church Eworthy Germansweek EX21 5AH	READVERTISEMENT (Revised plans recieved) Change of use from D1 (places of 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	5-Jan-21	0	0	0	0	1	1
Germansweek	0941/16/OPA & 1862/18/FUL	Road Past Higher Eworthy Farm Germansweek EX21 5AH	0941/16/OPA - (Re-advertisement) Proposed agricultural workers supervisory dwelling. 1862/18/FUL - Erection of farm manager's dwelling	1	1	20/06/2019	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-Jan-21	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	1015/21/FUL	Orestocks Boarding Kennels Crowndale Road Tavistock PL19 8JN	Change of use of kennels to single dwellings (resubmission of 3223/20/FUL)	1	1	15/02/2022	0	0	0	0	1	1
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	3162/21/PDM	Barn at Higher Stockbears 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	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

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

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Hatherleigh	1777/19/ARM & 1553/17/ARM (2609/15/OPA)	Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon	1777/19/ARM - Approval of reserved matters following outline approval reference 2609/15/OPA for erection of 2no. dwellings. 1553/17/ARM - Application for approval of reserved matters following outline approval 2609/15/OPA for erection of 2no. dwellings (2609-OPA - Outline application with all matters reserved for erection of 2no. dwellings (resubmission of application 00053/2015). Decision date 22/07/2016)	2	2	03/02/2020	0	0	2	2	0	0
Hatherleigh	1499/21/PDM	Fisleigh House Road Past Hele Bridge Hatherleigh EX20 3QA	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	14/06/2021	0	0	0	0	1	1
Hatherleigh	0794/17/FUL & 3439/20/OPA	Land at Red Lane Hatherleigh Devon	3439/20/OPA-Outline Planning Application with all matters reserved for approval	1	1	21/12/2020	0	0	0	0	1	1
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	0	0	1	1
Hatherleigh	0604/19/FUL	Stapleford Farm Lane To Stapleford Exbourne Devon EX20 3RA	Erection of a dwelling and associated works	1	1	23/05/2019	0	0	0	0	1	1
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	0121/19/OPA & 3197/20/ARM	Land At Reed Down Higher Street Hatherleigh Devon EX20	3197/20/ARM - Application for approval of reserved matters following outline	1	1	10/06/2021	0	0	0	0	1	1
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
Hatherleigh	4281/21/pdm	Lower Lewer Hatherleigh EX20 3LF	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	14/01/2022	0	0	0	0	1	1
Hatherleigh	4622/21/PDM	Langabear 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
Highampton	0127/18/OPA & 3682/19/ARM	Land at SX 482 042 adjacent Woodfields Highampton EX21 5LR	3682/19/ARM - Application for approval of reserved matters following outline approval 0127/18/OPA for removal of existing barn and erection of 3no.2 storey dwellings, together with car parking, landscaping and associated works with access from A3072. 0127/18/OPA Outline application with some matters reserved for removal of existing barn and erection of 3no. 2 storey dwellings, together with car parking, landscaping and associated works with access from A3072	3	3	23/07/2018	2	0	1	1	0	0

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

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Highampton	2576/15/PDM	Willisland Sheds Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LQ	Prior approval for proposed change of use of 2no. agricultural buildings to 3no. dwellinghouses (Class C3)	3	3	09/02/2016	1	0	2	2	0	0
Highampton	2838/21/PDM & 3	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 Erection of new dwelling	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	0	0	1	1
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 reservedmatters following outline approval 0684/16/OPA)	1	1	17/05/2019	0	0	1	1	0	0
Highampton	2726/16/PDM & 1298/18/FUL	Barn Chidesters Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LE	1298/18/FUL - Conversion of agricultural building to a dwelling. Prior approval of proposed change of use of agricultural building to adwellinghouse (Use Class C3) and for associated operational development	1	1	09/07/2018	0	0	1	1	0	0
Highampton	2556/17/ARM	Land At SX 4886 1044 Roseland Farm Church Road Highampton EX21 5LE	Reserved matters application following outline approval 3248/16/OPA for single dwelling	1	1	02/10/2017	0	0	1	1	0	0
Highampton	0268/17/ARM	Land At London House Highampton Beaworthy	READVERTISEMENT (Revised Plan Received) Application for approval of reserved matters following outline	1	1	21/07/2017	0	0	1	1	0	0
Highampton	0392/17/ARM	Clannica Land Adjacent To Village	Application for approval of reserved matters following outline approval. (0618/16/OPA)	1	1	11/04/2017	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)	1	1	14/08/2020	0	0	1	1	0	0
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
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 neweco-dwelling, ancillary garage and barn with associated landscaping1326/17/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	Notification 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	1	09/11/2021	0	0	0	0	1	1
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 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.	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
Lamerton	1134/21/FUL	The Coach House Hotel Tavistock PL19 8NS	Change of use from Country House Hotel to single dwelling and internal annexe	1	0	19/10/2021	0	0	0	0	0	1

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Lamerton	2568/17/OPA	Rushford Cottage Road From Blacksmiths Arms To Lamerton PL19 8RY	Outline planning application with some matters reserved for erection of dwelling	1	1	20/04/2018	0	0	0	0	1	1
Lifton	4116/17/OPA & 4762/21/ARM (decision outstanding)	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	25/01/2019	0	0	0	0	5	5
Lifton	2501/17/ARM & 3668/18/FUL	The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA	2501/17/ARM - Application for approval of reserved matters following outline approval 01865/2011. 3668/18/FUL - Amendment to extant Consents 01865/2011 & 2501/17/ARM for two detached dwellings and revise the appearance, means of access, landscaping, layout and scale	2	2	11/04/2019	0	0	0	0	2	2
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	0	0	1	1
Lifton	3848/20/FUL	Lifton Village Hall Duntz Hill Lifton PL16 0BJ	Conversion of former village hall to family dwelling	1	1	8-Mar-21	0	0	1	1	0	0
Lifton	3678/20/PDM & 1	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-Jan-22	0	0	0	0	1	1
Lifton	1491/20/FUL	Lower Carley Farm Lifton PL16 0EB	Proposed erection of an agricultural dwelling	1	1	28/07/2020	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
Marystow	1636/19/OPA & 2788/19	Holster Yard Lewdown EX20 4BS	2788/19/OPA - Outline application with some matters reserved for proposed new dwelling (resubmission of 1636/19/OPA to allow access details to be approved) 1636/19/OPA - Outline application with all matters reserved for proposed new dwelling	1	1	19/07/2019	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	0770/17/FUL	Enfield Barn The Village Milton Abbot Devon PL19 0PB	Application for the erection of a three bedroom house.	1	1	26/02/2019	0	0	0	0	1	1
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
Milton Abbot	2592/16/FUL	Braemer House Chillaton PL16 0HS	READVERTISEMENT (Additional Plans Received) New dwelling	1	1	16/12/2016	0	0	1	1	0	0
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

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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	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	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 reserved matters on plot 4 for Access, Appearance, Landscaping, Layout and Scale, following outline approval 3043/15/OPA 2531/19/ARM - Application for approval of reserved matters for access and layout only following outline approval 3043/15/OPA. 3043/15/OPAOutline application for proposed development of nine self build homes	9	9	16/10/2019	0	0	0	0	9	9
North Tawton	1836/16/OPA & 3554/19/ARM	Land at SX 665 101 adjacent to East of Devonshire Gardens North Tawton	3544/19/ARM - Application for approval of reserved matters following outline approval 1836/16/OPA for construction of 3no. self-build dwellings1836/16/OPA - Outline application with all matters reserved for construction of three self-build dwellings and associated works	3	3	07/02/2020	0	0	3	3	0	0
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 outlineapproval 3254/17/OPA for residential development of two dwellings. 3254/17/OPA Outline planning application with all matters reserved for residentialdevelopment 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
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	3559/21/FUL	6 Devonshire Gardens North Tawton EX20 2ES	Conversion of workshop / storage building to form dwelling	1	1	25/01/2022	0	0	0	0	1	1
North Tawton	00918/2014	Upper Depot, Devonshire Gardens, North Tawton, Devon	Reserved Matters application for erection of 2 live work units including commercial garage and printery.	2	2	14/10/2014	1	0	1	1	0	0
Northlew	0732/21/ARM & 0102/19/OPA	Land at SX 501 992 off Crowden Road Northlew Devon	0732/21/ARM - Application for approval of reserved matters following outlineapproval 0102/19/OPA (resubmission of 4041/20/ARM) . 0102/19/OPA - Outline application with all matters reserved for erection of two dwellings	2	2	13/07/2021	0	0	2	2	0	0
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

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Northlew	2056/17/FUL & 1275/20/ARC	Morth Grange Northlew EX20 3BR	1275/20/ARC - Application for Approval of Details Reserved by Conditions 4 and 5 of Planning Consent 2056/17/FUL2056/17/FUL - Replacement of the existing redundant swimming pool house within the grounds of Morth Grange with a single storey building (dwelling) together with associated access and driveway.	1	1	11/08/2017	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	3-Nov-20	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) andfor associated building	1	1	17/06/2020	0	0	0	0	1	1
Northlew	3758/19/FUL	Norley Farm Northlew Okehampton EX20 3PN	Conversion of barn to dwelling	1	1	17/02/2020	0	0	0	0	1	1
Northlew	2418/16/PDM & 1000/19/FUL	1000/19/FUL - Sheffield Barn, Northlew, Okehampton, EX20 3PN 2418/16/PDM - Land at SX 502 994 Adjacent To Kesterfield Northlew Okehampton	1000/19/FUL Conversion of barn to dwelling following Class Q approval 2418/16/PDM 2418/16/PDM - Prior approval for proposed change of use of agricultural building todwellinghouse (Class C3) and for associated operational development (Class Qa+b)	1	1	20/05/2019	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
Northlew	4313/17/FUL	Old Transport Depot Station Road Northlew EX20 3NH	READVERTISEMENT (Revised Plans Received) New dwelling and garage	1	1	24/05/2018	0	0	1	1	0	0
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 planningapproval 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	3658/21/FUL	Holly House Northlew EX20 3NR	Change of use of Annexe to dwelling	1	1	10/02/2022	0	0	0	0	1	1
Northlew	00951/2010 & 0938/18/FUL	Land Adjacent To The Old Garage, Station Road, Northlew, Devon	0938/18/FUL - Demolition of building and erection of 4no. bedroomed house. Application for new planning permission to replace extant planning permission for demolition of building and erection of 4 bedroomed house, in order to extend the time for implementation	1	1	18/05/2017	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	0	0	6	7	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 Completions 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)
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 1DS	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 - 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 with associated parking, access and open space.	6	6	07/02/2017	2	0	1	1	3	3
Okehampton	12123/2008/OKE & 00516/2010	Land To Rear Of 73-75 Land To Rear Of 73-75 Exeter Road Okehampton Devon . To be known as 'Magnolia Way'	00516/2010 - Erection of 2 detached houses (this planning application replaces 3 of the dwellings under planning application number 12123/2008 the 2 semi detached properties and 1 detached property are being replaced these with 2 detached dwellings to be used for people with learning difficulties) this now makes this a site with only 5 dwellings. 12123/2008/OKE - six new dwellings	5	5	11/11/2008	4	0	1	1	0	0
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	1	0	0	1	1
Okehampton	2947/18/FUL	Moorview Prospect Hill Okehampton EX20 1JD	Erection of 3no. dwellings	3	3	24/04/2019	0	0	0	0	3	3
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	0	0	2	2
Okehampton	1365/20/POD	20-21 Fore Street Okehampton EX20 1AN (1st & 2nd floor)	Application to determine if prior approval if required for proposed change of use from offices (Class B1(a)) to 2no. dwellinghouses (ClassC3)	2	2	15/06/2020	0	0	0	0	2	2
Okehampton	00938/2015	Land Adjacent To Castletford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	2	2	30/08/2017	0	0	2	2	0	0
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
Okehampton	3149/21/FUL	92A Station Road Okehampton	Retention of ground floor flat - RETROSPECTIVE	1	1	04/10/2021	0	0	1	1	0	0
Okehampton	3993/20/FUL	Development Site At Sx 585 955 Glendale Road Okehampton Devon	Proposed redevelopment of garages into 1no. 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 (Ground Floor)	Application to determine if prior approval if required for proposed change of use from offices (Class B1(a)) to 1no. flat (Class C3)	1	1	3-Mar-21	0	0	0	0	1	1
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 dwellinghouse (Class C3) and/or associated works (Class Q(a+b))	1	1	22/09/2020	0	0	0	0	1	1
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

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 Completions 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)
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	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	3979/19/OPA	45 New Road Okehampton Devon EX20 1JE	Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	1	1	29/01/2020	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	0	0	1	1
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	0	0	1	1
Okehampton Hamlets	2793/17/FUL & 3247/20/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 1RS	3247/20/FUL - Creation of 1no. dwelling to include the er	2	2	29/01/2021	0	0	1	0	1	1
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 store1662/19/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-Jan-21	0	0	1	1	0	0
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
Sampford Courtenay	2373/17/FUL	The Chapel Sampford Courtenay Okehampton	Change of use of buildings to form two dwellings with associated works(resubmission of consent 3687/16/FUL)	2	2	19/10/2017	1	0	1	1	0	0
Sampford Courtenay	0460/20/PDM & 1	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
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	24/03/2020	0	0	0	0	2	2
Sampford Courtenay	3585/18/FUL & 2563/21/FUL	Oxenpark Barn Sampford Courtenay EX20 2AD	2563/21/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	00430/2015 (0364/16/VAR)	Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT	Conversion and part rebuild of stone and cob barn into 2-bed dwelling. (Application for removal or variation of a condition following grant of planning permission. (00430/2015) Conditional Approval)	1	1	09/06/2015	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 Completions 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)
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
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
South Tawton	4225/21/PDM	West Nymph Farm South Tawton EX20 2RJ	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))	5	5	14/01/2022	0	0	0	0	5	5
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	0	0	2	2	1	1
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	0	0	3	3	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	8-Mar-22	0	0	0	0	2	2
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	0	0	1	1
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
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	2627/19/FUL	Wonwood Farm Lamerton PL19 8SE	Change Of Use Of Barns to Dwelling & home/Office	1	1	20/11/2019	0	0	1	1	0	0
Tavistock	4426/17/FUL	Land adjacent to 24 Glanville Road Tavistock PL19 0EB	Application for demolition of western boundary wall(s) and erection of 4no. dwellings (two pairs of semi-detached dwellings)	4	4	29/06/2018	2	0	2	2	0	0
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 4no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)	4	4	14/01/2021	2	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 Completions 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	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	0	0	3	3
Tavistock	0844/16/FUL	Land Adj 41 Bannawell Street Tavistock Devon PL19 0DN	Erection of 3 flats and partial demolition of garage and boundary wall	3	3	02/06/2017	0	0	3	3	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	0	0	0	1	1
Tavistock	2672/19/FUL	Alma Cottage Church Hill Whitchurch Devon PL19 9ED	Proposed conversion of 2 no. barns, one to a residential unit and oneto 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 works0168/18/FUL - Change of use from redundant chapel to one dwelling	2	2	23/01/2020	0	0	2	2	0	0
Tavistock	1664/18/FUL	24 Boughthayes Tavistock Devon PL19 8EF	Construction of two detached dwellings	2	2	10/12/2018	0	0	1	1	1	1
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 ordevelopment. Two storey side extension and subdivision of existing dwelling to form1 No. 3 bed house and 1 No. 2 bed house	2	1	10/12/2018	0	0	0	1	1	1
Tavistock	3484/19/OPA	124a Old Exeter Road Tavistock Devon PL19 0JB	Outline application with details of access for the erection of dwelling as replacement for one flat in existing property.	2	0	23/01/2020	0	0	0	0	0	2
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	0	0	1	1
Tavistock	3530/20/FUL	11 Watts Road Tavistock PL19 8LF	READVERTISEMENT (revised plans received) Change of use of basement toallow rental / holiday let, associated works, change current window toaccess door, change bedroom to kitchen	1	1	09/06/2021	0	0	0	0	1	1
Tavistock	3026/20/FUL & 0423	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-Nov-21	0	0	0	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-Mar-21	0	0	0	0	1	1
Tavistock	3178/19/FUL	1 West Street Tavistock Devon PL19 8AD	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	2205/19/FUL	Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP	Construction of single detached dwelling	1	1	20/09/2019	0	0	1	1	0	0
Tavistock	1519/19/FUL	5 West Street Tavistock Devon PL19 8AD	Change of use from first and second floor offices to first and secondfloor maisonette with no external alterations	1	1	12/07/2019	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 Completions 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	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	3283/18/OPA	Phoenix House Maudlins Park Tavistock PL19 8LJ	Outline application with allmatters reserved for new detached dwelling	1	1	18/02/2019	0	0	0	0	1	1
Tavistock	2225/18/FUL	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwellinghouse.	1	1	17/10/2018	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 ORB	Application for detached three bedroom dwelling with integral garage	1	1	01/12/2021	0	0	0	0	1	1
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	0	1	1	0	0
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
Thruselton	1277/20/OPA	Slaughterhouse Road From South View To Lobhill Cross Lewdown	Outline application with some mattersreserved for construction of 5 dwellings, associated access, estate road and private gardens	5	5	13/05/2021	0	0	0	0	5	5
Thruselton	0444/18/FUL	Broadley Chapel Lewdown Okehampton EX20 4DY	Conversion of chapel into one residential unit	1	1	17/05/2018	0	0	1	1	0	0
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	0	0	1	1
Totals									89	98	154	162

APPENDIX 8

**Small sites windfall allowance – historic
evidence**

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	Total 2006-2022	Average 2006-2022

Windfall Allowance (Average Total Excluding Garden development (45) minus average demolitions under 5 (2) = 43 43
 *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 104dpa. 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 2021/22. 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 (11) between April 2011 and March 2022 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 72dpa, the annual windfall allowance rate in the South Hams for the 2022 Monitoring Point forecast is the same as in the previous 2021 Monitoring Point forecast. At 32dpa, the annual windfall allowance rate in West Devon for the 2022 Monitoring Point forecast is also identical to the previous 2021 Monitoring Point forecast. The previous forecast informed the November 2021 Housing Position Statement.

The increases in each LPA area are due in part to the overall rise in net completions on small sites in each of these areas, 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 South Hams and West Devon. The LPAs are also mindful of the number of small sites under construction at end March 2021 in each LPA area which can reasonably be expected to be completed in 2021/22, and the extent of other small site commitments that are non-garden windfalls. It

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

is therefore realistic to expect the updated, adjusted historic small windfall (excluding garden land) trends to continue.

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	Total 2011- 2022	Average 2011- 2022	Adjust ment 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	1062	97		
Communal accommodation (net change less than 10)							0	0	3	0	0	3	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	21	15	229	21		
Total Windfalls Excluding Garden development:	50# (81)	42	55	44**	47	48	111	134	98	104	79	812**	74	- 1.25	72 to 73 dpa
West Devon															
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	46	56	566	51		
Communal accommodation (net change less than 10)							4	2	12	4	0	22	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	3	13	118	11		
Total Windfalls Excluding Garden development:	29	9	26	14	26	42	84	71	79	47	43	470	43	-10.83	32 to 33 dpa
Thriving Towns and Village Total Windfalls Excluding Garden development:	79	51	81	58	73	90	195	205	177	151	122	1282	117	-12	104 to 106 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:

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>

- new small commitments consented in 2018/19 at Land at the Highwayman Inn, Sourton (+5dws) and Workshop rear of Meadows Edge, Exbourne (+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 site with consent for communal
accommodation and list of losses
forecast in the 5YLS**

Plymouth LPA - Demolitions Forecast, 2022-2027

Site Address	2022-23	2023-24	2024-25	2025-26	2026-27
Year Totals	-72	-100	-60	0	0
	Trajectory Total				-232

APPENDIX 10

**Progress towards JLP Policy Area and
LPA monitoring targets at 2022
monitoring point**

Progress towards Joint Local Plan (JLP) Policy Area and Local Planning Authority (LPA) monitoring targets at 2022 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 (2014-2022)

1.2 A total of 6,638 dwellings (net) have been provided in the first 8 years of the plan period. Table 1 in Appendix A provides a breakdown by year by type of development

1.3 At the 2022 monitoring point the PPA is in a shortfall position of 962 dwellings against the annualised monitoring target of 950dpa. It is clear that the impact of COVID-19 and the national lockdowns impacted upon delivery and construction activity during the last 2 years and this has been recognised by Government through the adjustments made to the Housing Delivery Test measurements (see paragraph 3.12 of the main report). To ensure the JLP is on track a net additional supply of 12,362 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. The net supply identified in Plymouth² and the South Hams³ part of the PPA totals 14,814 dwellings which is 2,452 dwellings above the 12,362 dwellings that ought to be identified to remain on track in the policy area. There is sufficient flexibility in the supply which represents a headroom of 17%. 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 Strategy⁴

1.4 At the 2022 monitoring point a total of 9,363 dwellings have consent in the PPA of which 735 dwellings had commenced construction. A total of 16,001 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2022, which represents 84% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.

1.5 A total of 332 dwellings had commenced construction in the 2021/22 monitoring year. There has been a significant reduction in dwelling starts over the past 2 years. This is likely due to the initial impacts of Brexit on rising development costs i.e. materials and labour supply shortages and market uncertainty, coupled with the significant impact of COVID-19 and national lockdowns on construction activity. The Impacts of COVID-19 on construction activity during 2020/21 has clearly filtered into lower delivery in the PPA in 2021/22. The low

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 appendix 11 of this Position Statement

³ See appendix 11 of this Position Statement

⁴ JLP Housing Implementation Strategy is set out in Para 3.33 of the adopted JLP

starts during 2021/22 will clearly affect delivery in 2022/23 however there were 735 dwellings under construction at the 2022 monitoring point.

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 8 years of the plan period (2014-2022) = 1,152 dwellings at an average of 144dpa. Although there is a shortfall of 668 dwellings at the 2022 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 690 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 230 dwellings per annum. There is a significant supply of housing with headroom above the PPA policy target (see paragraph 1.3) which can provide approx. 3,800⁵ net additional affordable homes over the remainder of the plan period (2022-2034) ensuring the plan is on track to deliver the PPA Affordable housing target by 2034.

2.0 Thriving Towns & Villages Policy Area (TTVPA)

- 2.1 Policy SPT3 refers to a target⁶ 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 (2014-2022)

- 2.2 A total of 4,469 dwellings (net) have been provided in the first 8 years of the plan period. Table 2 in Appendix A provides a breakdown by year by type of development.
- 2.3 At the 2022 monitoring point the TTVPA is in a surplus position of 1,389 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track, a net additional supply of 3,231 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. The net supply identified in West Devon⁷ and the South Hams⁸ part of the TTVPA totals 6,712 dwellings which is 3,481 dwellings above the 3,231 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 108%. No action is therefore required at this point to address supply in the TTVPA.
- 2.4 At the 2022 monitoring point a total of 4,500 dwellings have consent in the TTVPA of which 779 dwellings had commenced construction. A total of 8,969 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2022, which represents 116% of the Policy Area monitoring target. It should be noted that not all

⁵ Approx. 2,500 within Plymouth LPA and 1,300 within the South Hams Urban Fringe

⁶ 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.

⁷ See appendix 11 of this Position Statement

⁸ See appendix 11 of this Position Statement

dwellings with consent appear in the 5 year supply 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 809 dwellings had commenced construction in the 2021/22 monitoring year which is a significant increase on previous years and the forecast for next year (2021/22) is very high at 612 dwellings (net), which would increase the surplus in the TTVPA to 1,616 dwellings at the 2023 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 8 years of the plan period (2014-2022) = 951 dwellings at an average of 119dpa and a surplus position of 131 dwellings at the 2022 monitoring point. There is a significant supply of housing with headroom above the TTVPA policy target (see paragraph 2.3) which can provide approx. 1,200 net additional affordable homes over the remainder of the plan period (2022-2034) ensuring the plan is on track to deliver the TTVPA Affordable housing target by 2034.

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 (2014-2022)

- 3.2 A total of 6,177 dwellings (net) have been provided in the first 8 years of the plan period. Table 3 in Appendix A provides a breakdown by year by type of development.
- 3.3 At the 2022 monitoring point the Plymouth LPA is in a surplus position of 897 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track, a net additional supply of 7,023 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. The net supply identified in the Plymouth LPA⁹ totals 10,232 dwellings which is 3,209 dwellings above the 7,023 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 46%. No action is therefore required at this point to address supply in the Plymouth LPA.
- 3.4 At the 2022 monitoring point a total of 4,002 dwellings have consent in the Plymouth LPA area of which 500 dwellings had commenced construction. A total of 10,179 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2022, which represents 77% of the Plymouth LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.

⁹ See appendix 11 of this Position Statement

- 3.5 A total of 164 dwellings had commenced construction in the 2021/22 monitoring year, which is a reduction on previous years and which can be attributed to the effects of Brexit and COVID-19 on construction activity (see paragraph 1.5 above). There were however 500 dwellings under construction at the 2022 monitoring point. The forecast for next year (2022/23) therefore is lower than the annualised monitoring target at 408 dwellings (net), however there would still be a healthy surplus position of 645 dwellings at the 2023 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 8 years of the plan period (2014-2022) = 1,030 dwellings at an average of 129dpa. However 1,720 new affordable homes (gross) from development have been delivered over the period 2014-22 at an average of 215 dwellings per annum. There have been 690 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 (2014-2022)

- 4.2 A total of 3,484 dwellings (net) have been provided in the first 8 years of the plan period. Table 4 in appendix A provides a breakdown by year by type of development.
- 4.3 At the 2022 monitoring point South Hams LPA is in a shortfall position of 636 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 2 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.¹⁰ To ensure the JLP is on track, a net additional supply of 6,816 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. The net supply identified in the South Hams LPA¹¹ totals 8,506 dwellings which is 1,690 dwellings above the 6,816 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 25%. No action is therefore required at this point to address supply in the South Hams LPA.

¹⁰ See Table 7 in the Main Report and Appendix 3

¹¹ See appendix 11 of this Position Statement

- 4.4 At the 2022 monitoring point a total of 7,199 dwellings have consent in the South Hams LPA area of which 661 dwellings had commenced construction. A total of 10,683 net dwellings have therefore either been delivered, are currently under construction or have planning consent at April 2022, which represents 104% of the South Hams LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply 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 609 dwellings had commenced construction in the 2021/22 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 (2022/23) is 579 dwellings (net), which would decrease the shortfall in the South Hams LPA area to 572 dwellings at the 2023 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 8 years of the plan period (2014-2022) = 825 dwellings at an average of 103dpa.

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 (2014-2022)

- 5.2 A total of 1,446 dwellings (net) have been provided in the first 8 years of the plan period. Table 5 in Appendix A provides a breakdown by year by type of development.
- 5.3 At the 2022 monitoring point the West Devon LPA's surplus position has increased significantly to 166 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track, a net additional supply of 1,754 dwellings over the remaining plan period (2022-2034) ought to be identified in the supply. The net supply identified in the West Devon LPA¹² totals 2,788 dwellings which is 1,034 dwellings above the 1,754 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 59%. No action is therefore required at this point to address supply in the West Devon LPA.
- 5.4 At the 2022 monitoring point a total of 2,162 dwellings have consent in the West Devon LPA area of which 353 dwellings had commenced construction. A total of 3,608 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2022, which represents 113% of the West Devon LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.

¹² See appendix 11 of this Position Statement

- 5.5 A total of 368 dwellings had commenced construction in the 2021/22 monitoring year which is a significant increase on previous years. 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 (2022/23) is therefore very high at 283 dwellings (net), which would increase the surplus position to 289 dwellings in the West Devon LPA area the 2023 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 8 years of the plan period (2014-2022) = 248 dwellings at an average of 31 dwellings per annum.

6.0 Conclusion

- 6.1 At the 2022 monitoring point delivery is 427 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 more than sufficient to meet the whole plan housing requirement and affordable housing targets with substantial 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 8 years into the 20 year plan period, 94% (24,970 dwellings) of the whole plan Housing Requirement (26,700 dwellings) has either been delivered, is under construction or has planning consent.

Table I: Net additions to the dwelling stock in the PPA, by development type (2014-2022)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
	2014	2015	2016	2017	2018	2019	2020	2021	2014 2022
Small Sites	25	30	33	31	14	29	29	49	240
Small Sites Student	0	0	0	1	0	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	4	22
Small Extra Care	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	39	59	22	260
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	5	11
Total Small Site Gross	46	49	60	67	69	69	88	75	523
Large Sites	686	887	472	476	315	296	76	17	3,225
Large Sites Student	65	67	58	386	15	60	363	39	1,053
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	20
Large Extra Care	0	40	0	0	0	12	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	176
Number of which are Affordable Dwellings	214	380	112	121	107	86	25	0	1,045
Total Large Sites Gross	757	1,002	551	873	345	398	508	92	4,526
Allocated sites	100	145	129	489	615	401	397	285	2,561
Number of which are Affordable Dwellings	19	29	23	191	286	99	68	71	786
Total Allocated	100	145	129	489	615	401	397	285	2,561
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-846
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-126
Total Net	700	1,129	557	1,398	883	852	671	448	6,638
Total Net Affordable Dwellings	30	363	26	312	320	185	160	76	1,152

Table 2: Net additions to the dwelling stock in the TTVPA, by development type (2014-2022)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
	2014	2015	2016	2017	2018	2019	2020	2021	2014 2022
Small Sites including conversions and change of use	118	123	120	224	234	182	167	148	1,316
Small Sites Student	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	15	4	0	25
Small Extra Care	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	6	4	10	22
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	5
Total Small Site Net	118	123	120	230	236	203	175	158	1,363
Large Sites	175	408	347	148	108	123	64	93	1,466
Large Sites Student	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	-16
Large Extra Care	0	0	0	60	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	83
Number of which are Affordable Dwellings	93	105	156	73	43	18	20	65	573
Total Large Sites Net	175	413	347	208	106	125	114	105	1,593
Allocated sites	0	46	55	207	163	269	386	387	1,513
Number of which are Affordable Dwellings	0	0	30	64	43	72	84	80	373
Total Allocated Net	0	46	55	207	163	269	386	387	1,513
Total Net Additional Dwellings	293	582	522	645	505	597	675	650	4,469
Total Net Affordable Dwellings	98	105	186	137	86	90	104	145	951

Table 3: Net additions to the dwellings stock in the Plymouth LPA area by development type (2014-2022)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total 2014 2022
Small Sites	25	30	33	30	12	27	25	47	229
Small Sites Student	0	0	0	1	0	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	4	22
Small Extra Care	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	39	59	22	259
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	5	11
Total Small Site Gross	46	49	60	65	67	67	84	73	511
Large Sites	686	887	472	476	315	253	76	17	3,182
Large Sites Student	65	67	58	386	15	60	363	39	1,053
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	20
Large Extra Care	0	40	0	0	0	12	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	176
Number of which are Affordable Dwellings	214	380	112	121	107	64	20	0	1,018
Total Large Sites Gross	757	1,002	551	873	345	355	508	92	4,483
Allocated sites	100	145	129	465	584	287	265	180	2,155
Number of which are Affordable Dwellings	19	29	23	188	274	69	54	35	691
Total Allocated	100	145	129	465	584	287	265	180	2,155
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-846
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-126
Total Net	700	1,129	557	1,372	850	693	535	341	6,177
Total Net Affordable Dwellings	30	363	26	309	308	133	179	40	1,030

Table 4: Net additions to the dwellings stock in the South Hams LPA area by development type (2014-2022)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
	2014	2022							
Small Sites including conversions and change of use	86	64	75	139	159	109	125	94	851
Small Sites Student	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	3	0	0	3
Small Extra Care	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	6	4	9	18
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	5
Total Small Site Net	86	64	75	138	159	118	129	103	872
Large Sites	91	330	227	95	102	106	65	67	1,083
Large Sites Student	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0	0	0
Large Extra Care	0	0	0	60	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	83
Number of which are Affordable Dwellings	37	75	139	62	43	45	23	57	481
Total Large Sites Net	91	335	227	155	116	108	115	79	1,226
Allocated sites	0	29	24	218	190	281	299	345	1,386
Number of which are Affordable Dwellings	0	0	18	55	55	71	54	86	339
Total Allocated Net	0	29	24	218	190	281	299	345	1,386
Total Net Additional Dwellings	177	428	326	511	465	507	543	527	3,484
Total Net Affordable Dwellings	42	75	157	117	98	116	77	143	825

Table 5: Net additions to the dwellings stock in the West Devon LPA area by development type (2014-2022)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
	2014	2015	2016	2017	2018	2019	2020	2021	2014 2022
Small Sites including conversions and change of use	32	59	45	87	77	75	46	56	477
Total Small Site Net	32	59	45	94	79	87	50	57	503
Large Sites	84	78	120	53	6	60	21	26	448
Large Sites Student	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	-16
Large Extra Care	0	0	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	2	8	124
Total Large Sites Net	84	78	120	53	-10	60	21	26	432
Allocated sites	0	17	31	13	4	102	197	147	511
Number of which are Affordable Dwellings	0	0	12	12	0	26	44	30	124
Total Allocated Net	0	17	31	13	4	102	197	147	511
Total Net Additional Dwellings	116	154	196	160	73	249	268	230	1,446
Total Net Affordable Dwellings	56	30	29	23	0	26	46	38	248

APPENDIX II

**JLP Whole Plan Area Delivery & Supply
2014-34 mapped by Policy Area and
Local Planning Authority Area**

Figure 1: Housing Delivery and Supply Areas Reference Map

Local Planning Authority

Policy Area

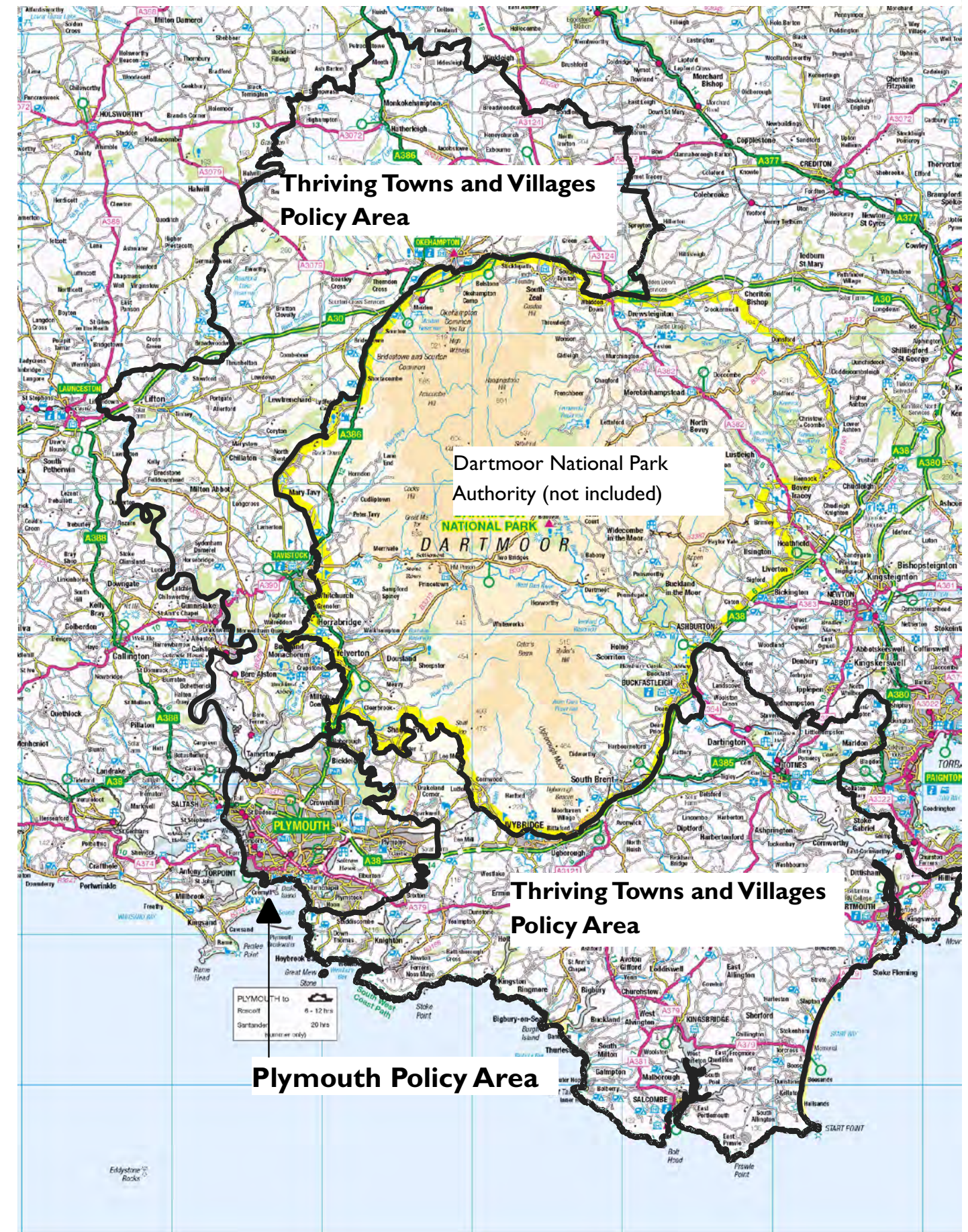
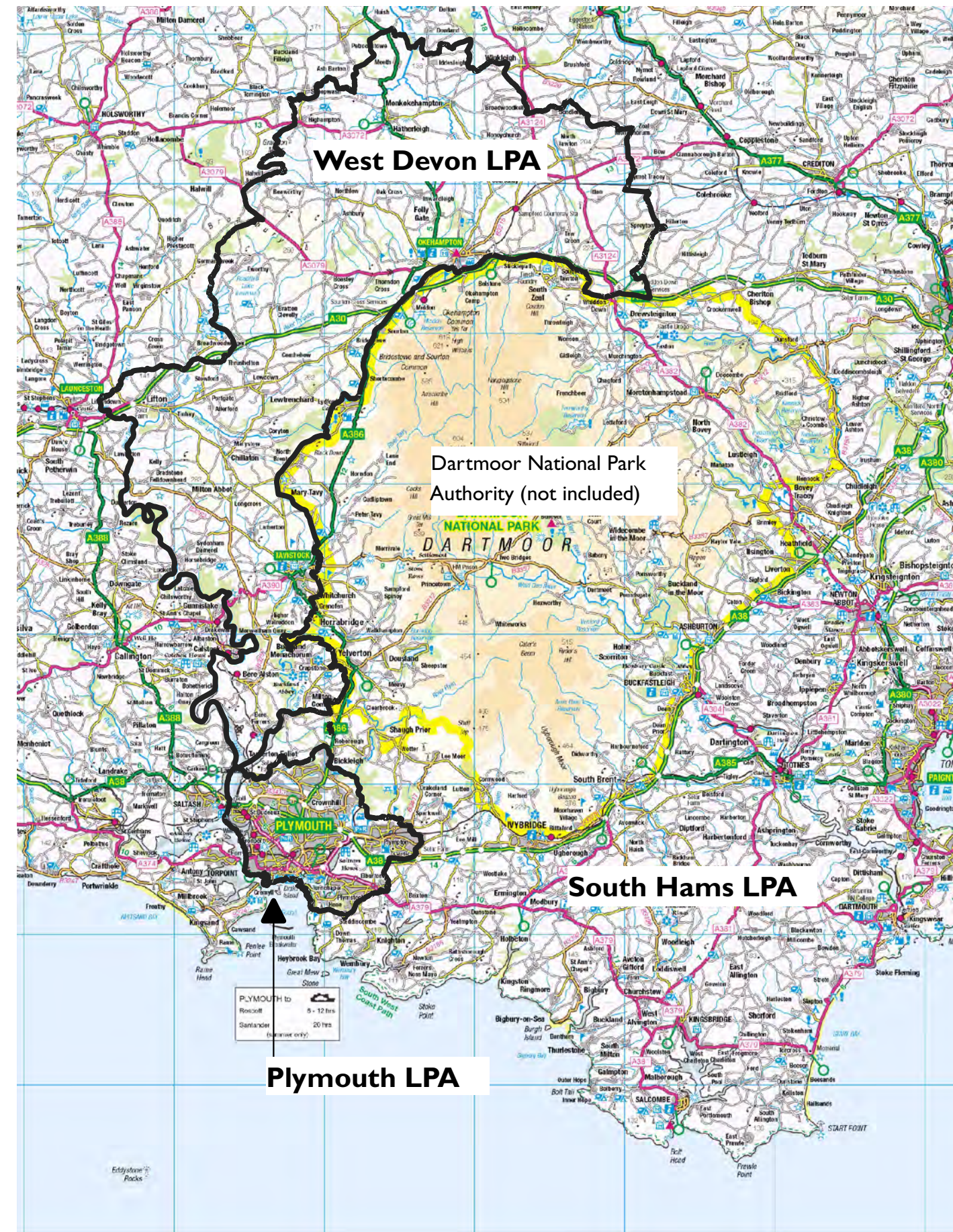


Figure 2: Housing Delivery and Supply 2014-2015 (net) Joint Local Plan

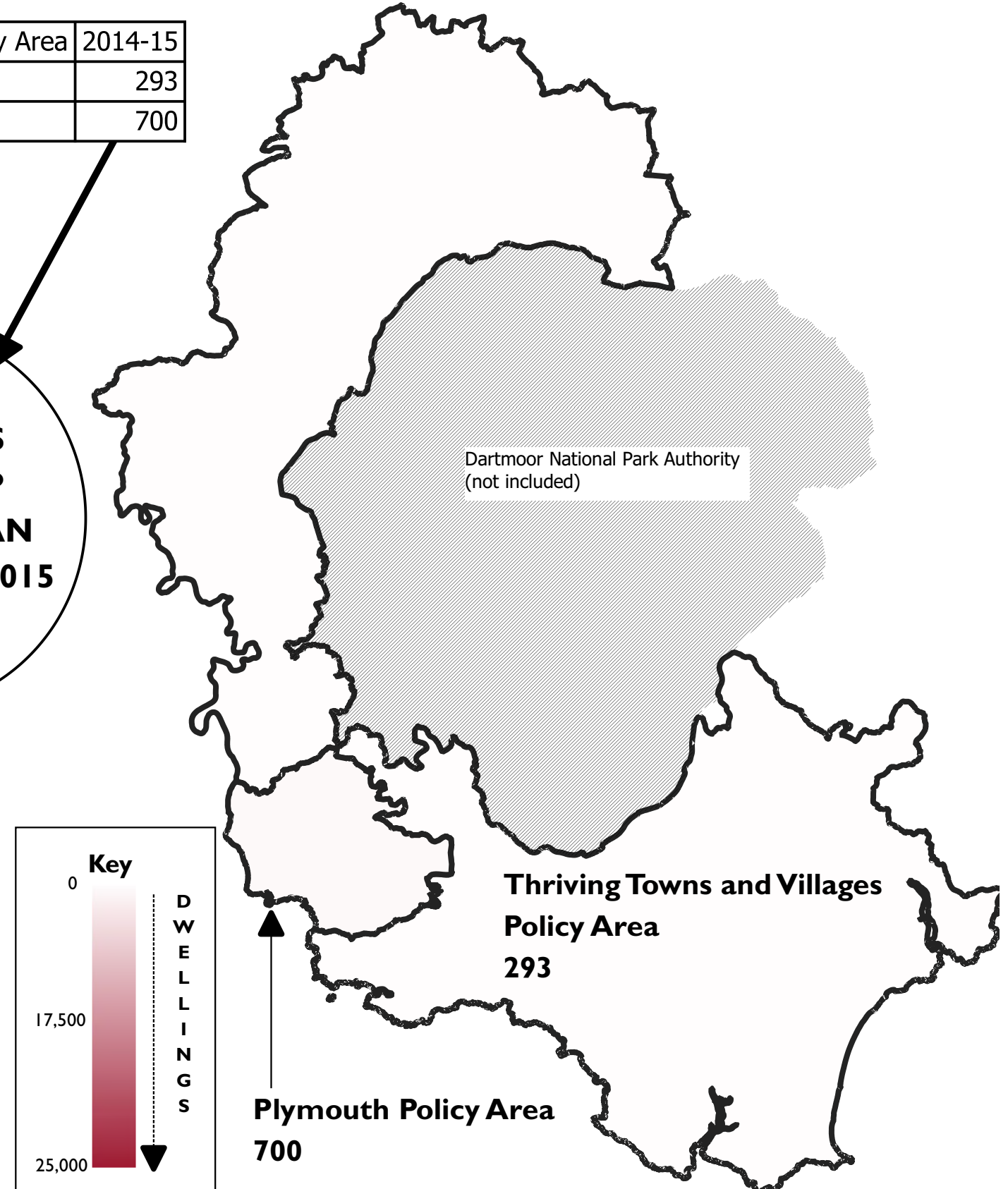
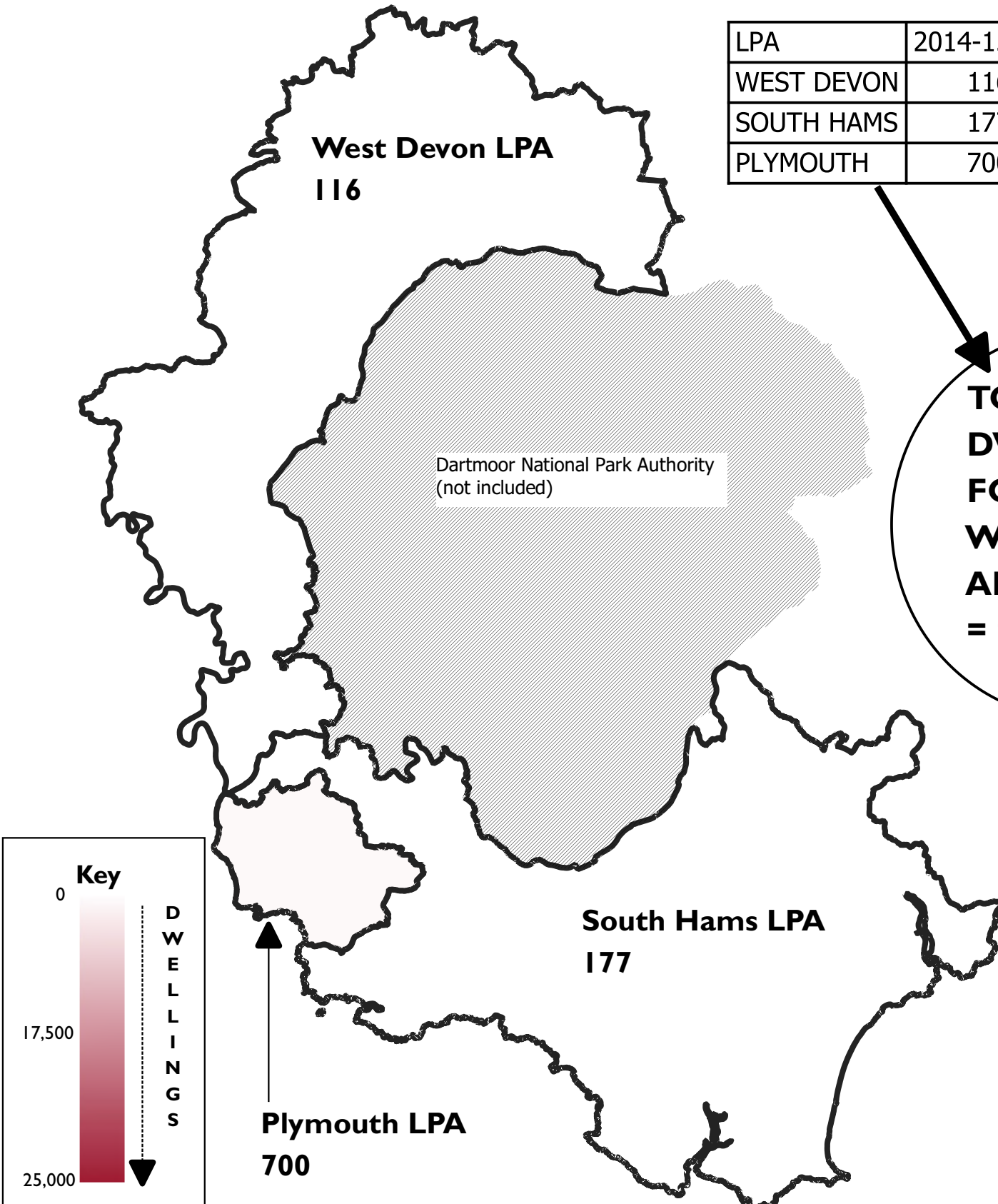
Local Planning Authority

Policy Area

LPA	2014-15
WEST DEVON	116
SOUTH HAMS	177
PLYMOUTH	700

Policy Area	2014-15
TTV	293
PPA	700

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2015 = 993



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 11: Housing Delivery and Supply 2014-2024 (net) Joint Local Plan

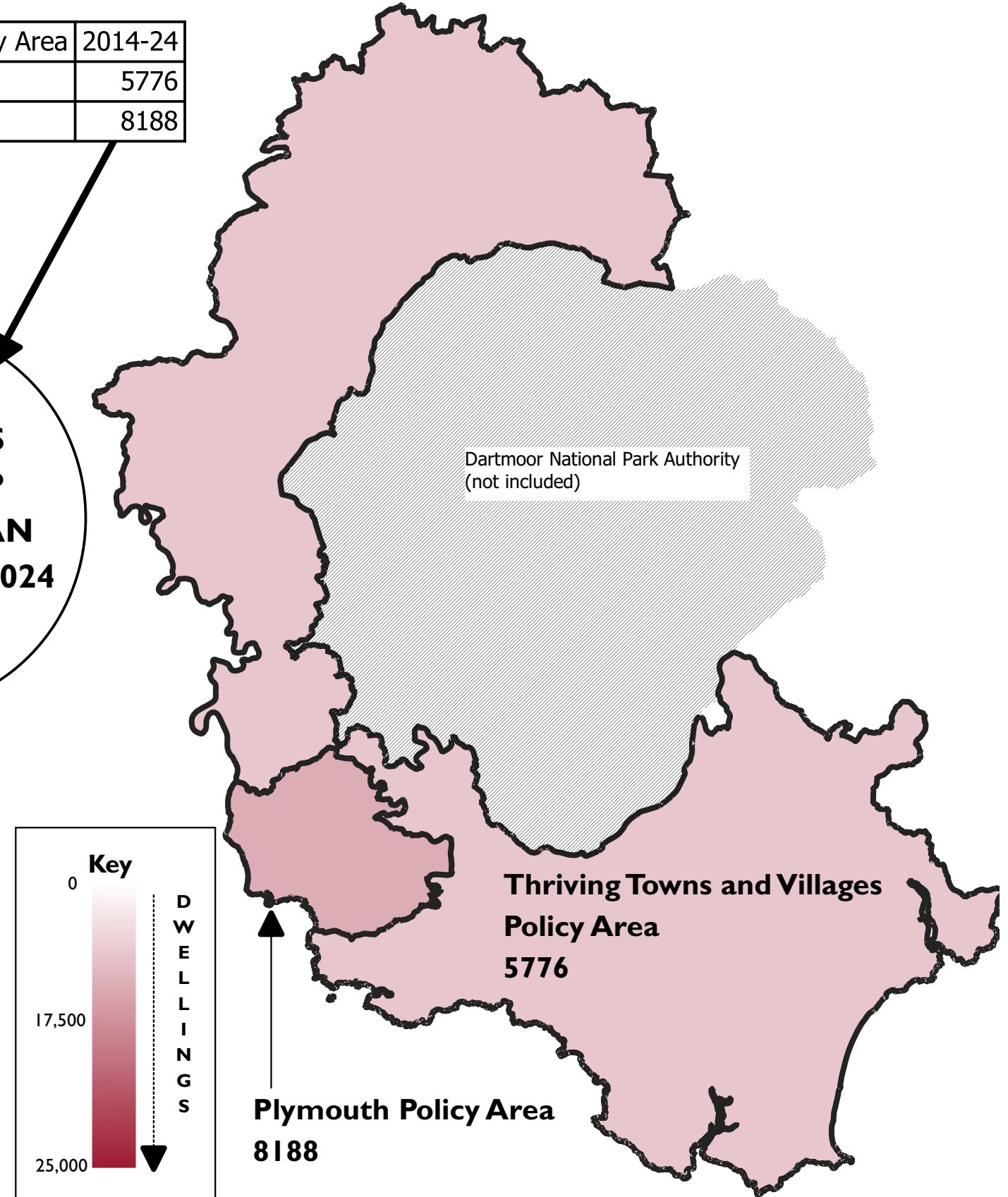
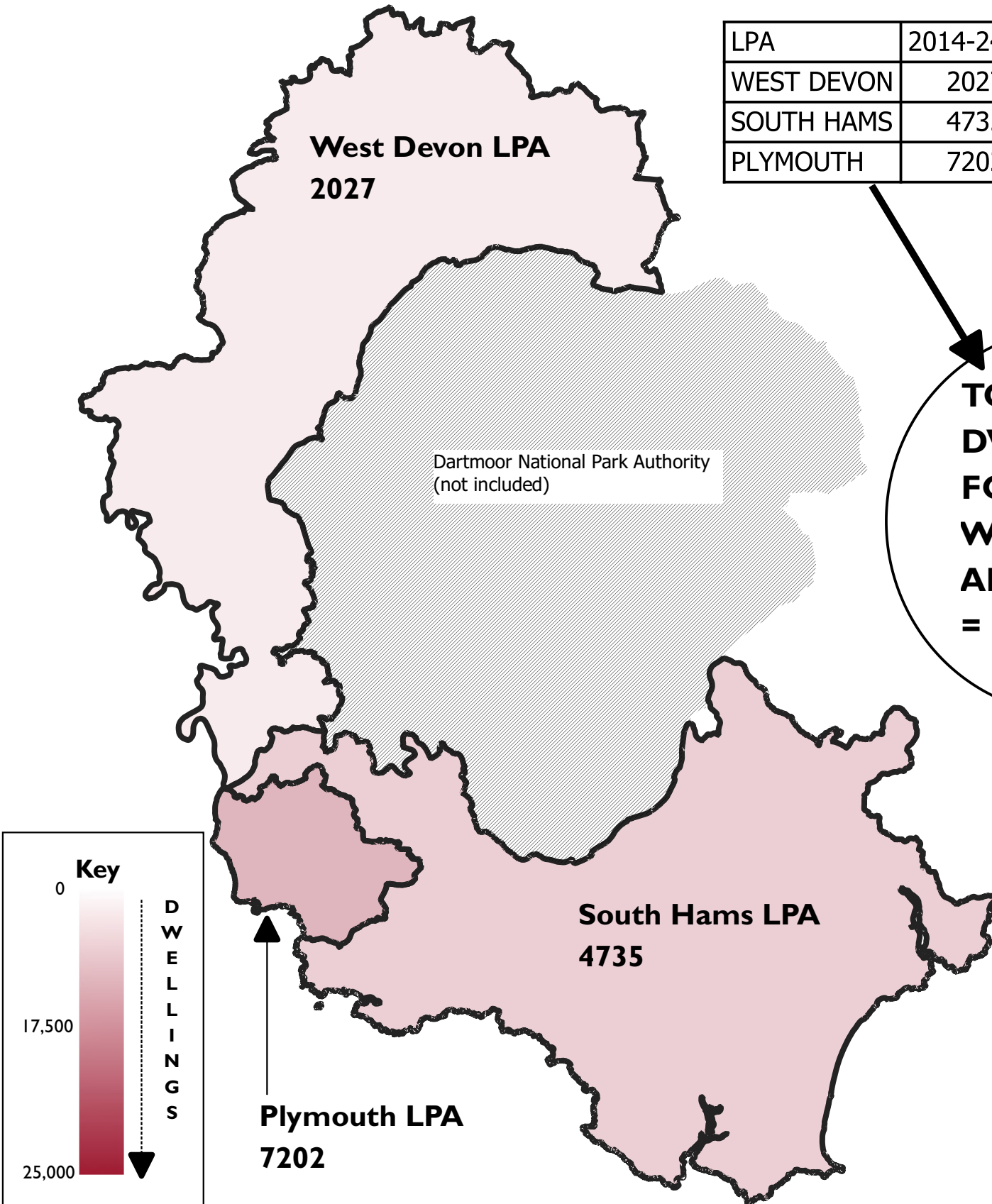
Local Planning Authority

Policy Area

LPA	2014-24
WEST DEVON	2027
SOUTH HAMS	4735
PLYMOUTH	7202

Policy Area	2014-24
TTV	5776
PPA	8188

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2024 = 13,964



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 3: Housing Delivery and Supply 2014-2016 (net) Joint Local Plan

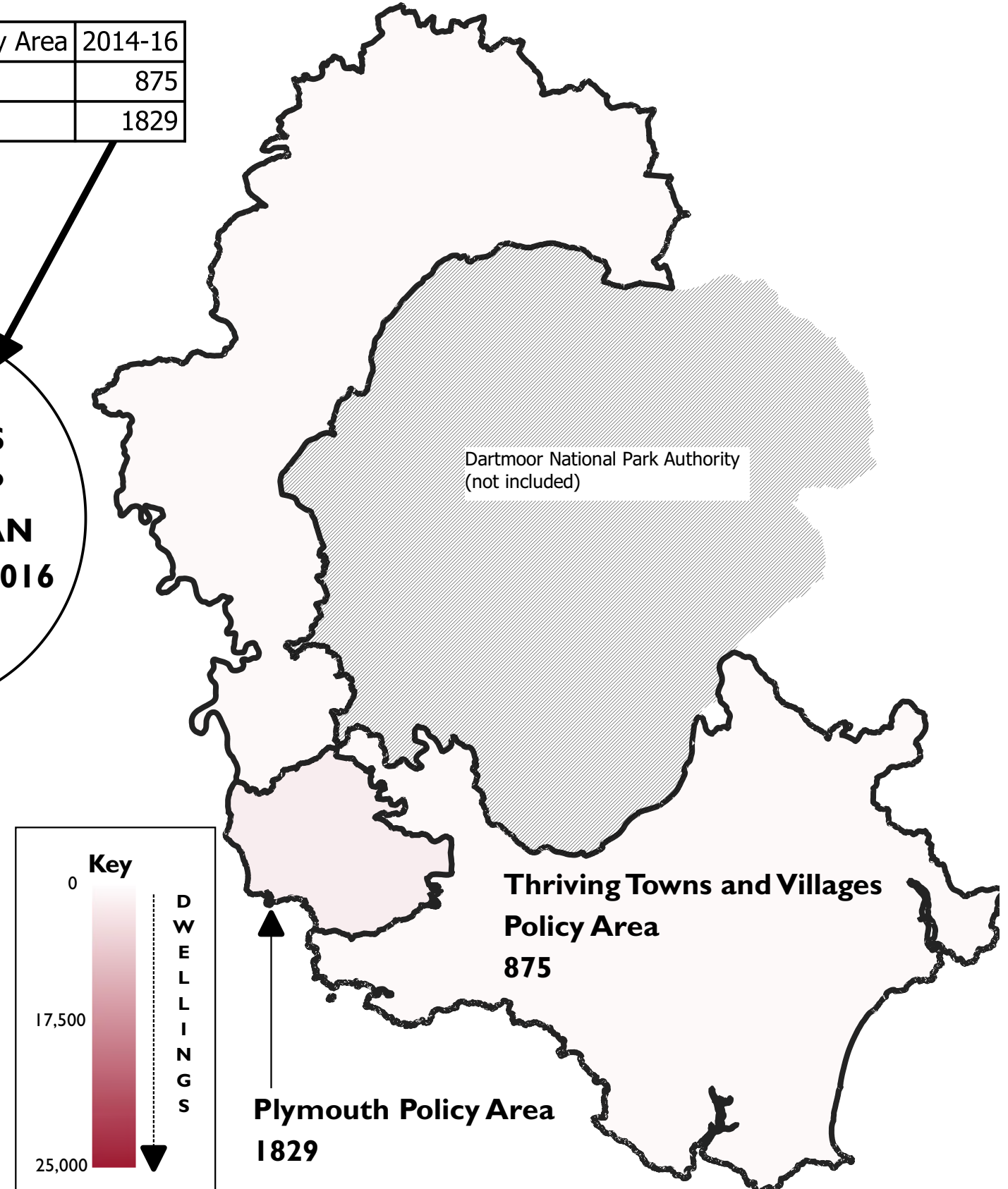
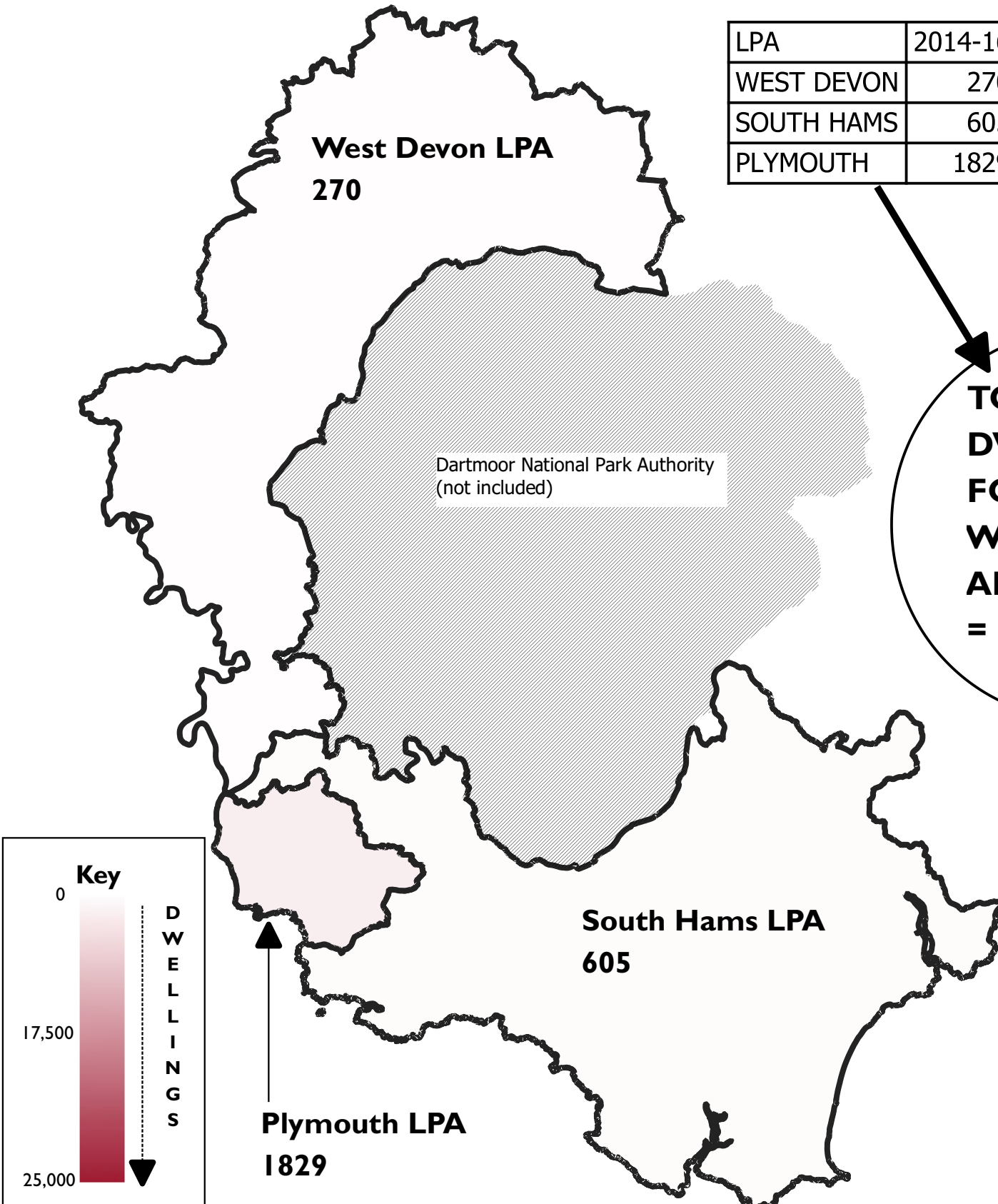
Local Planning Authority

Policy Area

LPA	2014-16
WEST DEVON	270
SOUTH HAMS	605
PLYMOUTH	1829

Policy Area	2014-16
TTV	875
PPA	1829

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2016 = 2,704



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 4: Housing Delivery and Supply 2014-2017 (net) Joint Local Plan

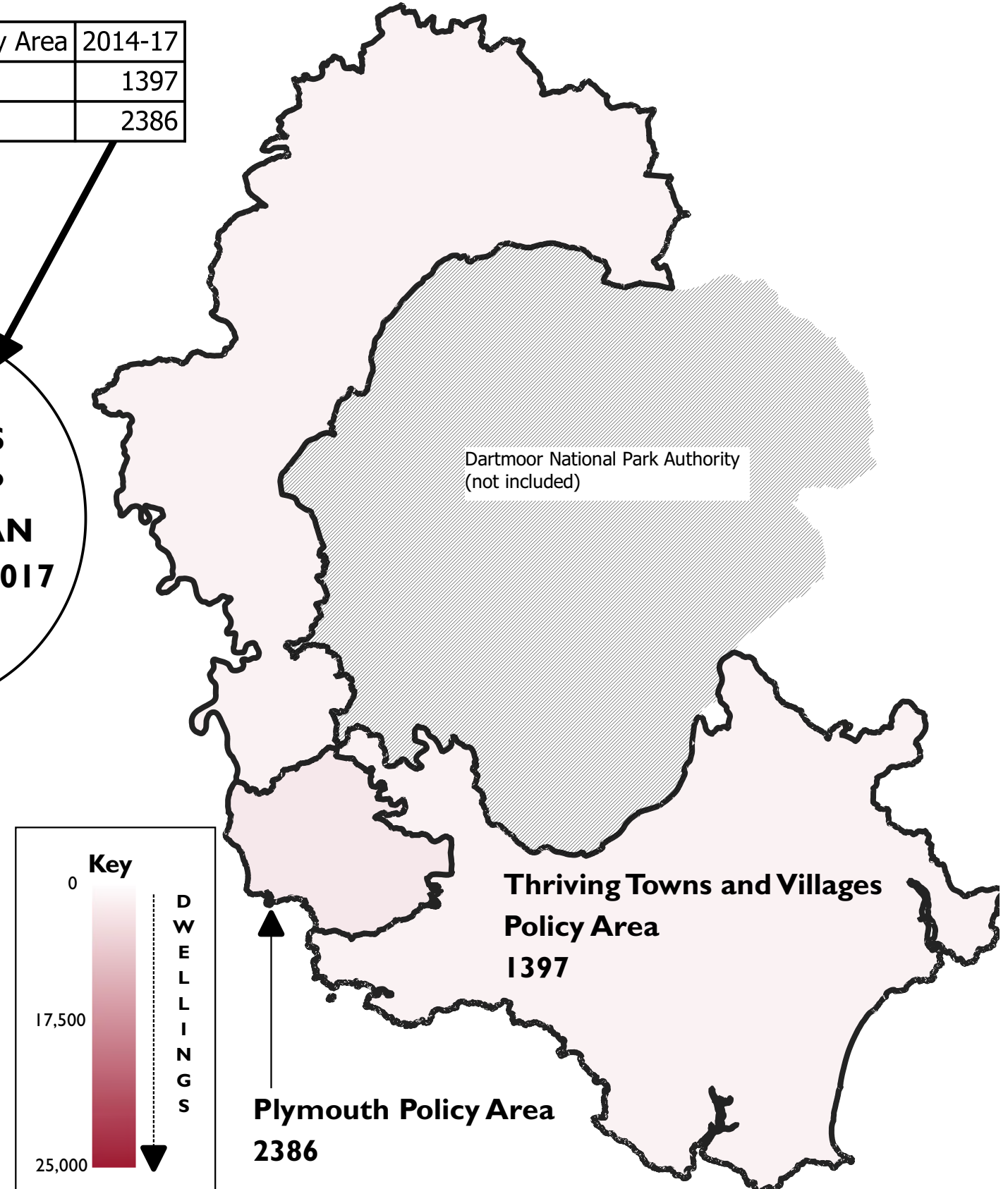
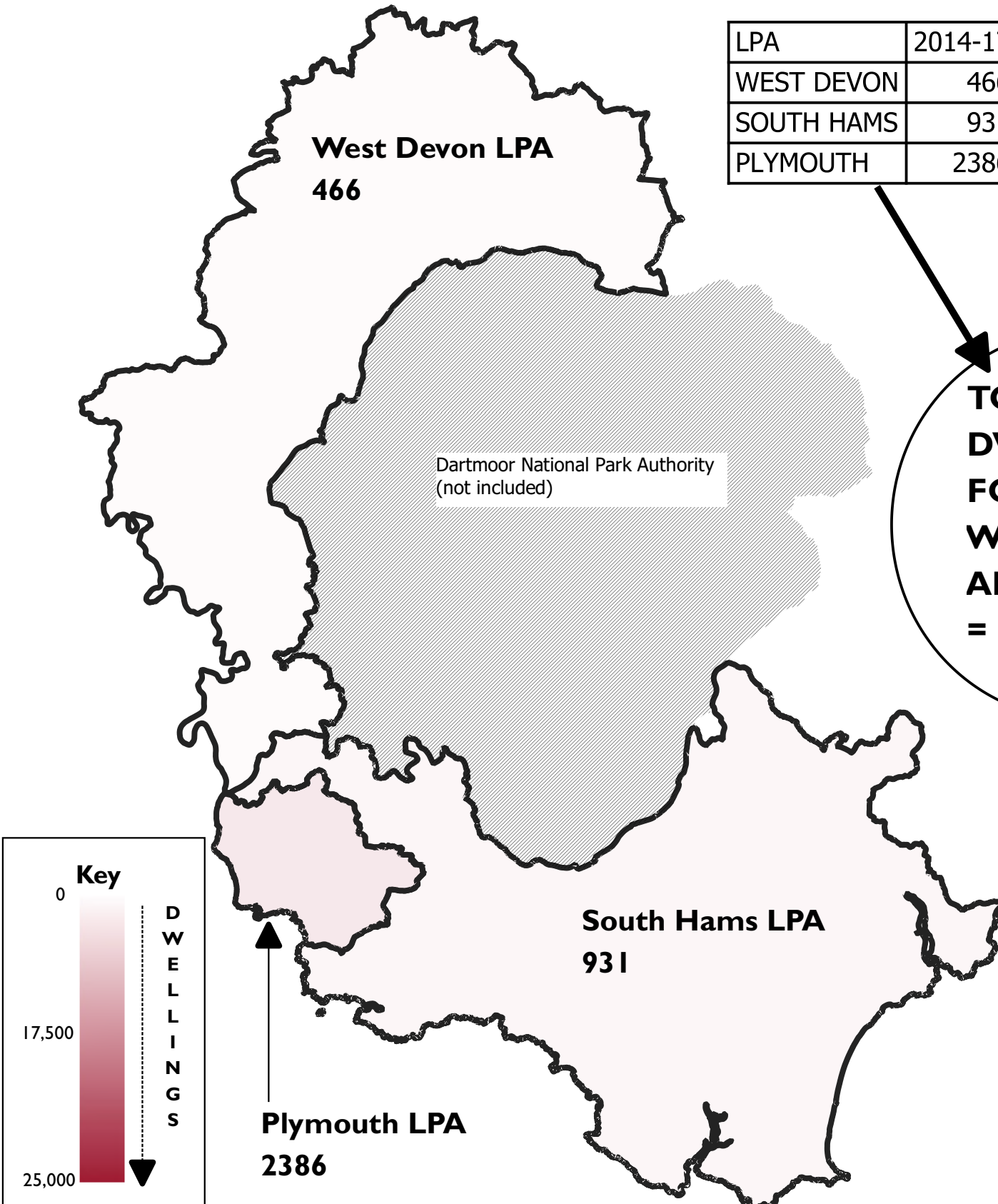
Local Planning Authority

Policy Area

LPA	2014-17
WEST DEVON	466
SOUTH HAMS	931
PLYMOUTH	2386

Policy Area	2014-17
TTV	1397
PPA	2386

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2017 = 3,783



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 5: Housing Delivery and Supply 2014-2018 (net) Joint Local Plan

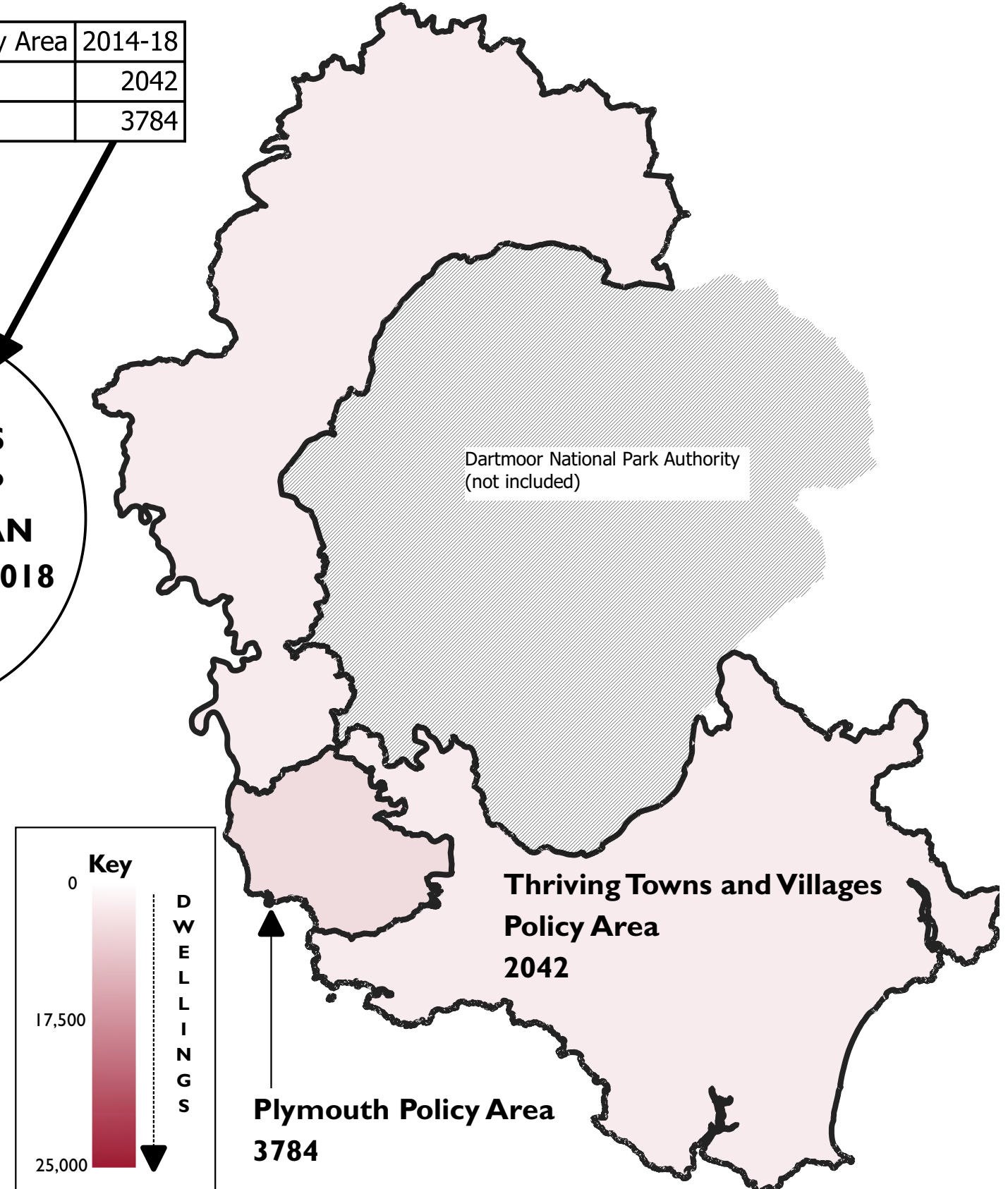
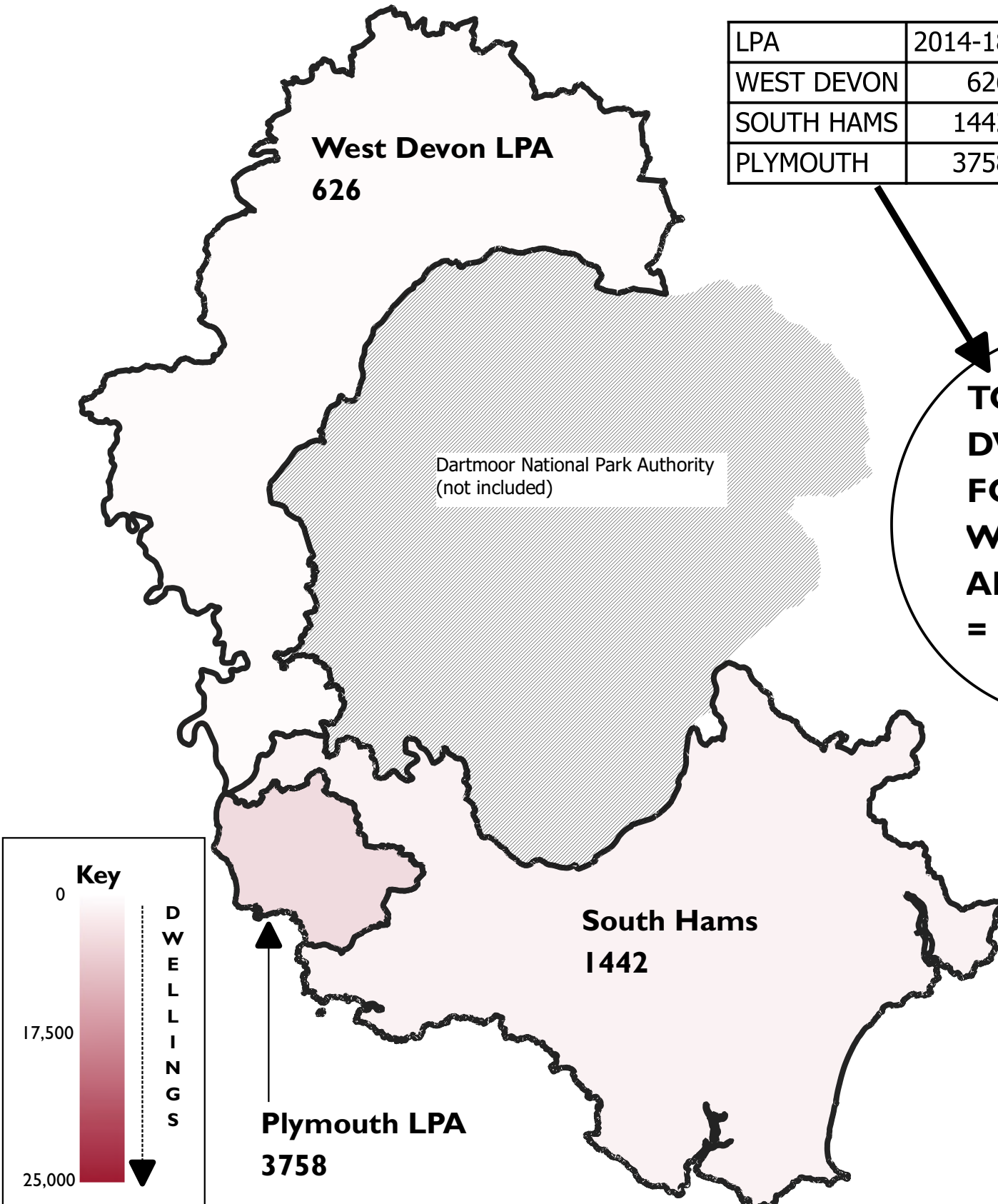
Local Planning Authority

Policy Area

LPA	2014-18
WEST DEVON	626
SOUTH HAMS	1442
PLYMOUTH	3758

Policy Area	2014-18
TTV	2042
PPA	3784

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2018 = 5,826



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 6: Housing Delivery and Supply 2014-2019 (net) Joint Local Plan

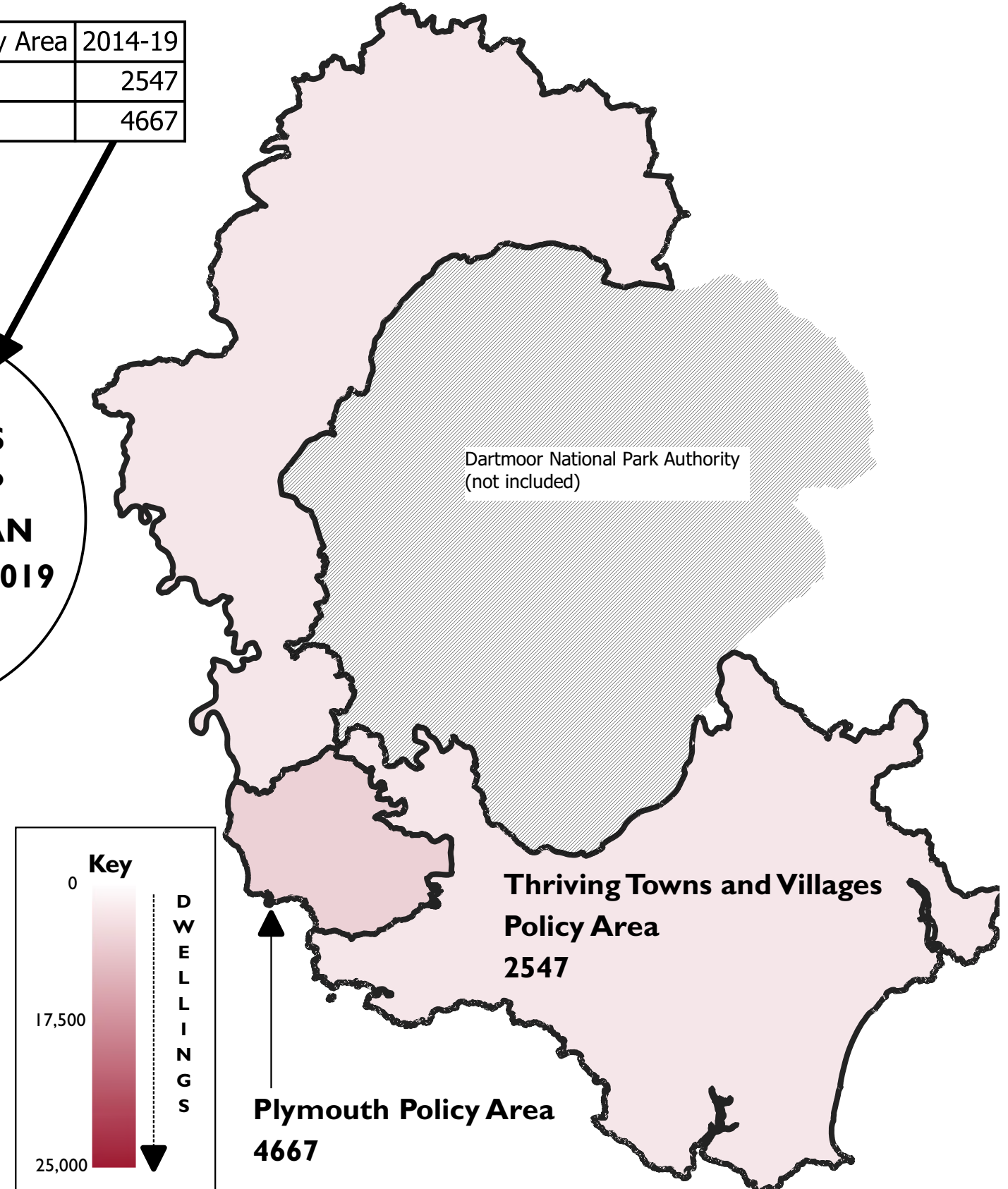
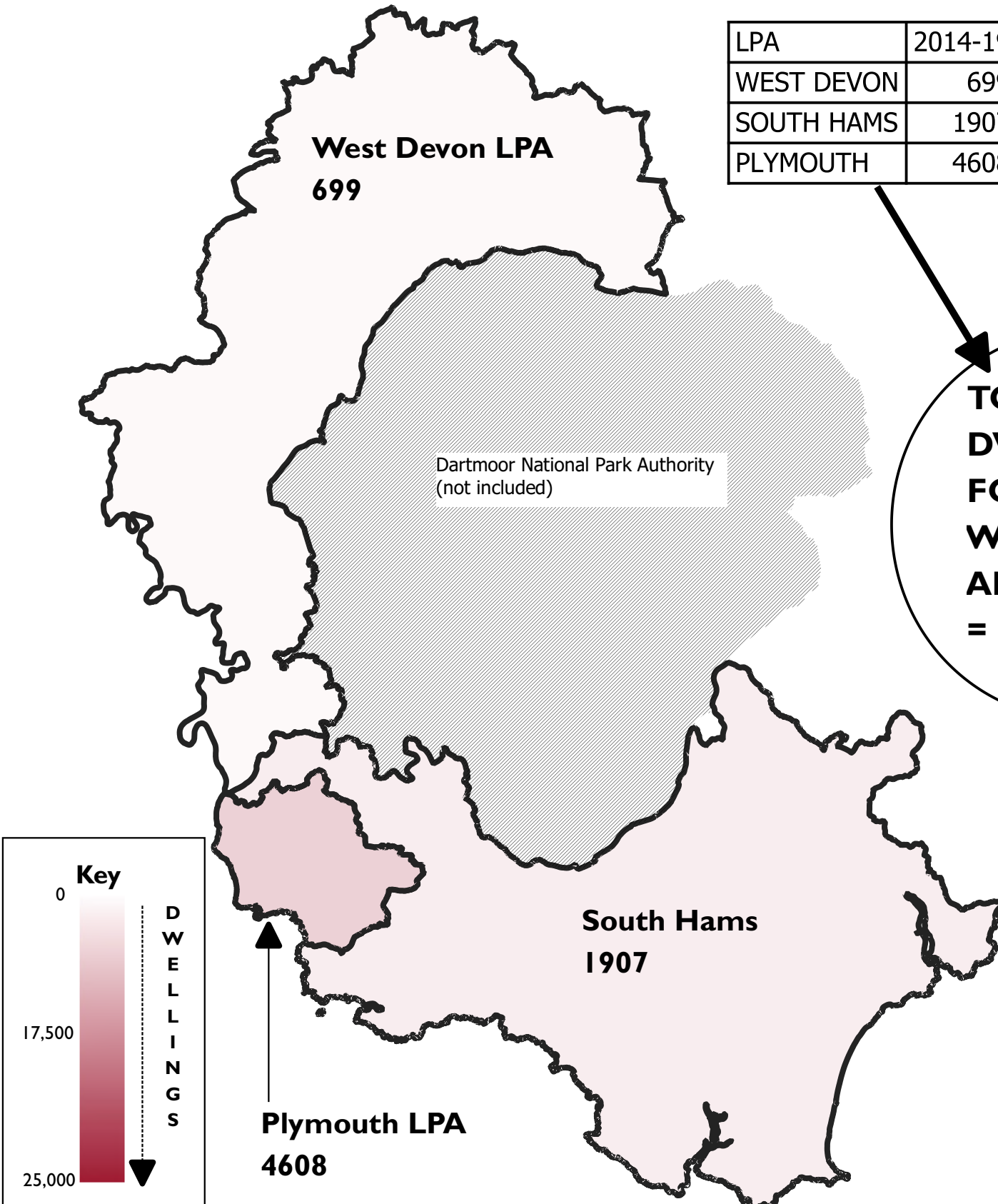
Local Planning Authority

Policy Area

LPA	2014-19
WEST DEVON	699
SOUTH HAMS	1907
PLYMOUTH	4608

Policy Area	2014-19
TTV	2547
PPA	4667

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2019 = 7,214



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 7: Housing Delivery and Supply 2014-2020 (net) Joint Local Plan

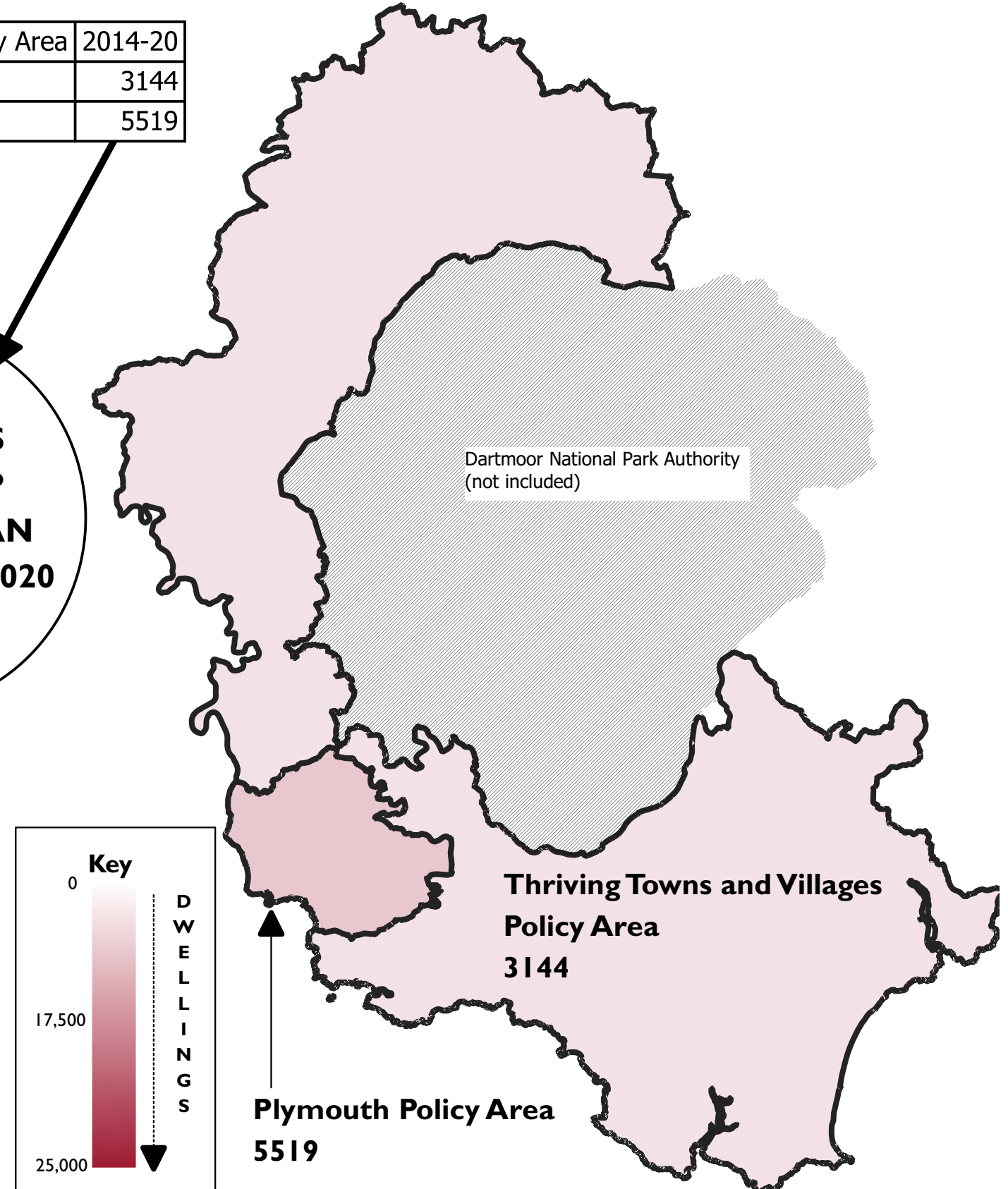
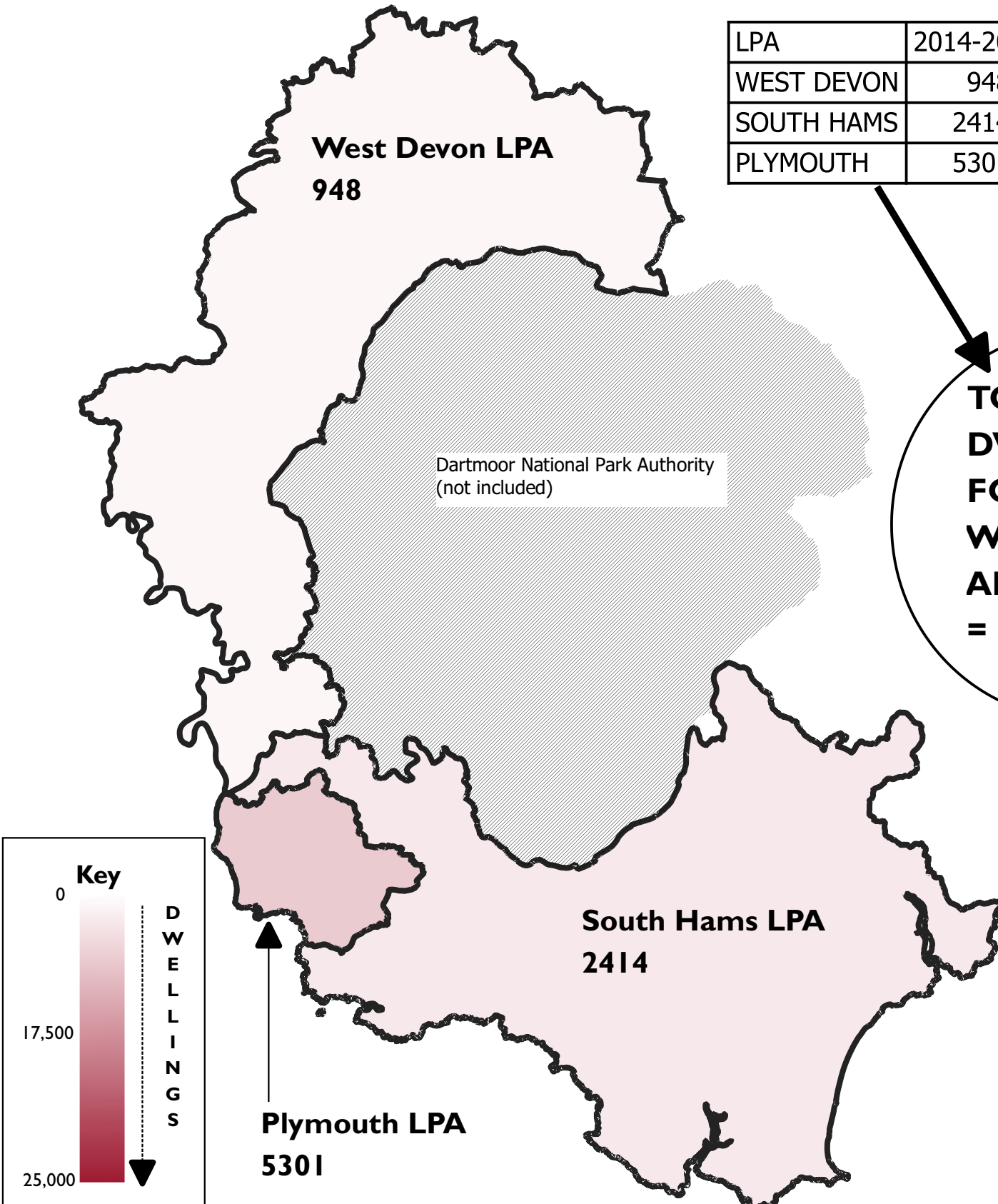
Local Planning Authority

Policy Area

LPA	2014-20
WEST DEVON	948
SOUTH HAMS	2414
PLYMOUTH	5301

Policy Area	2014-20
TTV	3144
PPA	5519

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2020 = 8,663



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 8: Housing Delivery and Supply 2014-2021 (net) Joint Local Plan

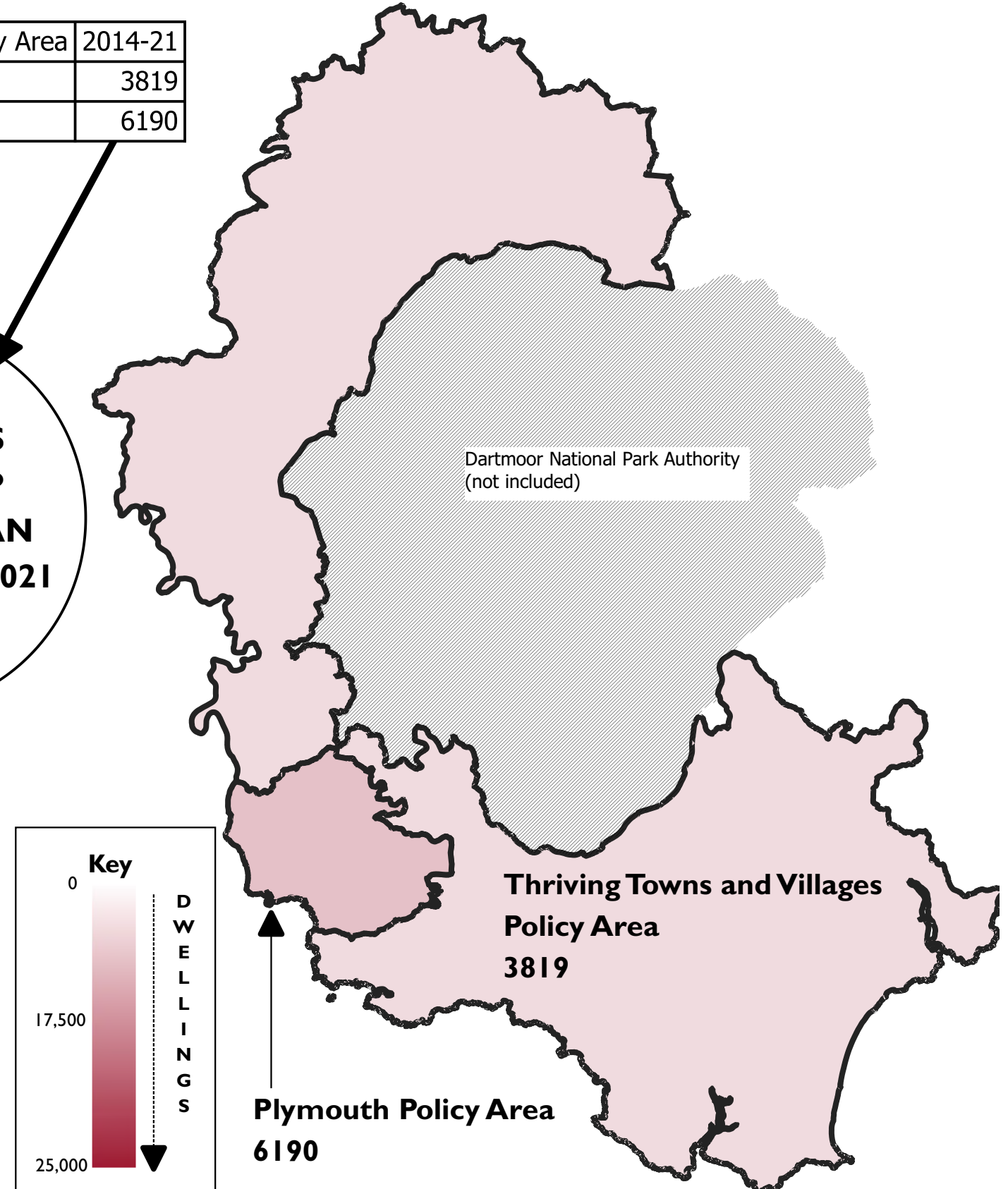
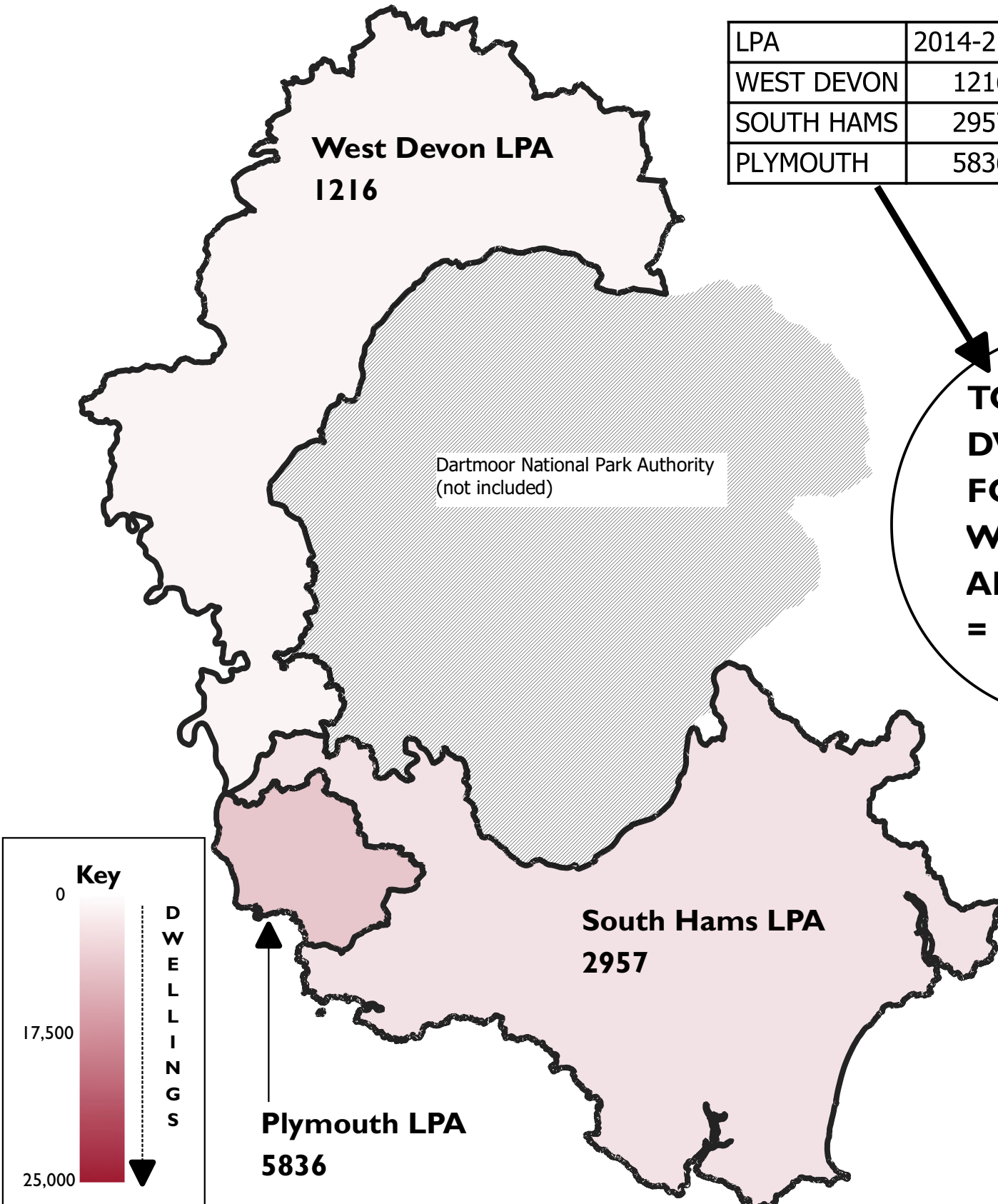
Local Planning Authority

Policy Area

LPA	2014-21
WEST DEVON	1216
SOUTH HAMS	2957
PLYMOUTH	5836

Policy Area	2014-21
TTV	3819
PPA	6190

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2021 = 10,009



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 9: Housing Delivery and Supply 2014-2022 (net) Joint Local Plan

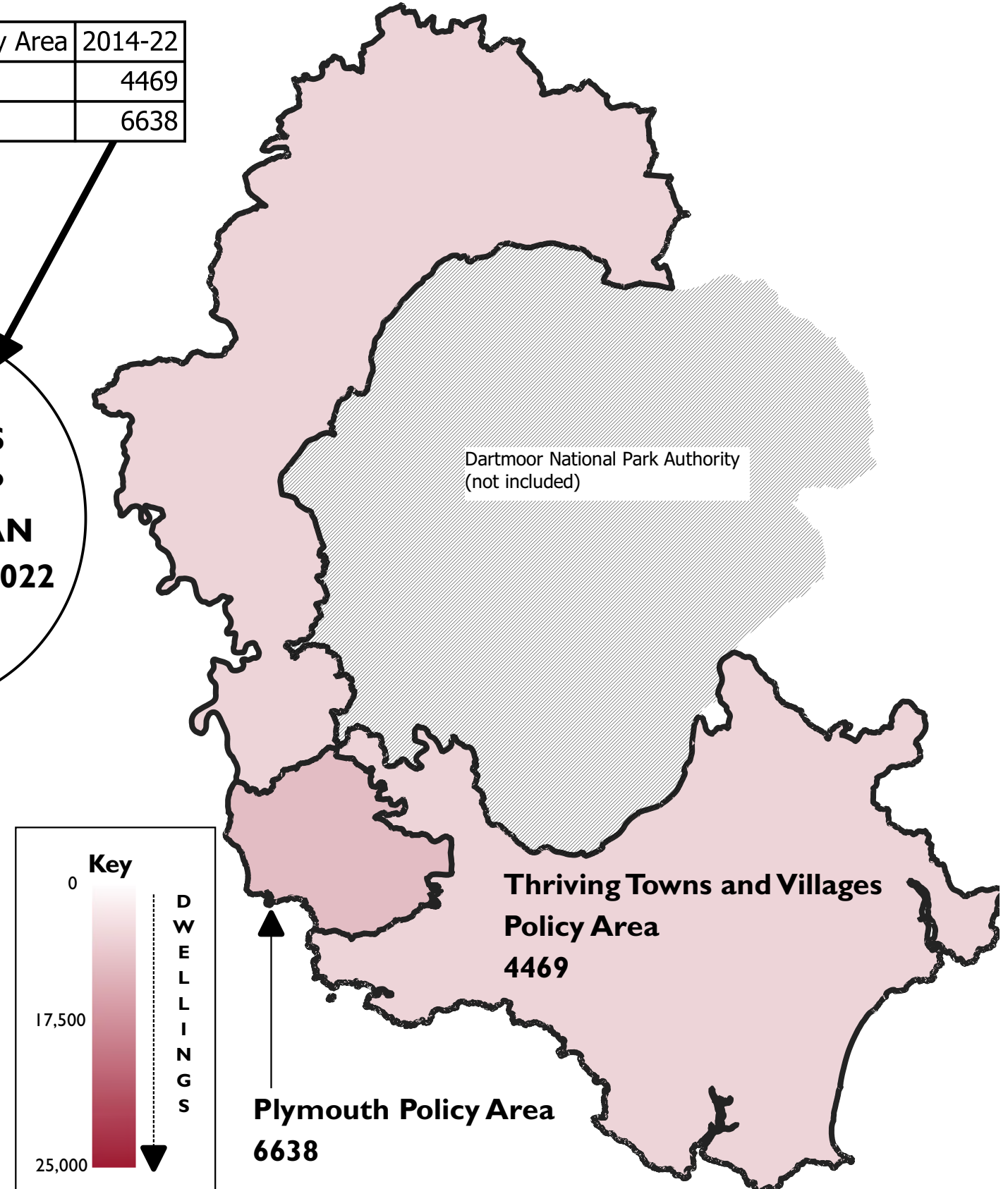
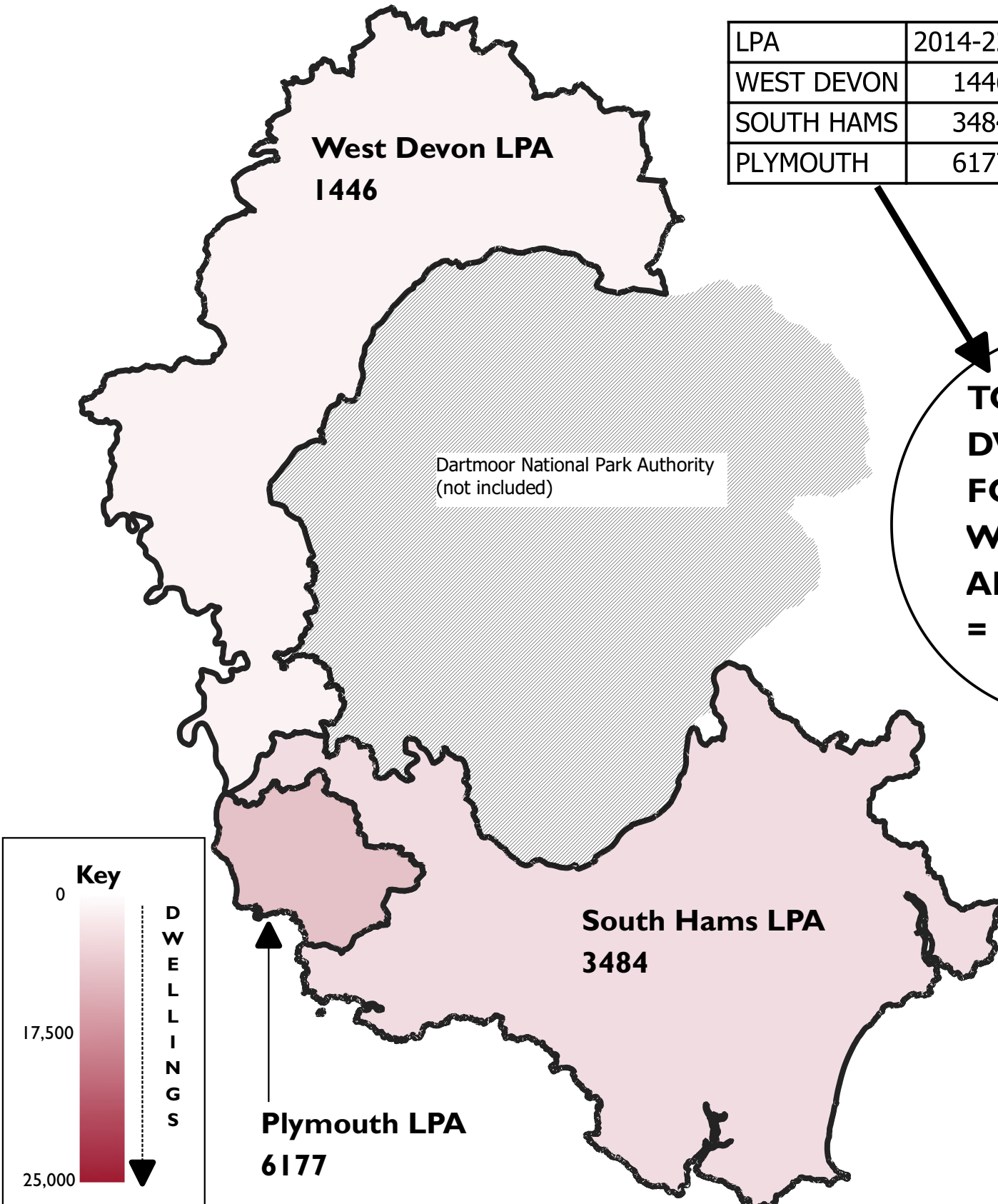
Local Planning Authority

Policy Area

LPA	2014-22
WEST DEVON	1446
SOUTH HAMS	3484
PLYMOUTH	6177

Policy Area	2014-22
TTV	4469
PPA	6638

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2022 = 11,107



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 10: Housing Delivery and Supply 2014-2023 (net) Joint Local Plan

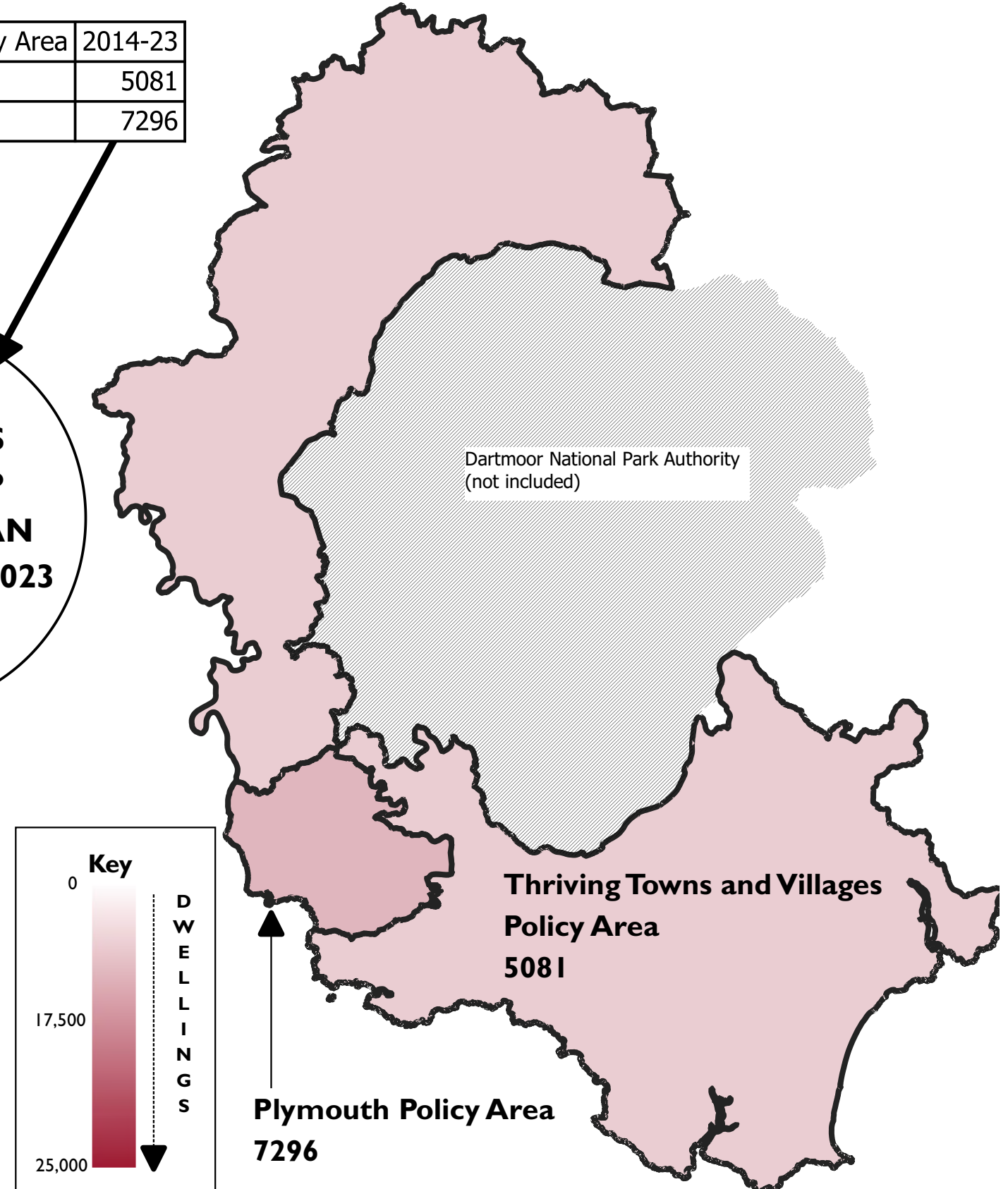
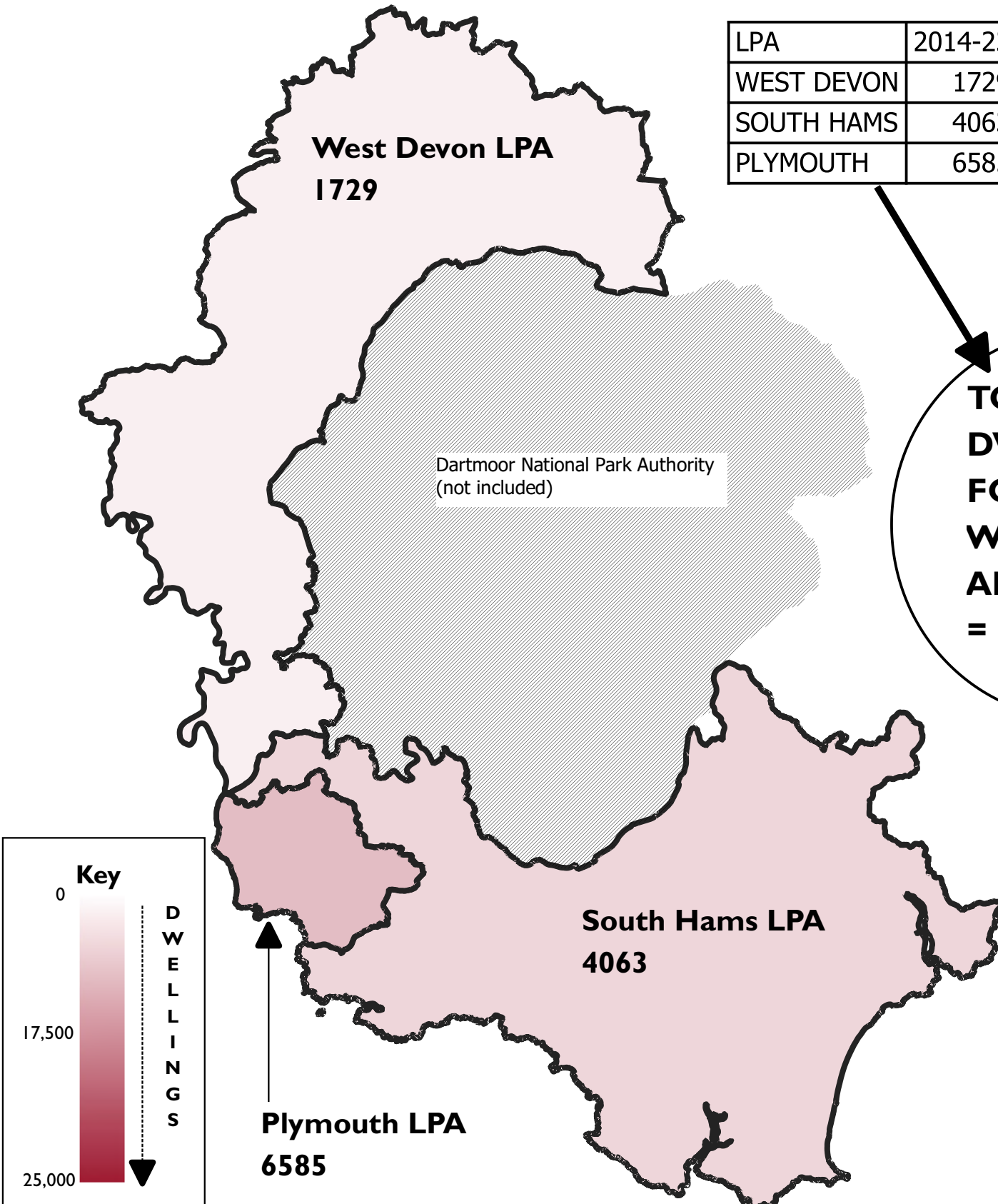
Local Planning Authority

Policy Area

LPA	2014-23
WEST DEVON	1729
SOUTH HAMS	4063
PLYMOUTH	6585

Policy Area	2014-23
TTV	5081
PPA	7296

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2023 = 12,377



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 12: Housing Delivery and Supply 2014-2025 (net) Joint Local Plan

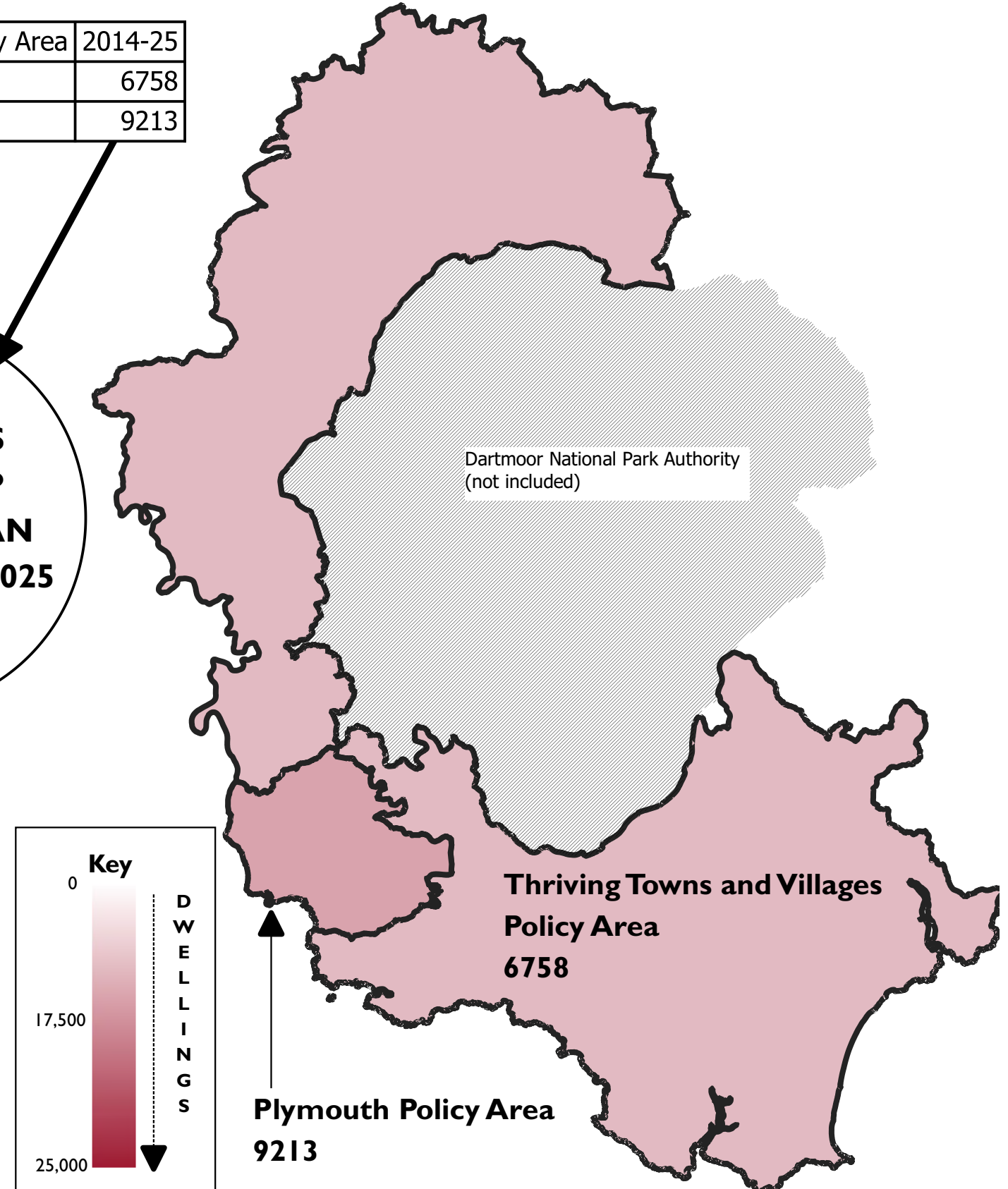
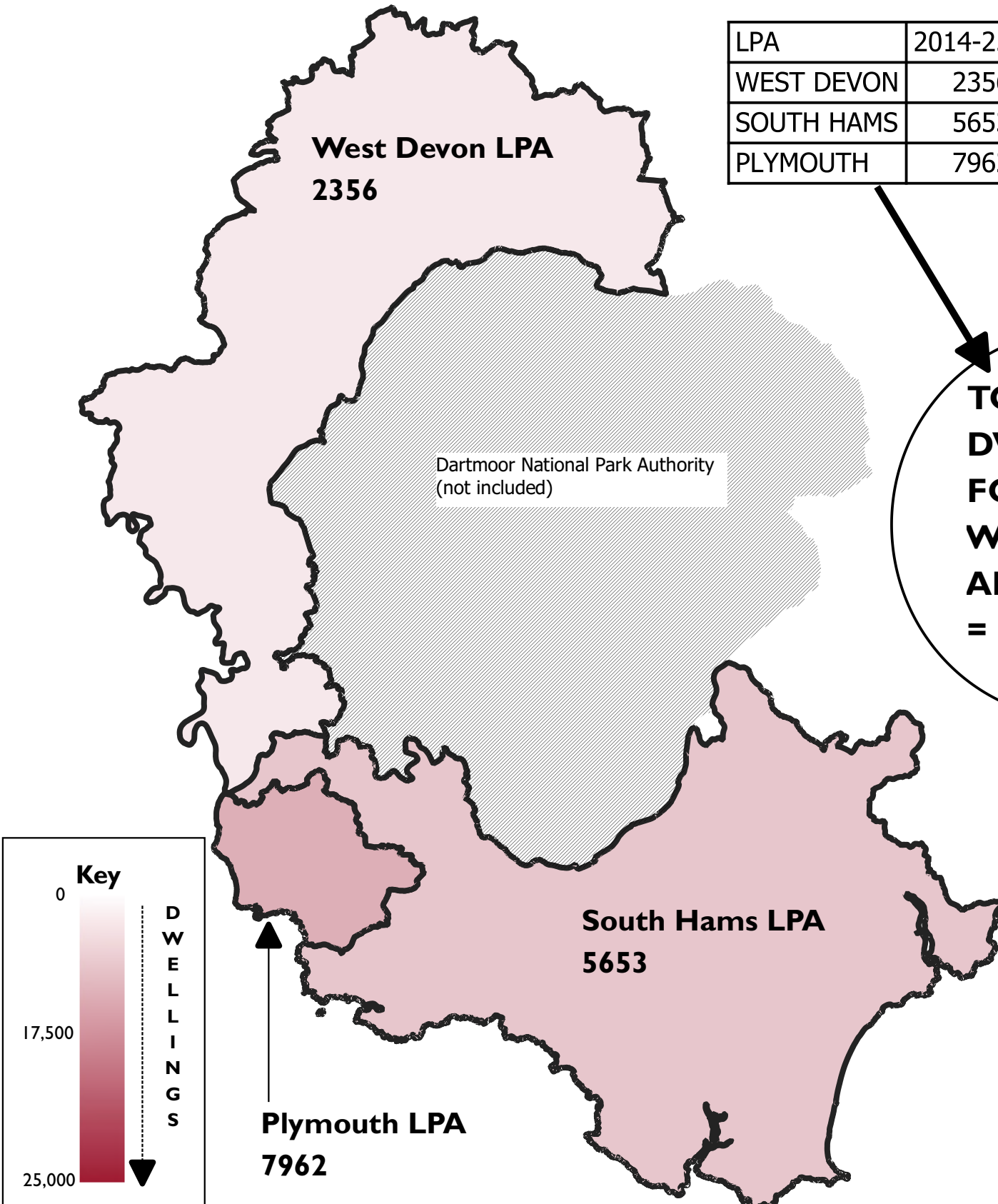
Local Planning Authority

Policy Area

LPA	2014-25
WEST DEVON	2356
SOUTH HAMS	5653
PLYMOUTH	7962

Policy Area	2014-25
TTV	6758
PPA	9213

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2025 = 15,971



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 13: Housing Delivery and Supply 2014-2026 (net) Joint Local Plan

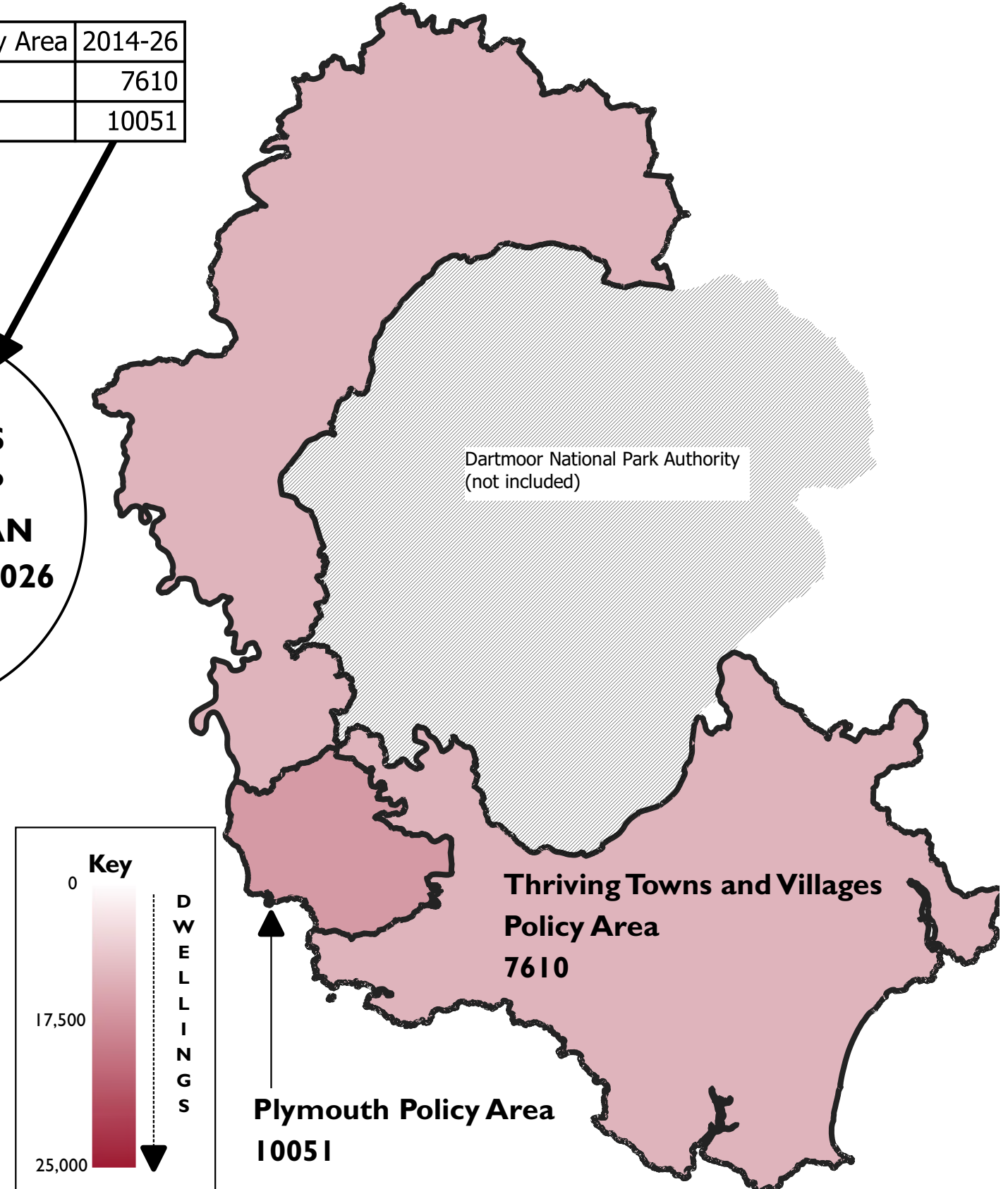
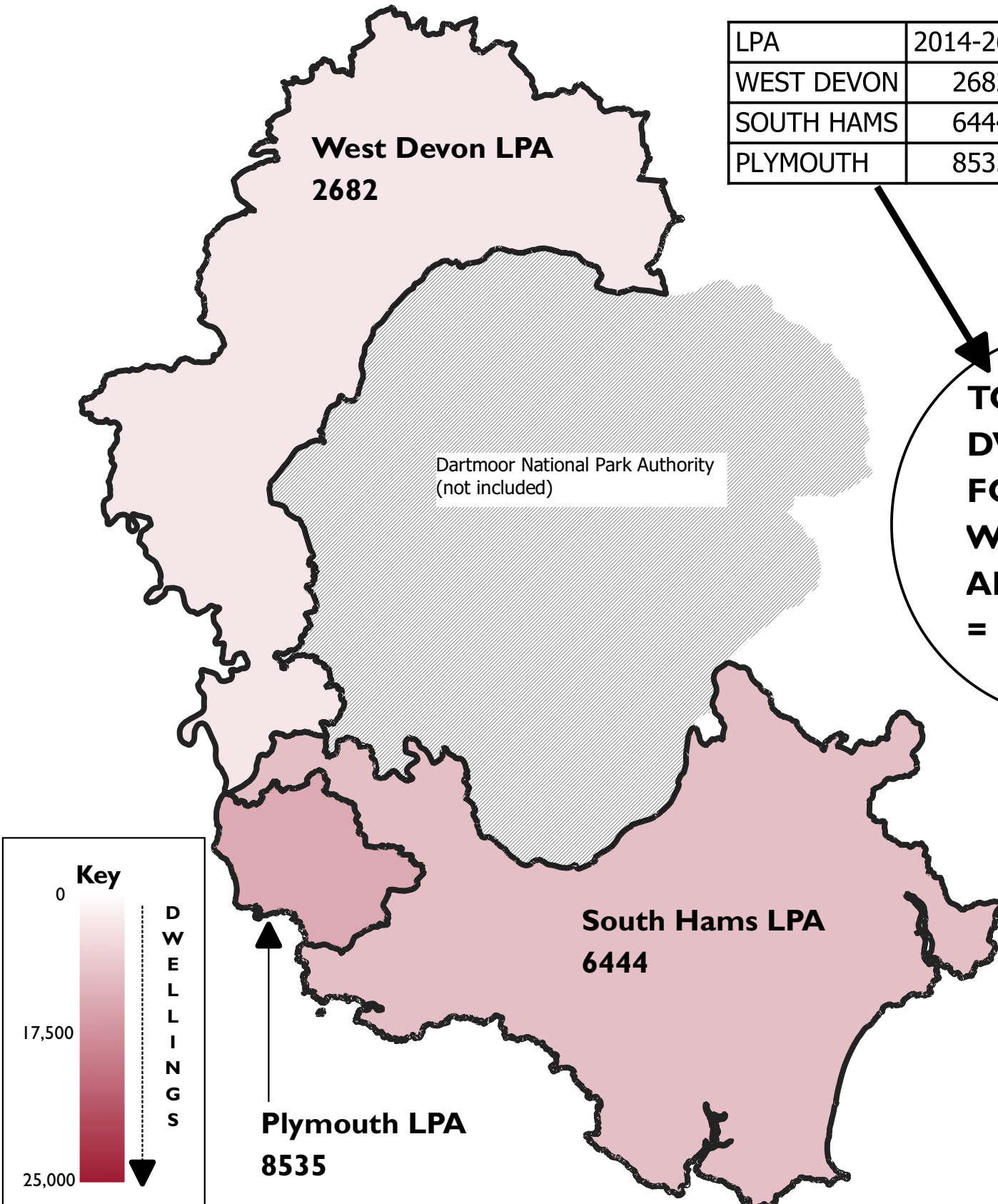
Local Planning Authority

Policy Area

LPA	2014-26
WEST DEVON	2682
SOUTH HAMS	6444
PLYMOUTH	8535

Policy Area	2014-26
TTV	7610
PPA	10051

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2026 = 17,661



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 14: Housing Delivery and Supply 2014-2027 (net) Joint Local Plan

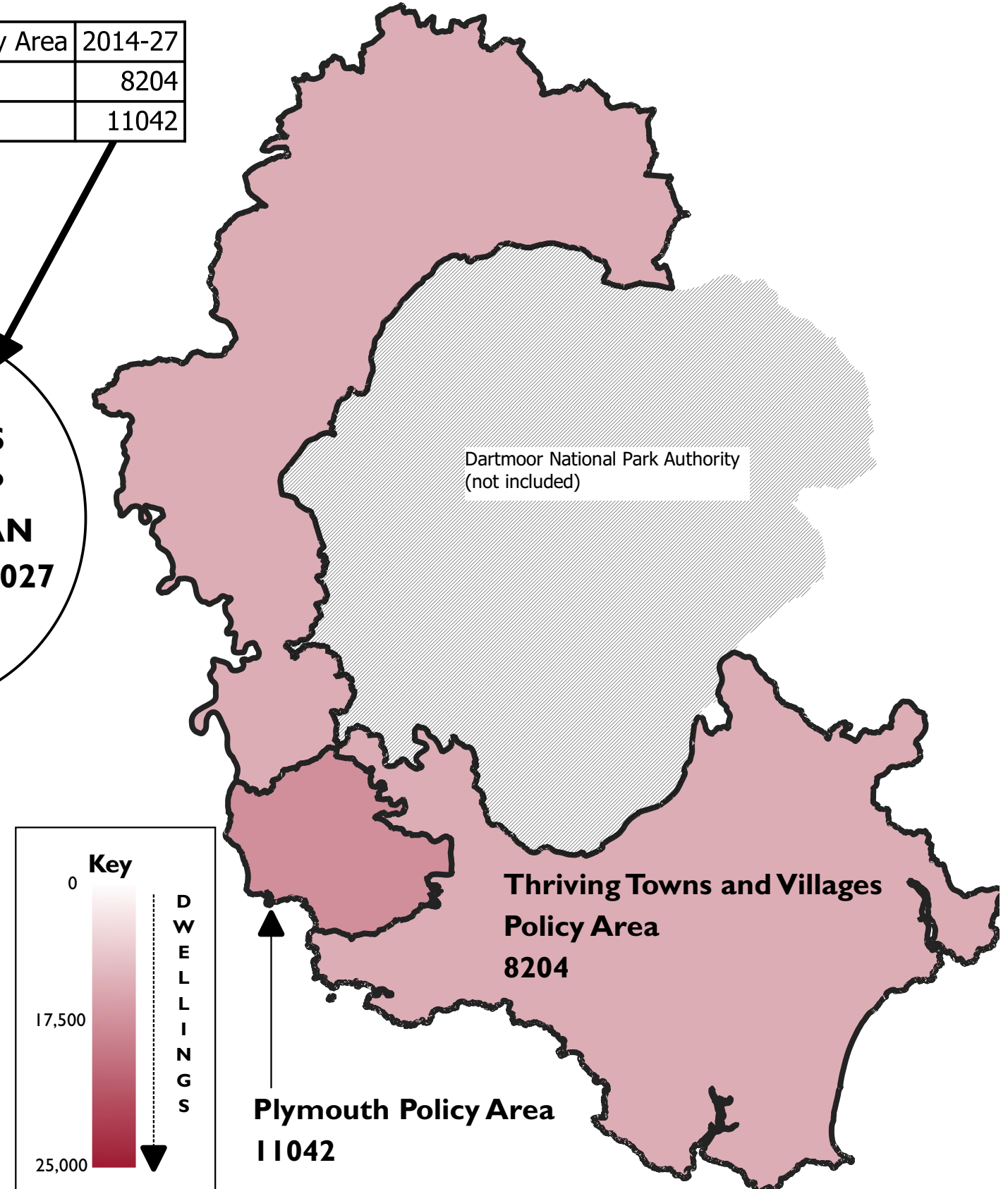
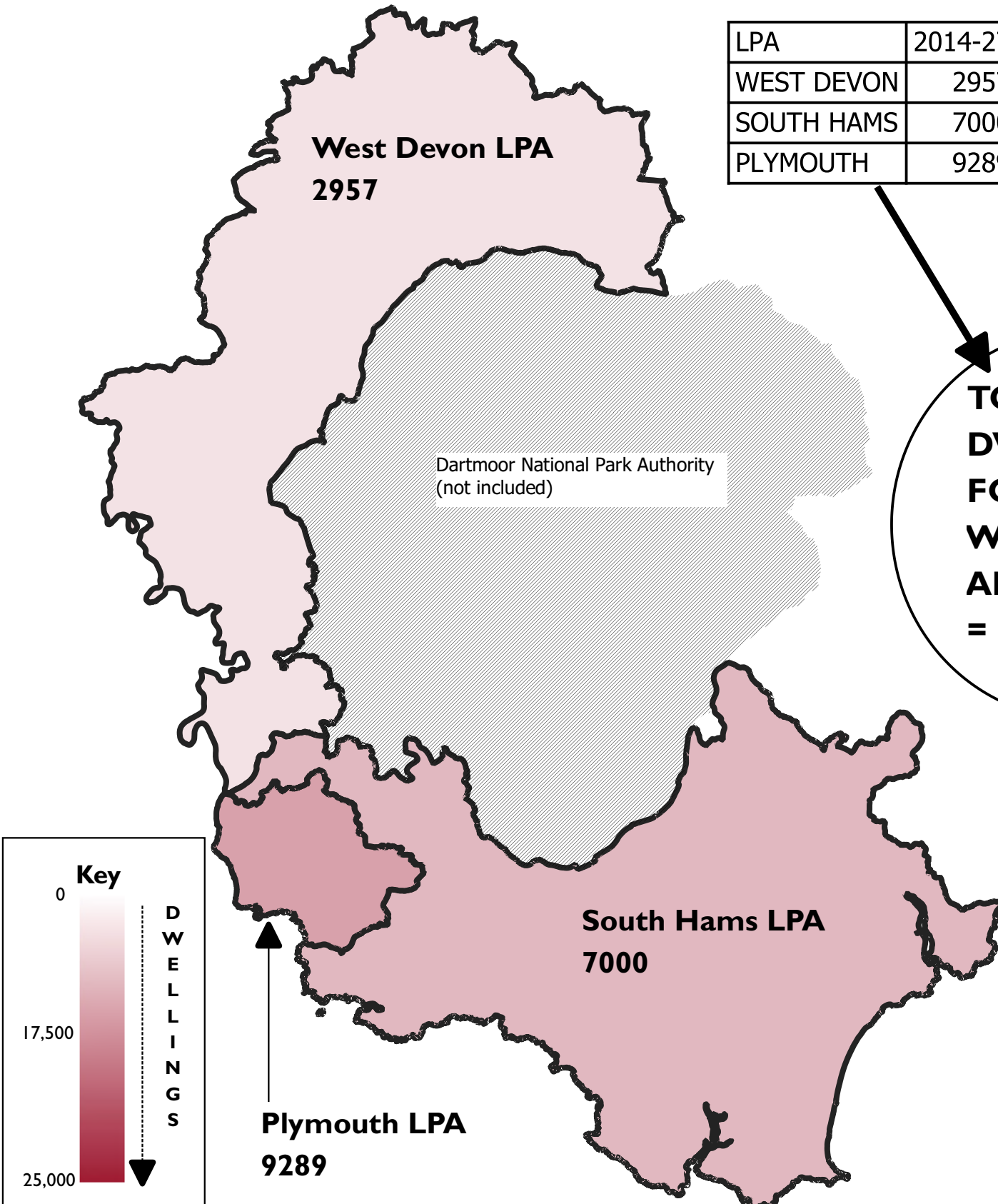
Local Planning Authority

Policy Area

LPA	2014-27
WEST DEVON	2957
SOUTH HAMS	7000
PLYMOUTH	9289

Policy Area	2014-27
TTV	8204
PPA	11042

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2027 = 19,246



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 15: Housing Delivery and Supply 2014-2028 (net) Joint Local Plan

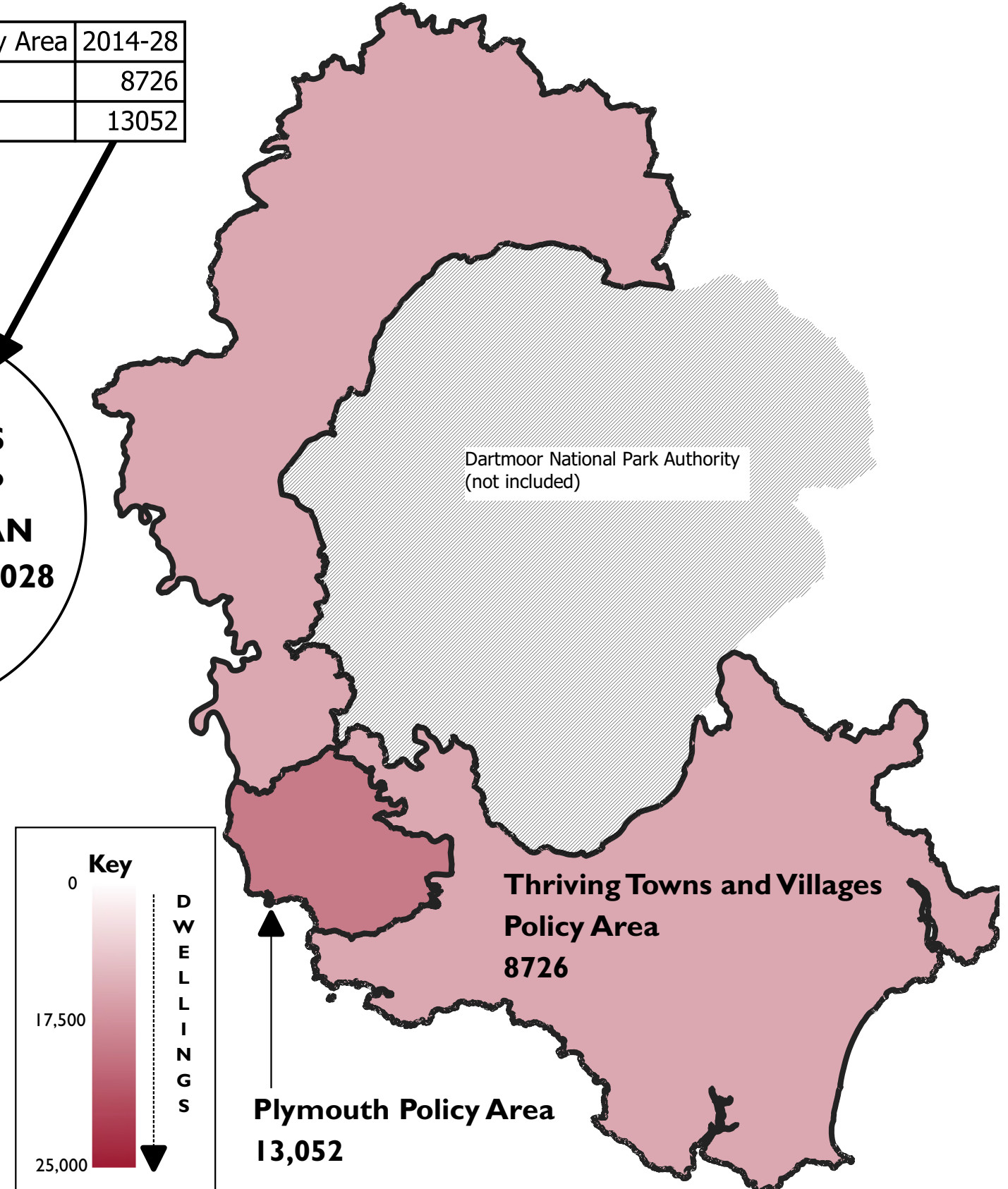
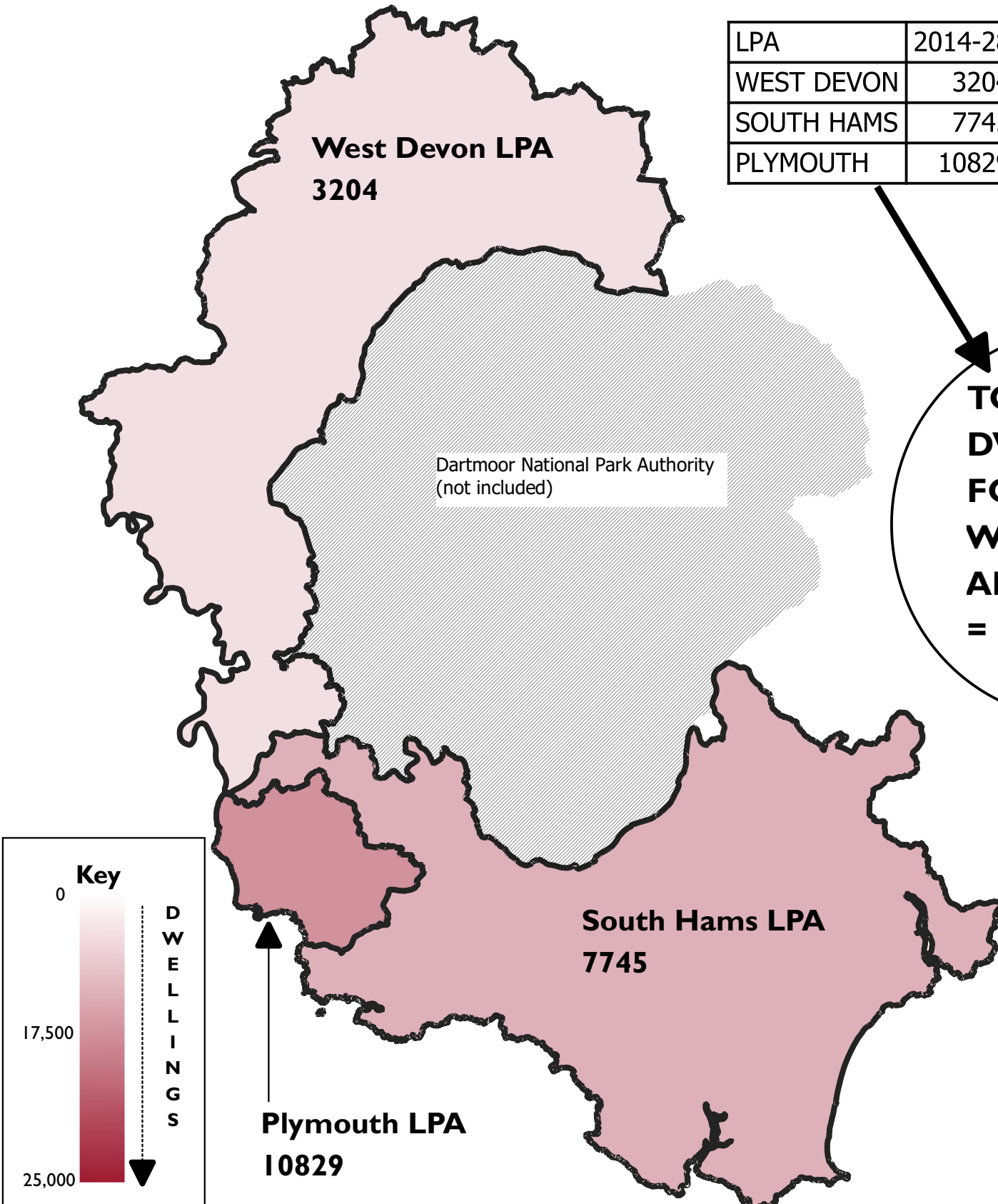
Local Planning Authority

Policy Area

LPA	2014-28
WEST DEVON	3204
SOUTH HAMS	7745
PLYMOUTH	10829

Policy Area	2014-28
TTV	8726
PPA	13052

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2028 = 21,778



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 16: Housing Delivery and Supply 2014-2029 (net) Joint Local Plan

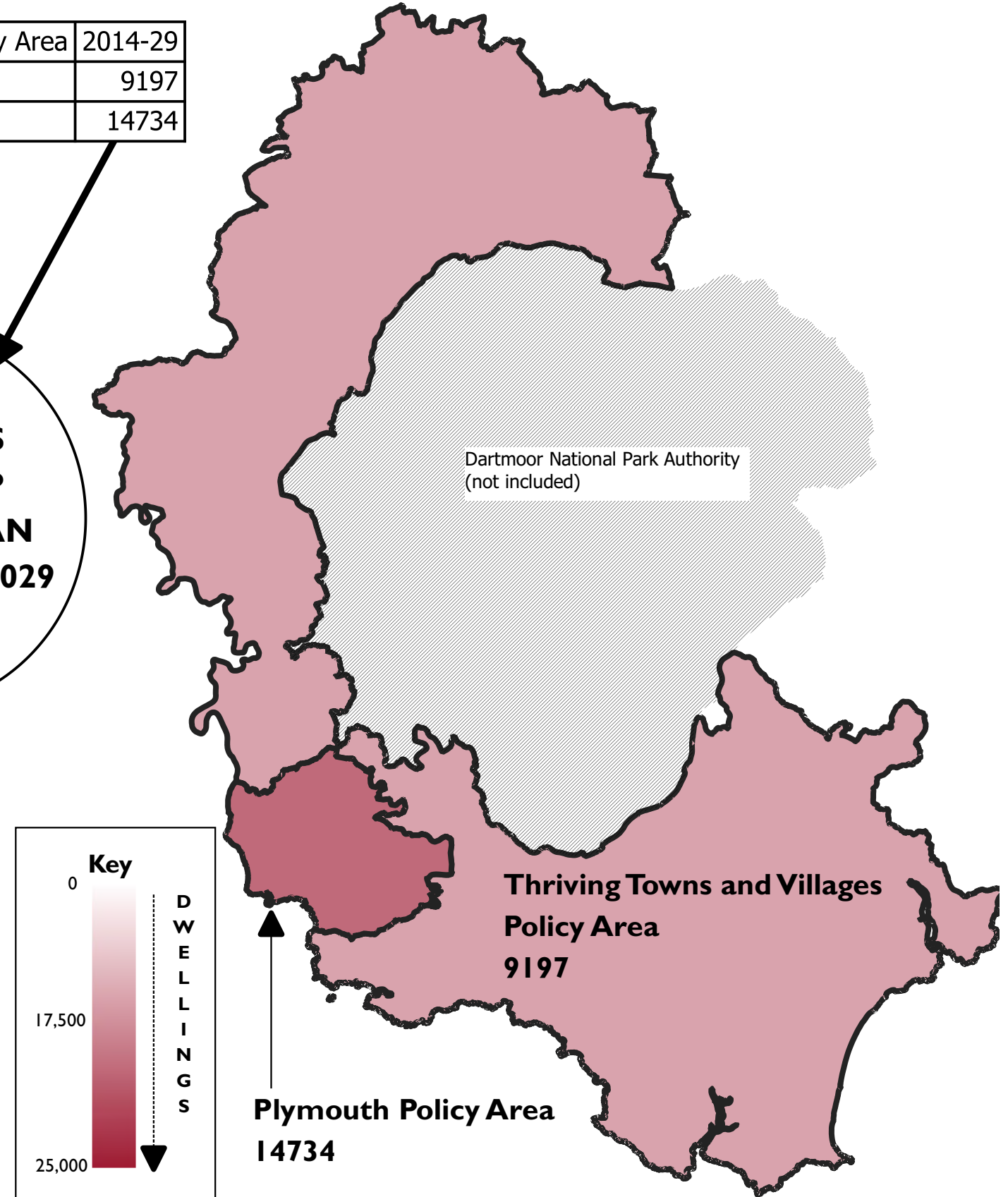
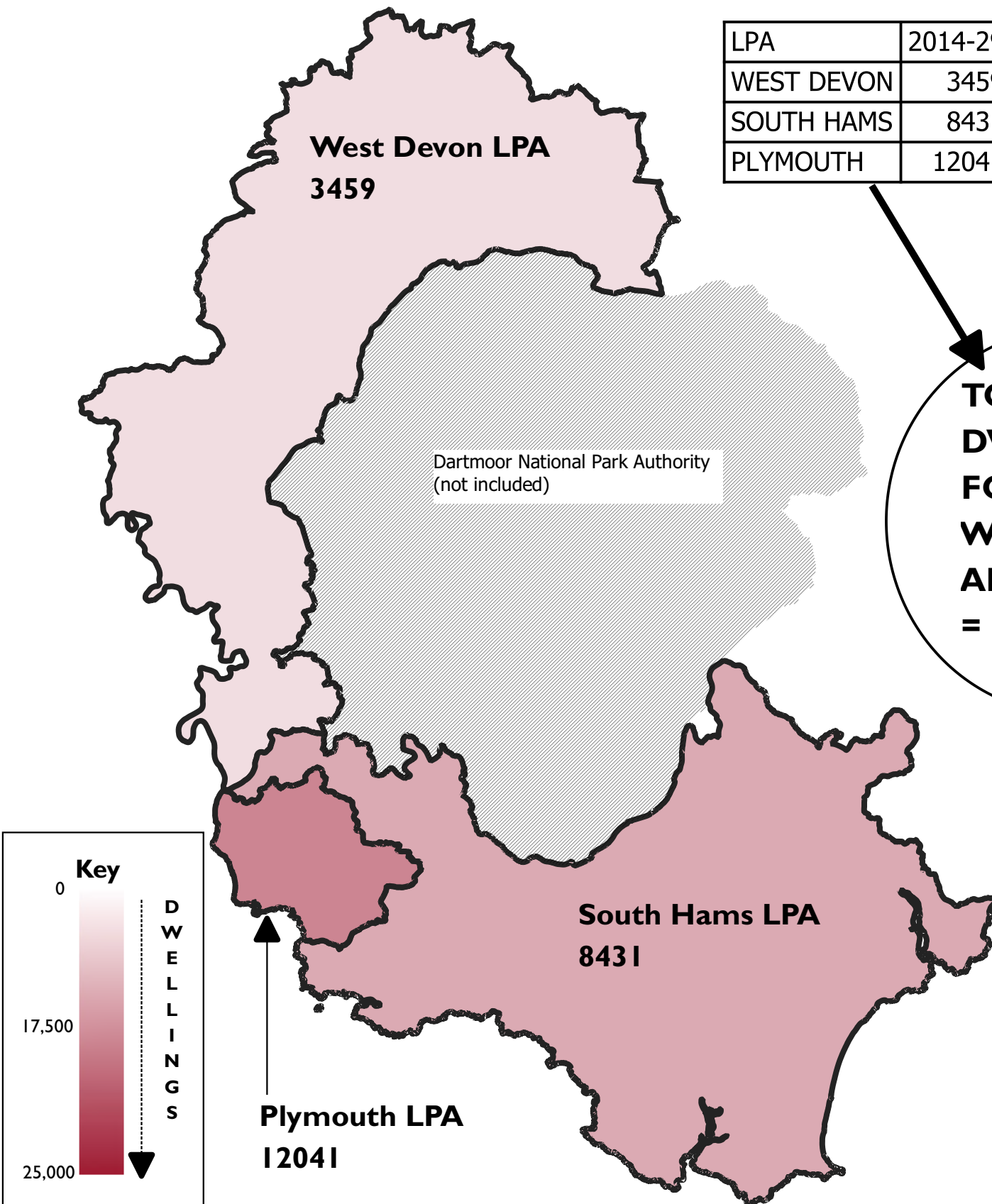
Local Planning Authority

Policy Area

LPA	2014-29
WEST DEVON	3459
SOUTH HAMS	8431
PLYMOUTH	12041

Policy Area	2014-29
TTV	9197
PPA	14734

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2029 = 23,931



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 17: Housing Delivery and Supply 2014-2030 (net) Joint Local Plan

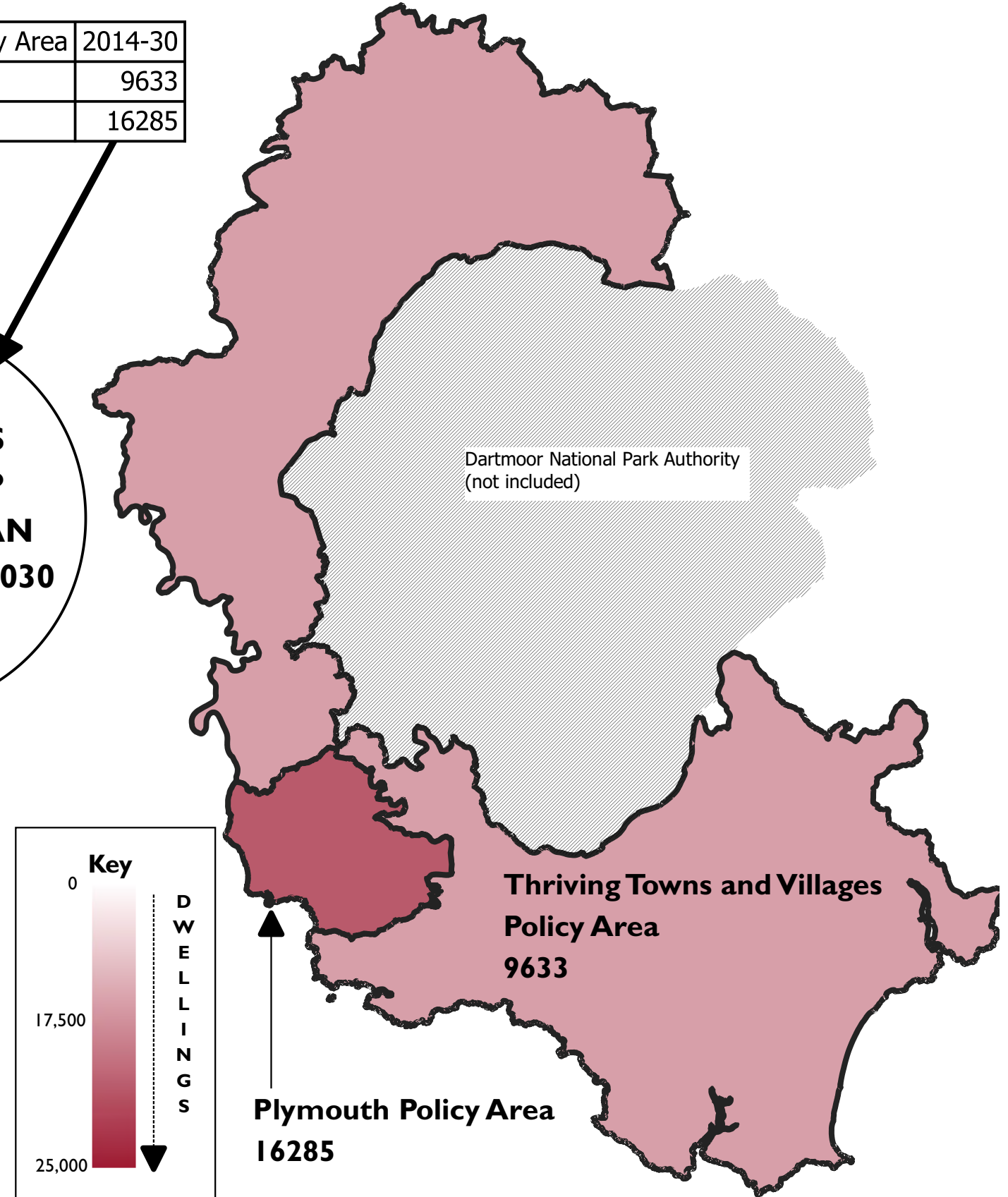
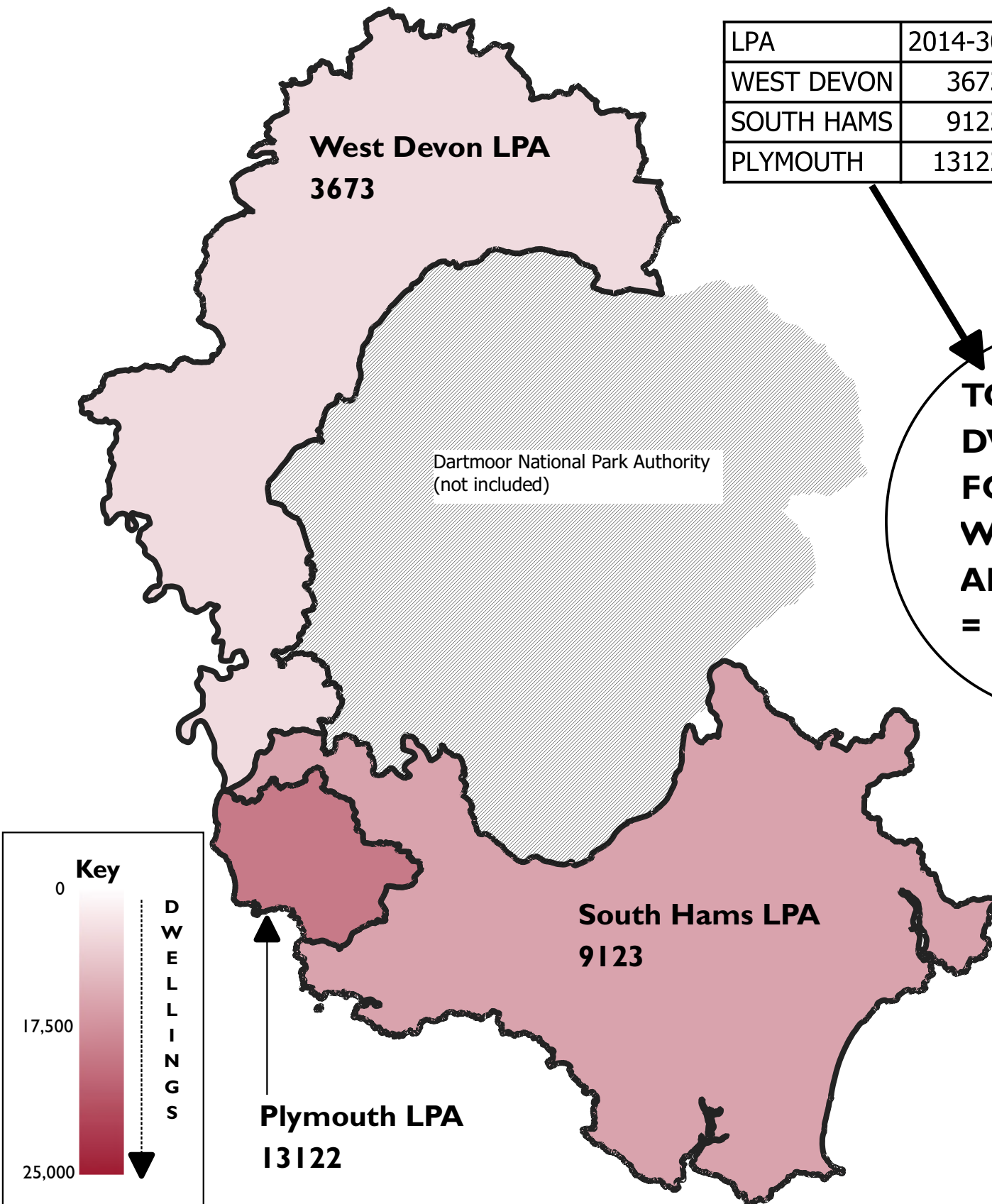
Local Planning Authority

Policy Area

LPA	2014-30
WEST DEVON	3673
SOUTH HAMS	9123
PLYMOUTH	13122

Policy Area	2014-30
TTV	9633
PPA	16285

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2030 = 25,918



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 18: Housing Delivery and Supply 2014-2031 (net) Joint Local Plan

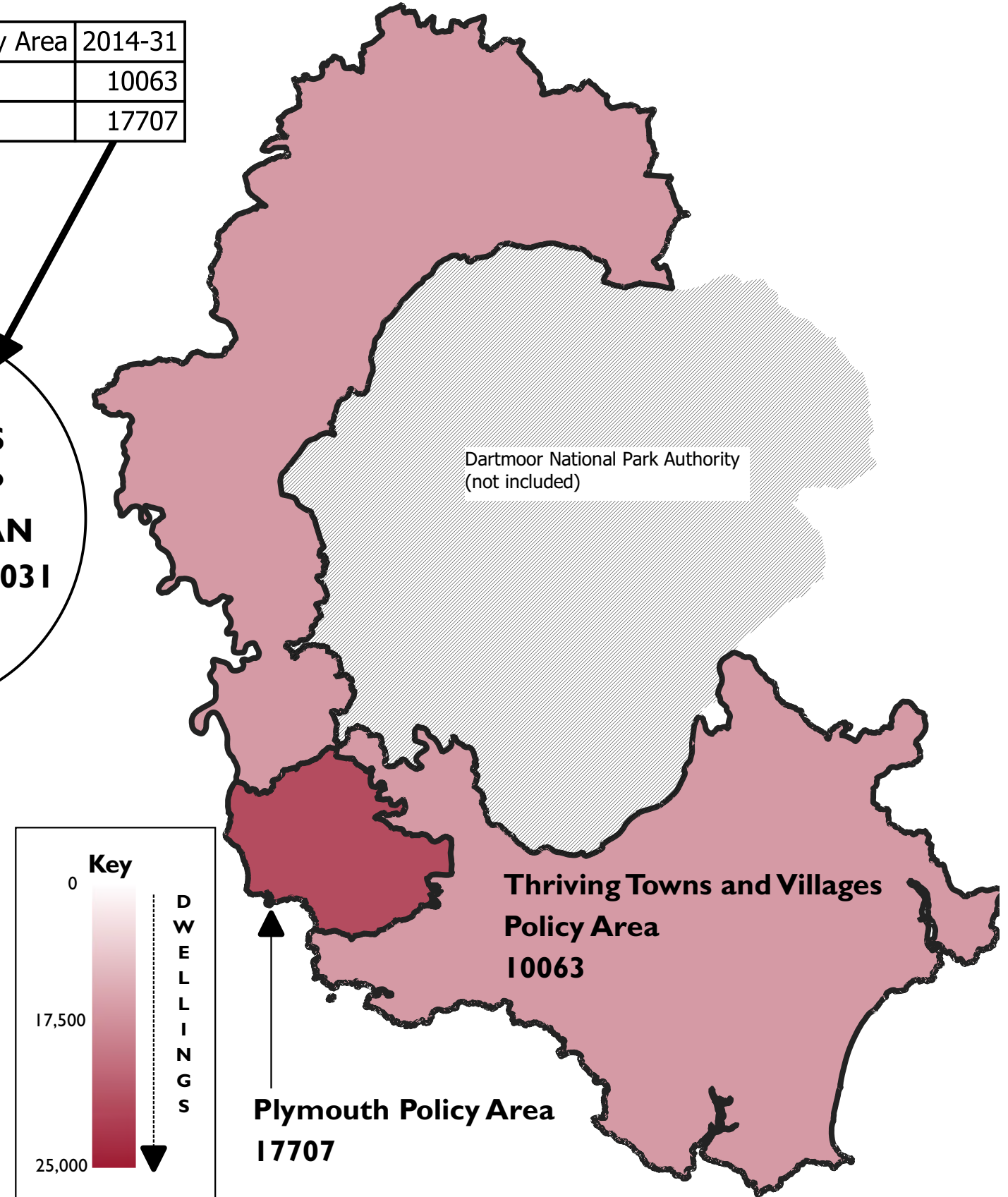
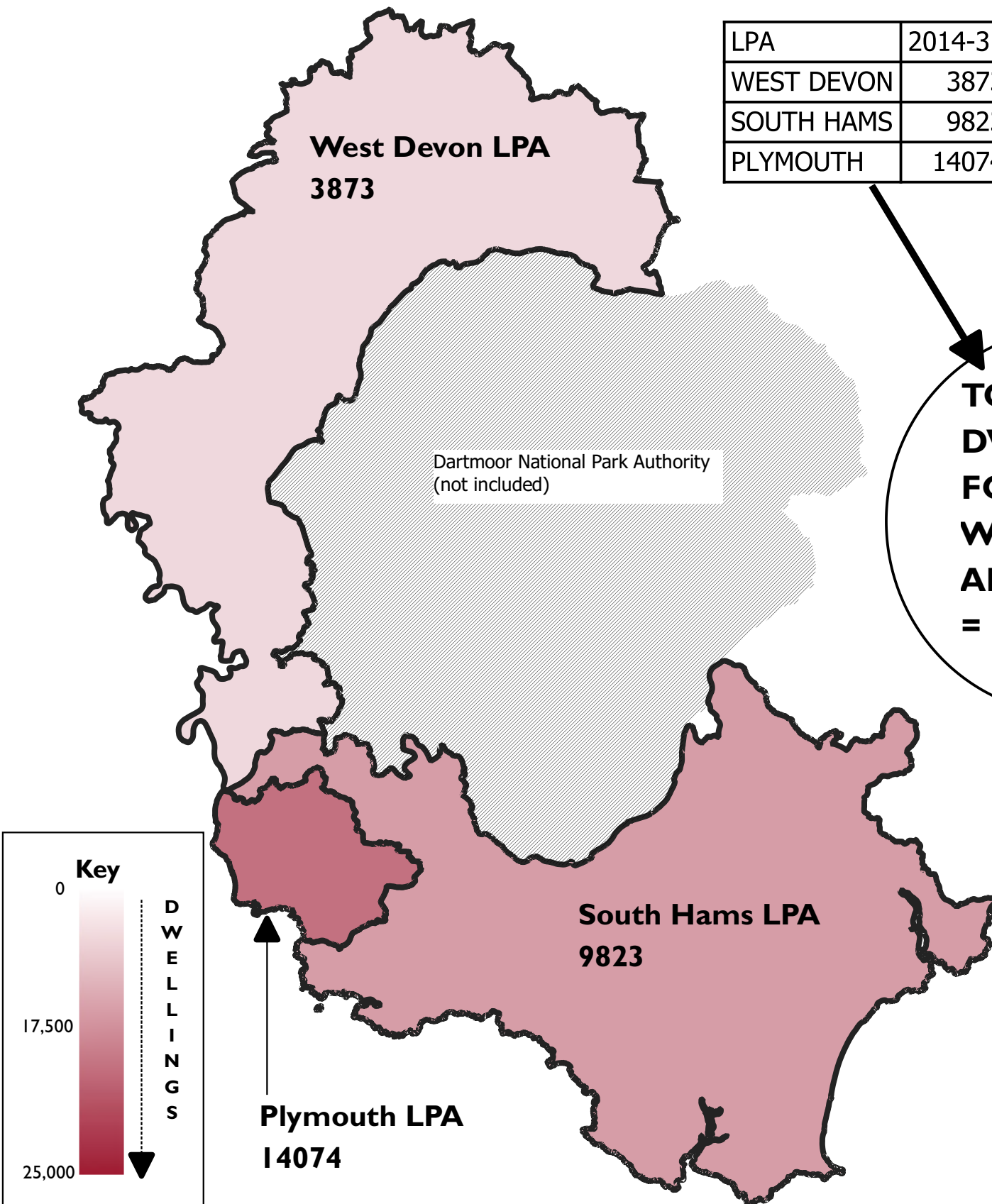
Local Planning Authority

Policy Area

LPA	2014-31
WEST DEVON	3873
SOUTH HAMS	9823
PLYMOUTH	14074

Policy Area	2014-31
TTV	10063
PPA	17707

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2031 = 27,770



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 19: Housing Delivery and Supply 2014-2032 (net) Joint Local Plan

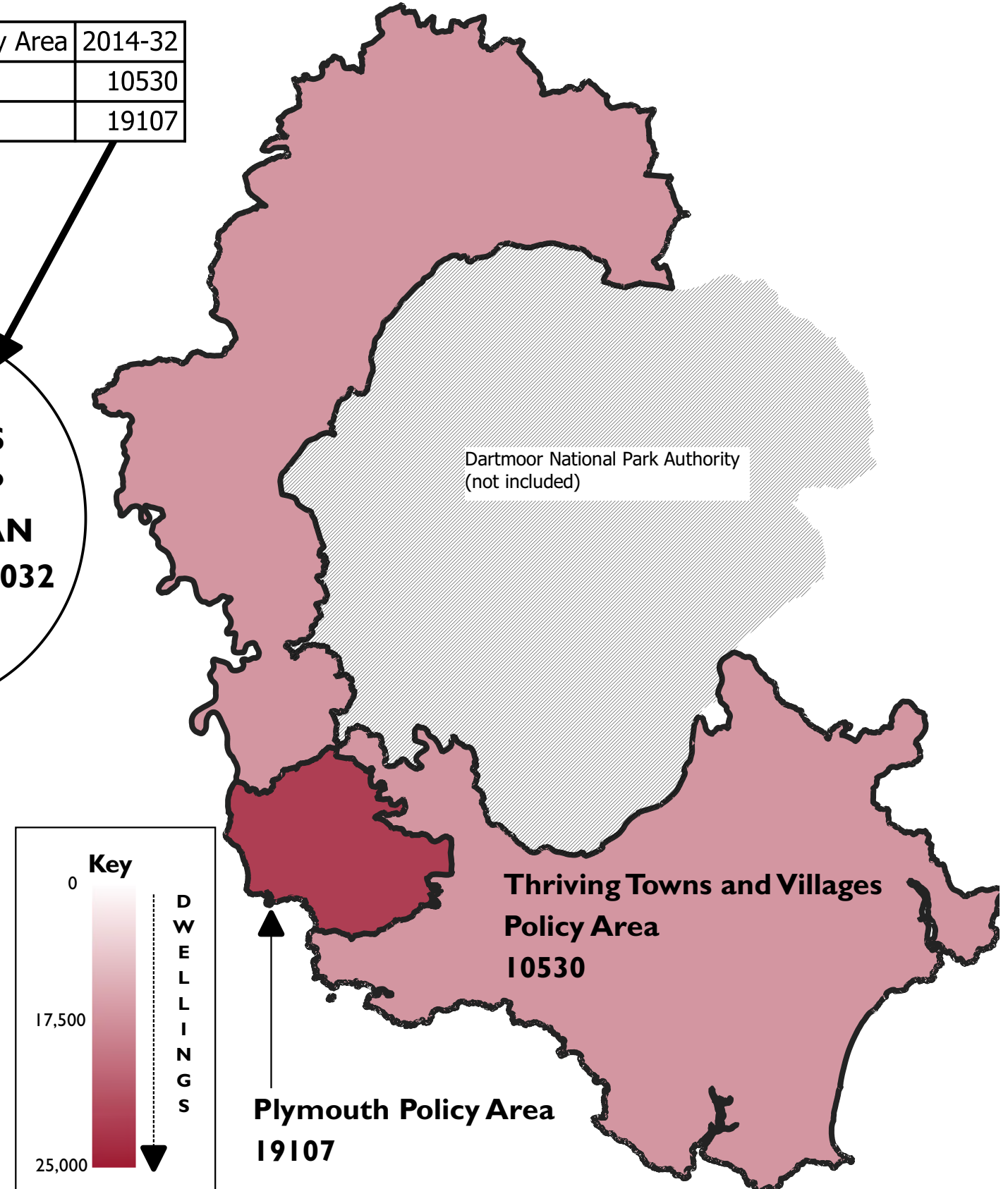
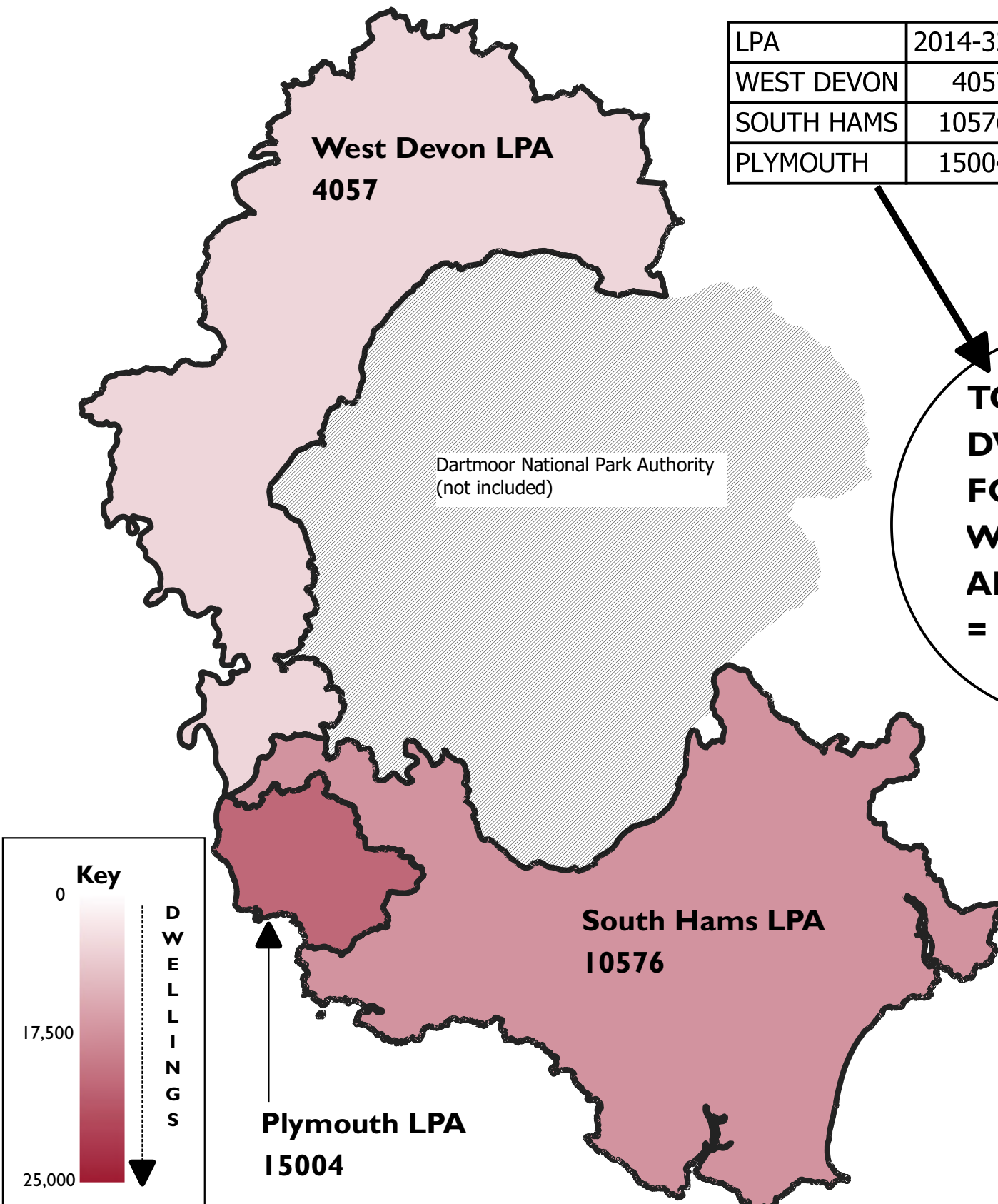
Local Planning Authority

Policy Area

LPA	2014-32
WEST DEVON	4057
SOUTH HAMS	10576
PLYMOUTH	15004

Policy Area	2014-32
TTV	10530
PPA	19107

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2032 = 29,637



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 20: Housing Delivery and Supply 2014-2033 (net) Joint Local Plan

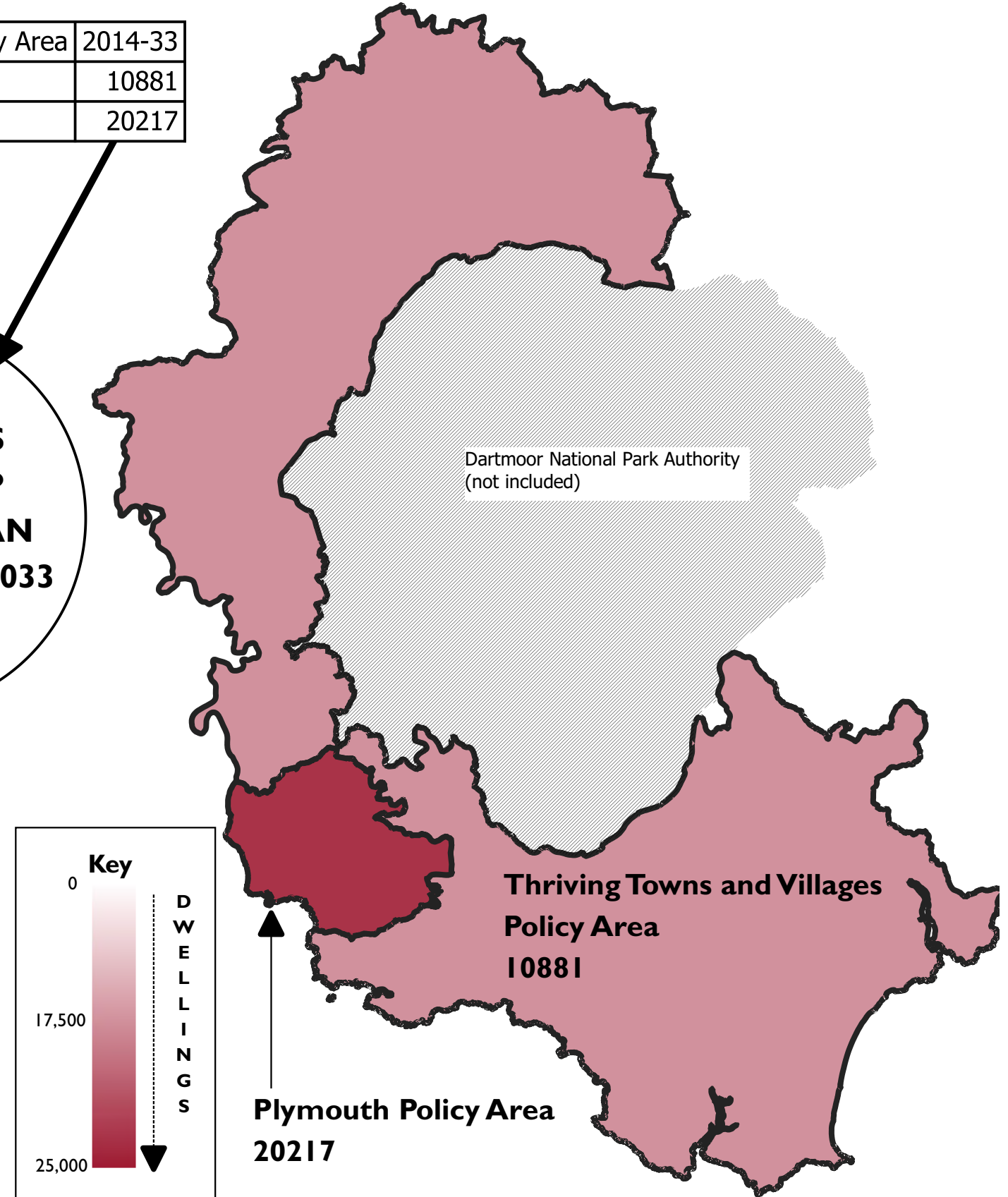
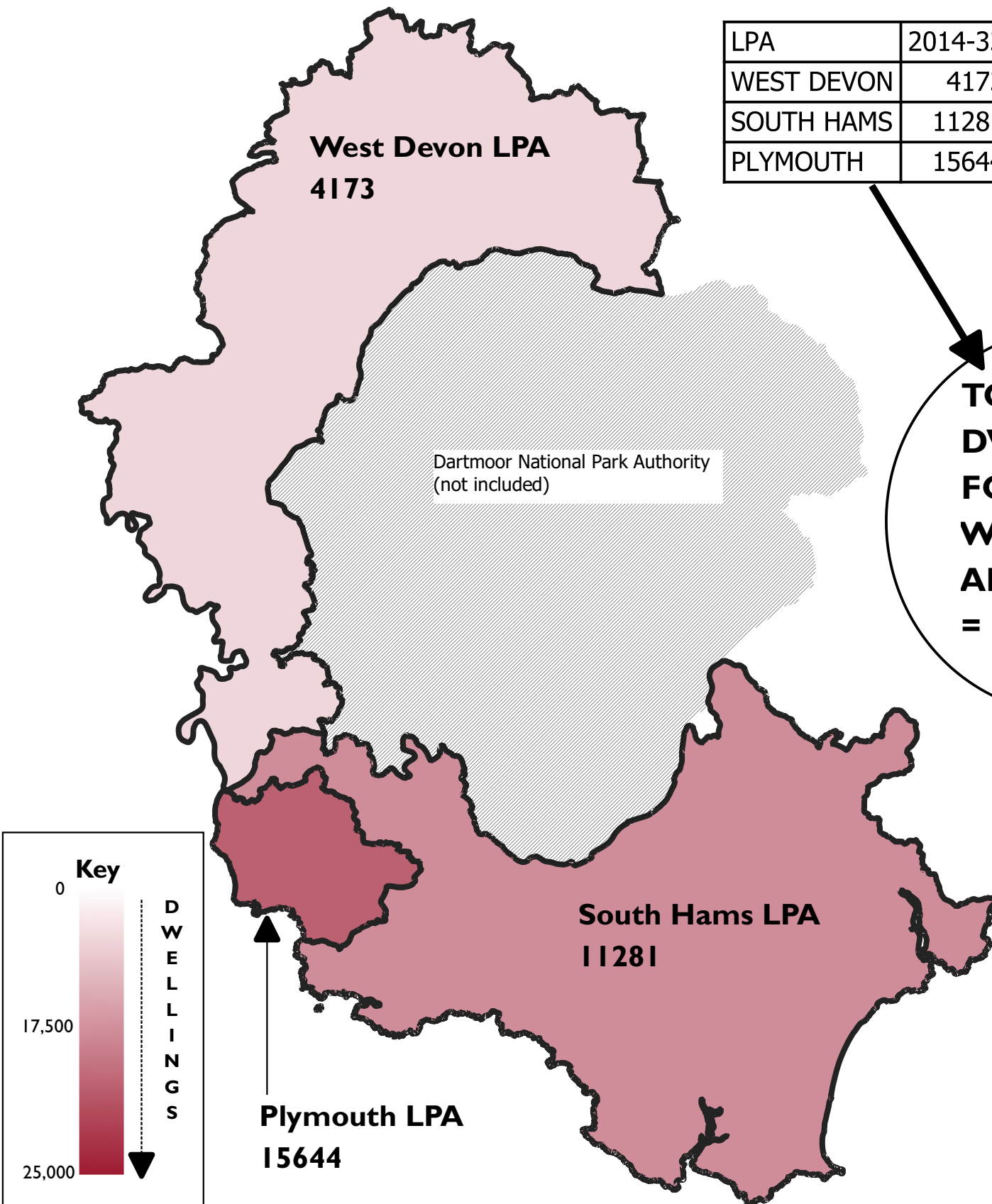
Local Planning Authority

Policy Area

LPA	2014-33
WEST DEVON	4173
SOUTH HAMS	11281
PLYMOUTH	15644

Policy Area	2014-33
TTV	10881
PPA	20217

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2033 = 31,098



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 2I: Housing Delivery and Supply 2014-2034 (net) Joint Local Plan

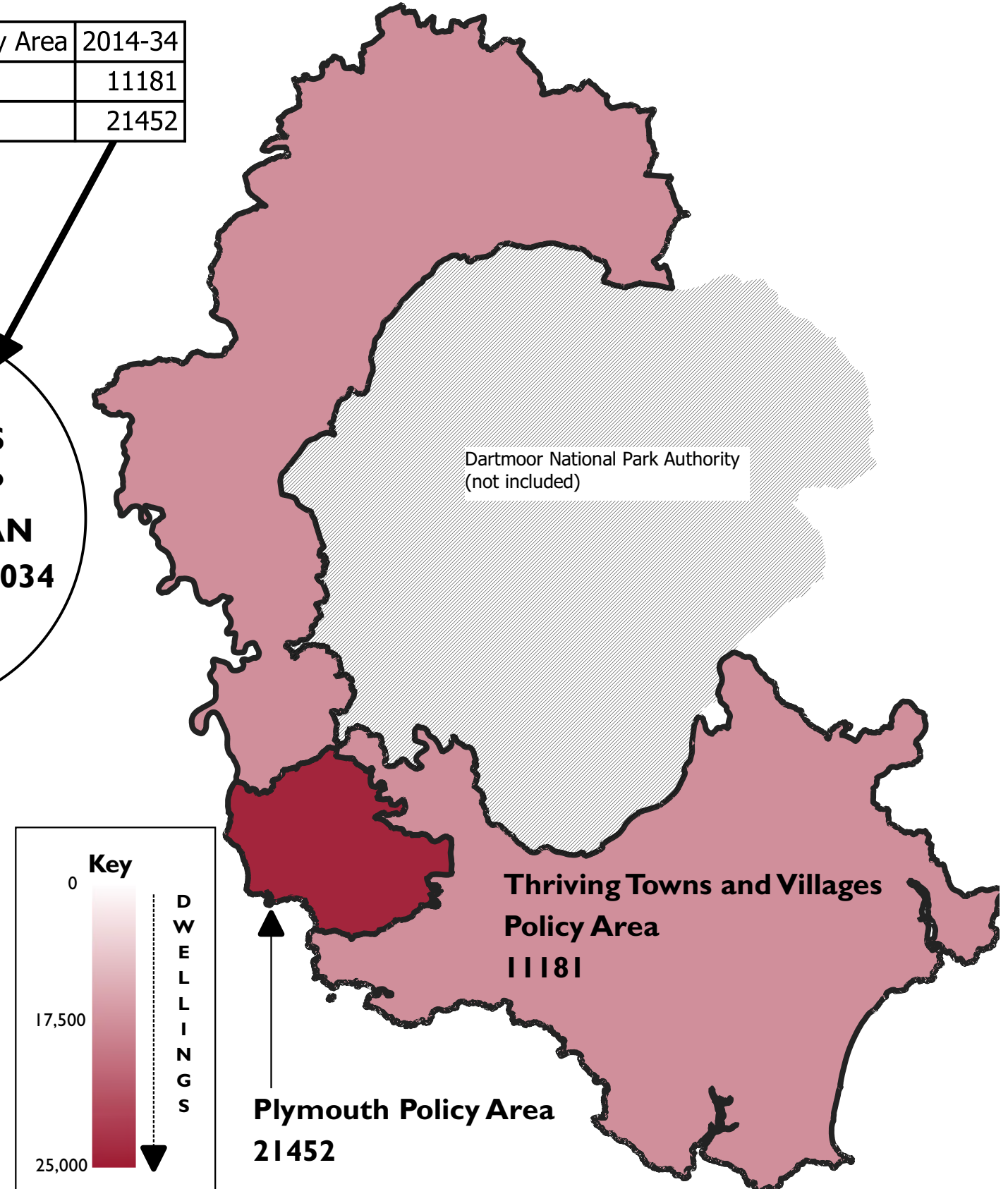
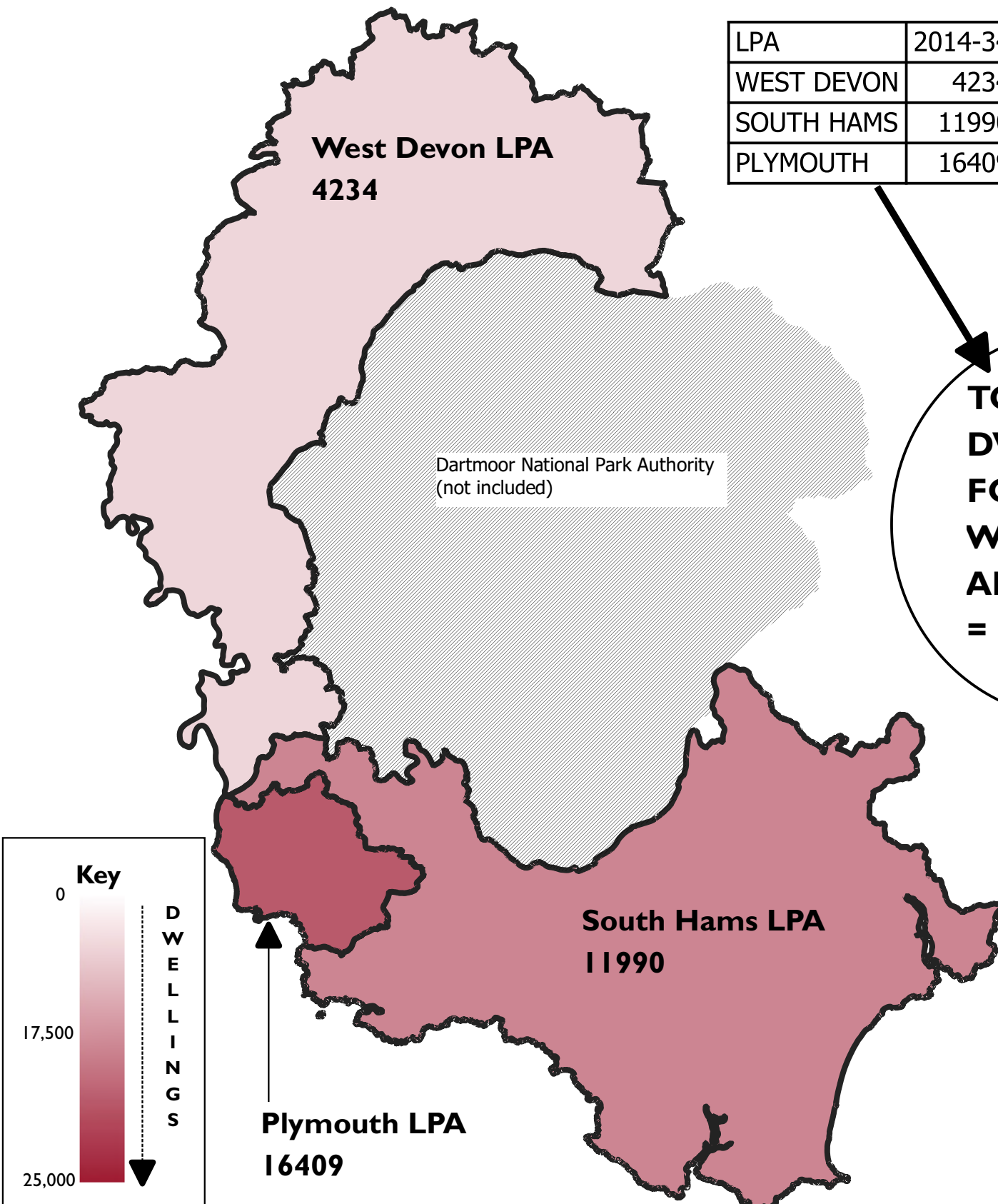
Local Planning Authority

Policy Area

LPA	2014-34
WEST DEVON	4234
SOUTH HAMS	11990
PLYMOUTH	16409

Policy Area	2014-34
TTV	11181
PPA	21452

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2034 = 32,633



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 22: Housing Delivery and Supply 2014-2035 (net) Joint Local Plan

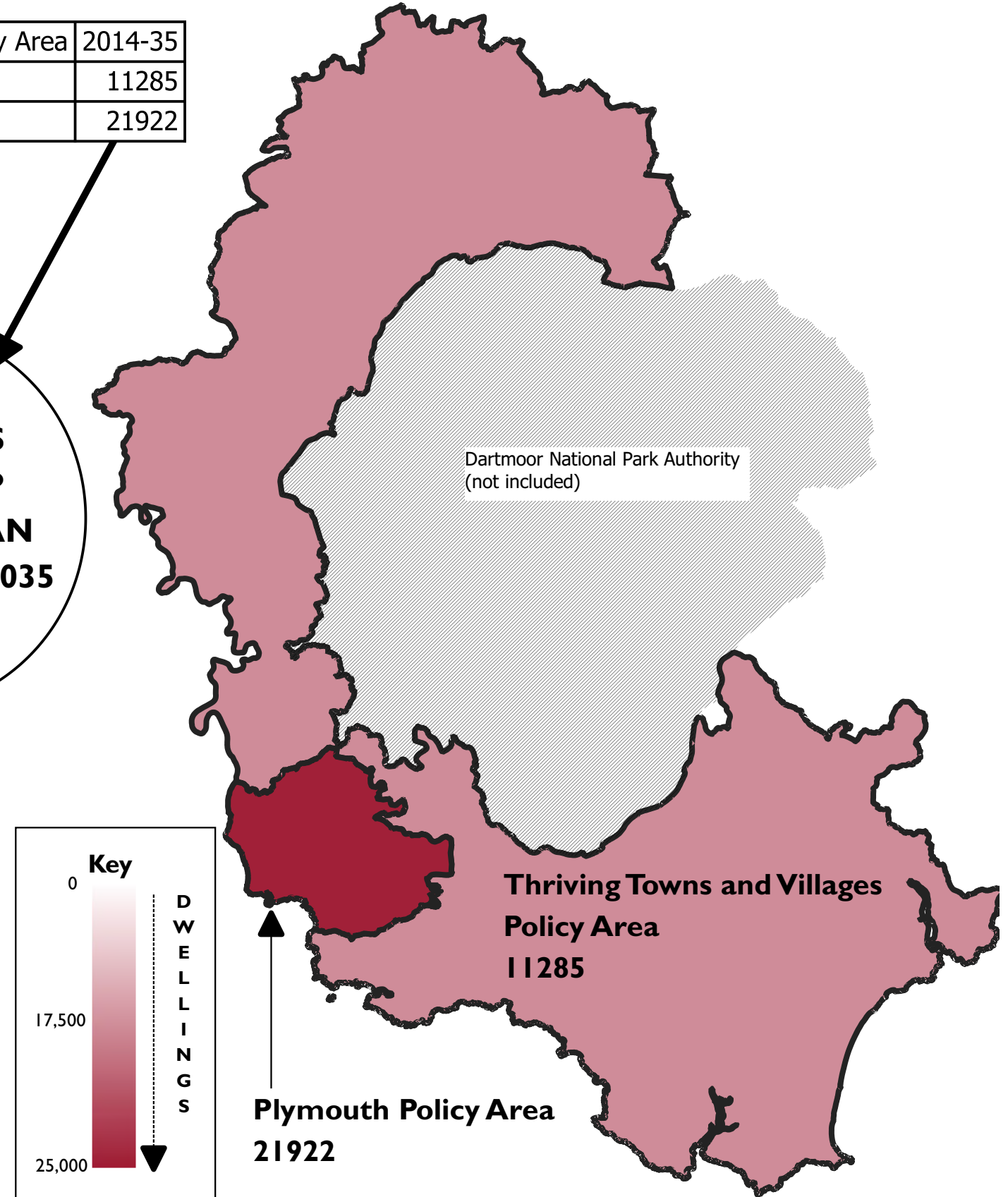
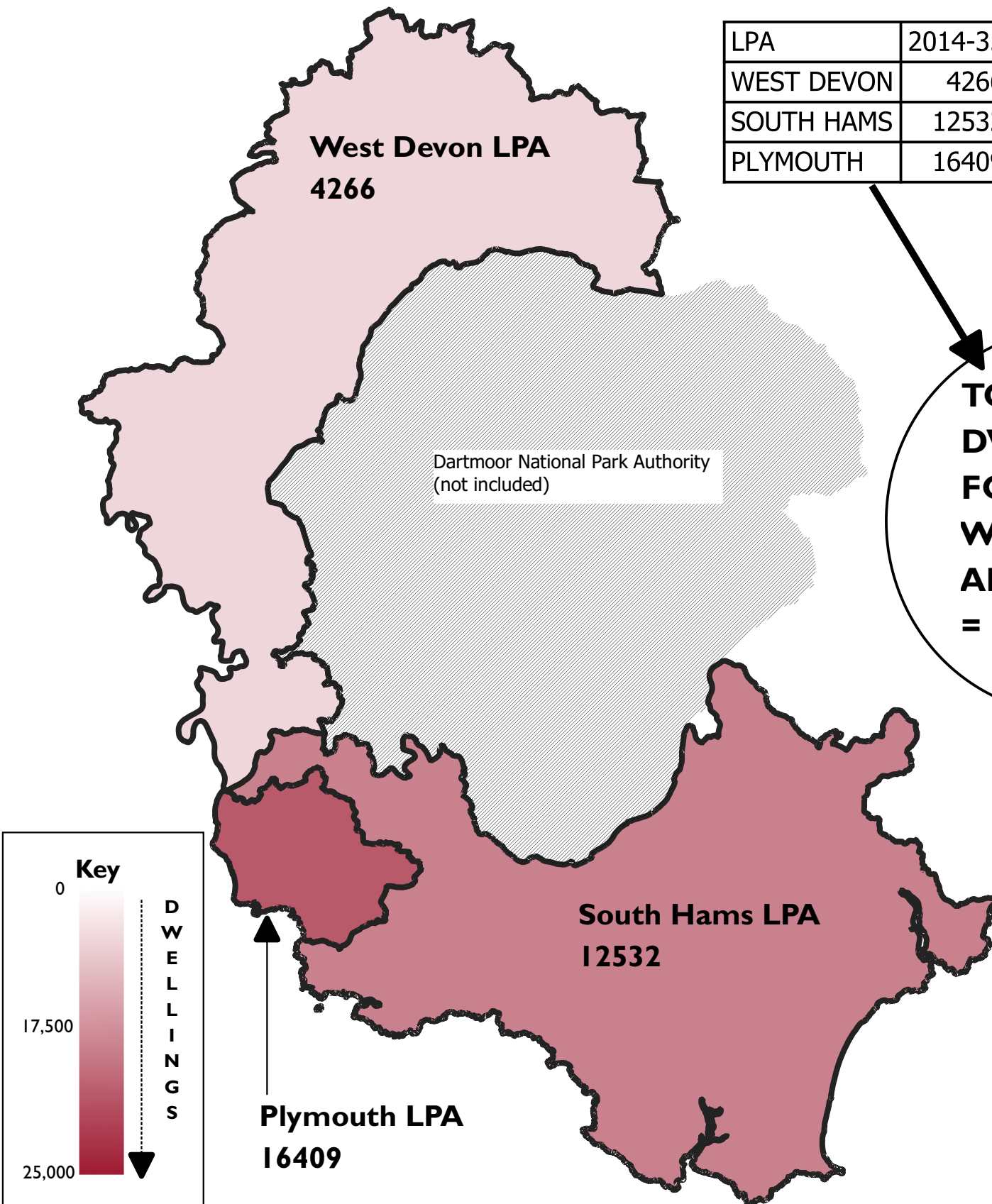
Local Planning Authority

Policy Area

LPA	2014-35
WEST DEVON	4266
SOUTH HAMS	12532
PLYMOUTH	16409

Policy Area	2014-35
TTV	11285
PPA	21922

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2035 = 33,207



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 23: Housing Delivery and Supply 2014-2036 (net) Joint Local Plan

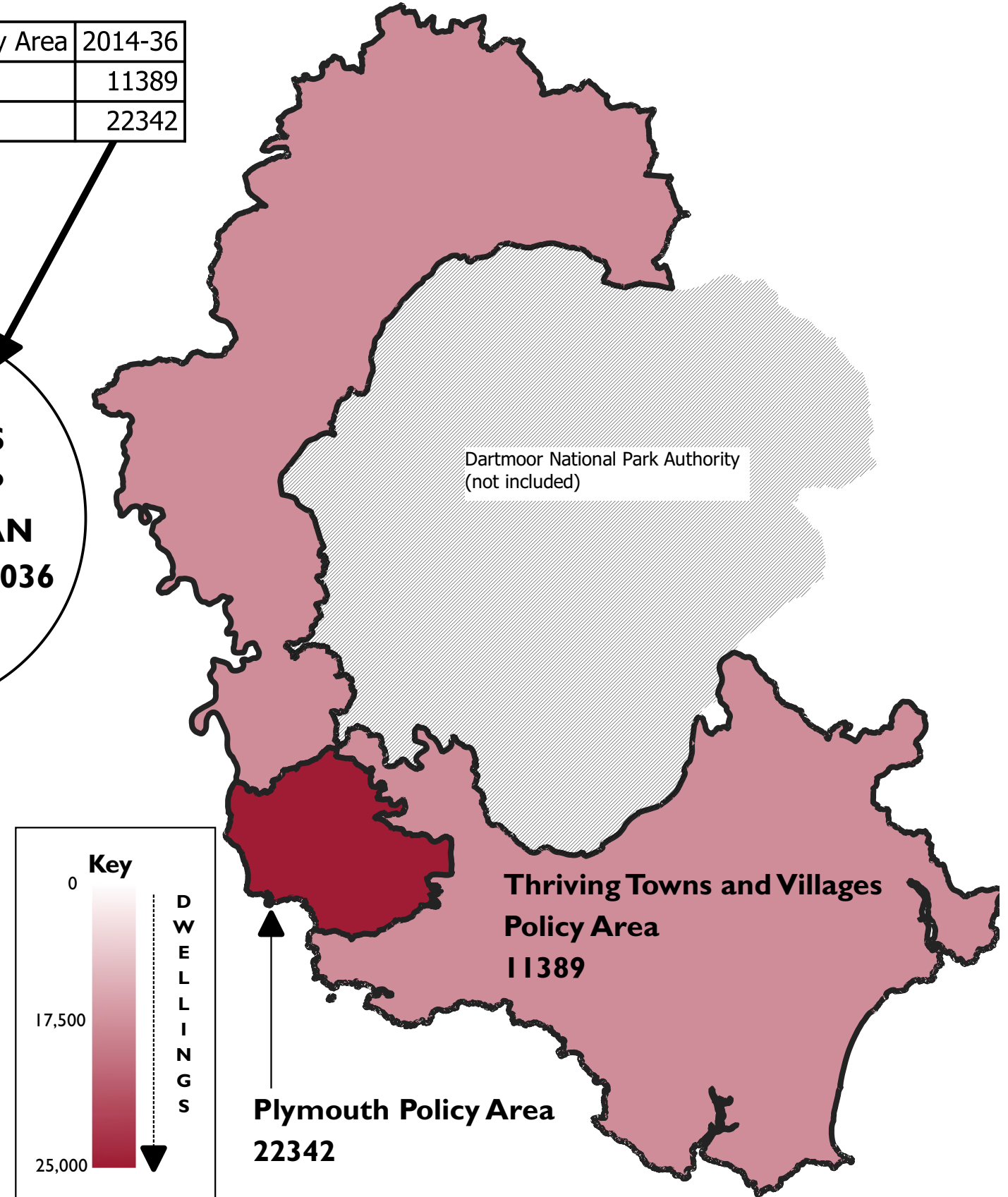
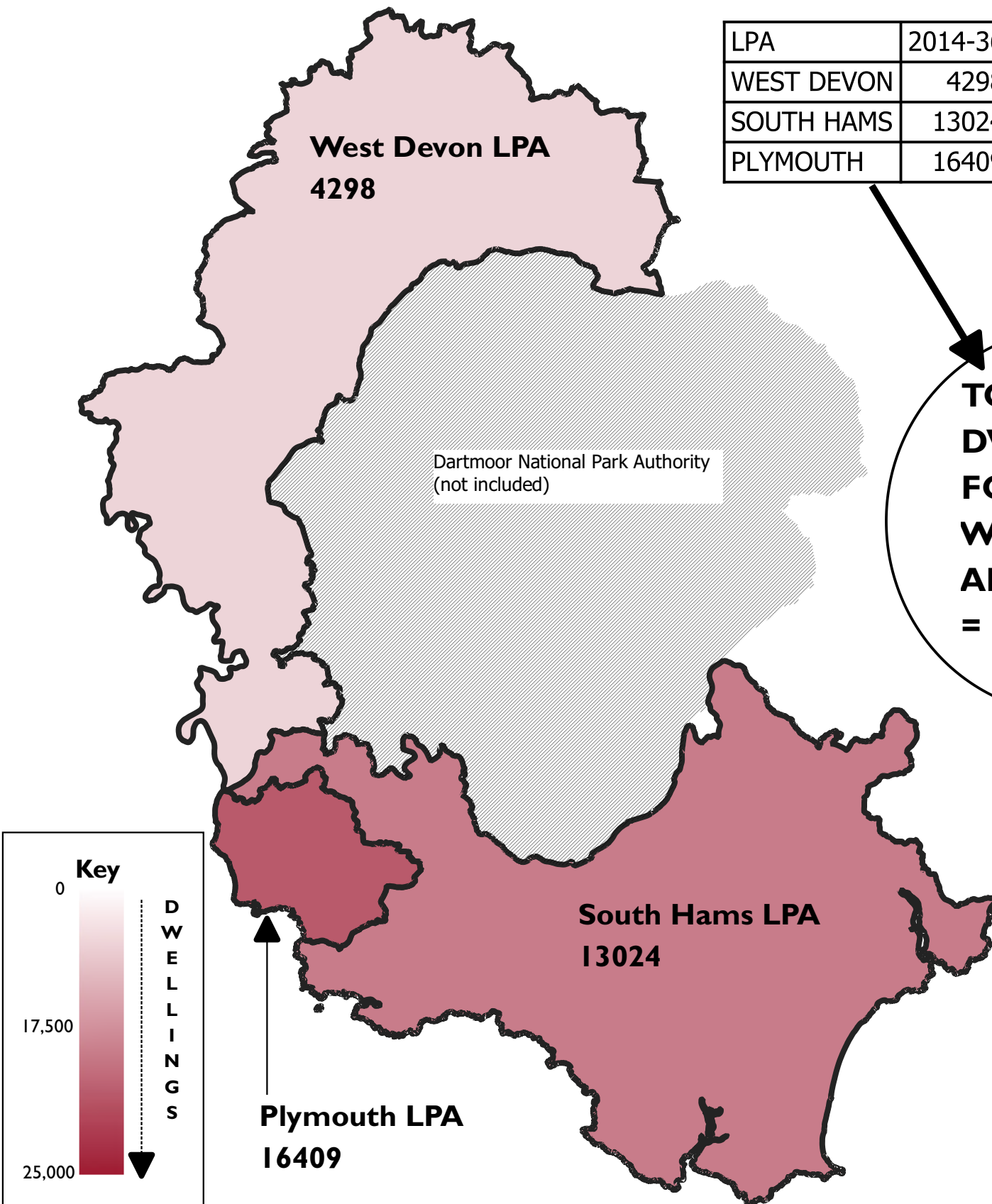
Local Planning Authority

Policy Area

LPA	2014-36
WEST DEVON	4298
SOUTH HAMS	13024
PLYMOUTH	16409

Policy Area	2014-36
TTV	11389
PPA	22342

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2036 = 33,731



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)

Figure 24: Housing Delivery and Supply 2014-2037 (net) Joint Local Plan

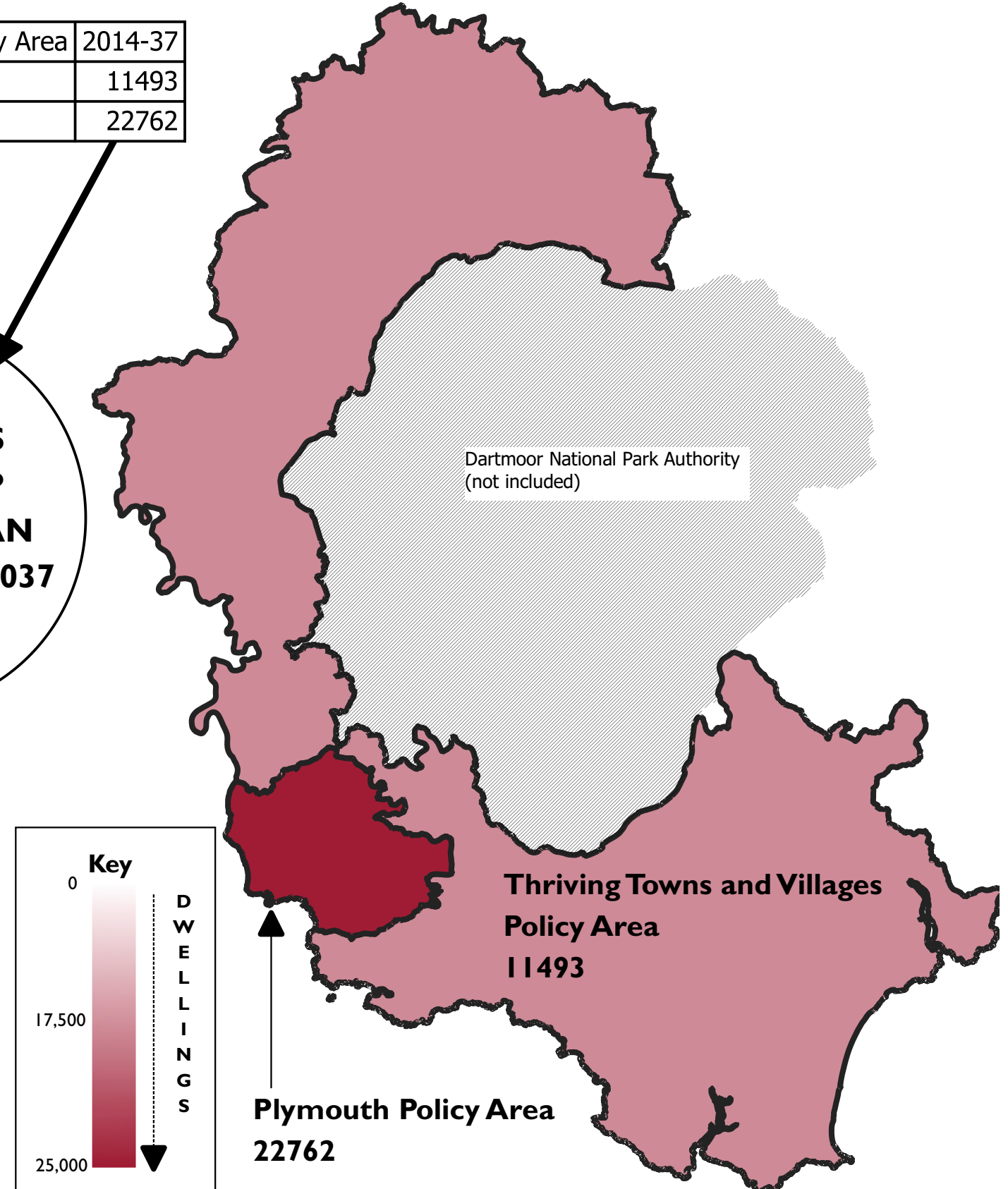
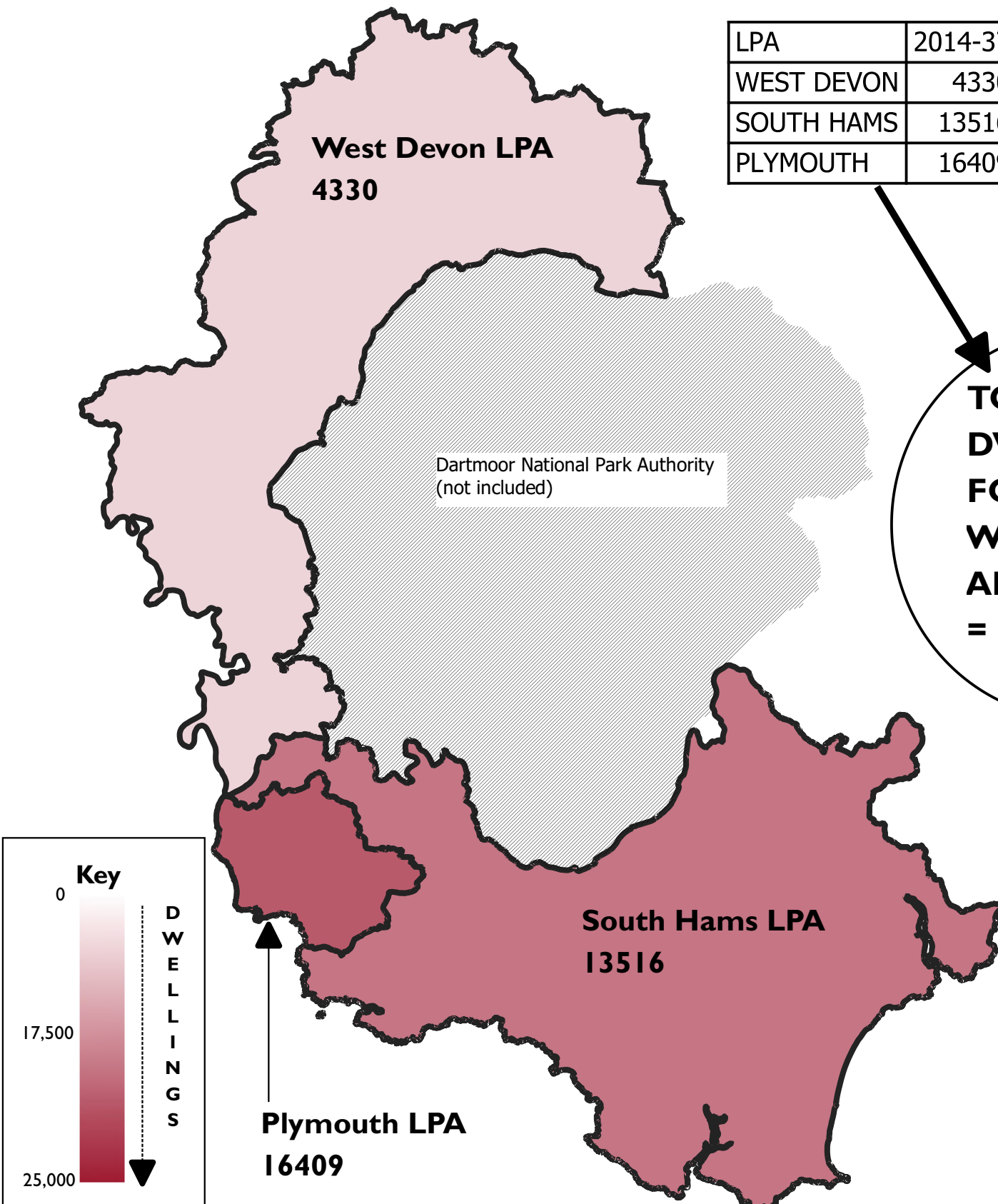
Local Planning Authority

Policy Area

LPA	2014-37
WEST DEVON	4330
SOUTH HAMS	13516
PLYMOUTH	16409

Policy Area	2014-37
TTV	11493
PPA	22762

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2037 = 34,255



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2022)