



Plymouth, South Hams & West Devon Local Planning Authorities' 2019, 5 Year Housing Land Supply Position Statement

July 2019

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I. Introduction

- 1.1 This position statement presents the five year housing land supply position for the Joint Local Plan (JLP) Authorities¹ as of 31st March 2019 for the five year period from 1st April 2019 to 31st March 2024. It sets out an updated methodology and five year land supply calculation based on the relevant changes in the: revised National Planning Policy Framework (NPPF) published 19th February 2019², updates to the National Planning Practice Guidance (NPPG) published 13th September 2018 and subsequently amended on 22nd July 2019, and the publication of the 2018 Housing Delivery Test results.
- 1.2 The Plymouth and South West Devon Joint Local Plan (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. As a result of adoption of the JLP in March 2019 the council's 2018 Housing Delivery Test result has been revised and then 2019 5 Year Land Supply (YLS) is position is now set against the Housing Requirement in the JLP. This report therefore sets out the new position in light of the adoption of the JLP.

2. What is the 5 year land supply?

- 2.1 The NPPF was revised and published in February 2019³. Paragraphs 67 and 73 of the NPPF require local planning authorities to identify a 5 year supply of deliverable sites. Paragraph 73 specifically states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirements set out in the adopted strategic policies, or against their local housing need where strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year land supply of deliverable sites through the annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned housing supply.”*

¹ Plymouth City Council, South Hams District Council and West Devon Borough Council

² The NPPF was further amended on 19th June 2019 to remove paragraph 209a which has no bearing on the policy and guidance associated with this Housing Position Statement, the 5 Year land Supply and Housing Delivery Test

³ See footnote 2

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

- 2.2 The revised NPPF and NPPG⁴ 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 5 YLS will be the Government's new standard method for 'Local Housing Need' (LHN).
- 2.3 As the JLP has recently been adopted (March 2019) the Housing Requirement within the JLP is the starting point for calculating the 5 YLS figure and therefore the 5 year land supply is no longer set against the Government's new standard method for 'Local Housing Need' (LHN).

3. What is the Housing Delivery Test?

- 3.1 The government have introduced the Housing Delivery Test (HDT) to determine Local authorities' performance against its new standard method for LHN or adopted plan housing requirement (whichever is the lower). The HDT measures⁵ in percentage terms the net additional dwellings provided in a local authority area over the past three years against the lower of the Adopted Housing Requirement or the authority's LHN over the past three years.
- 3.2 The Secretary of State published the 2018 HDT results for each local authority in England in February 2019⁶ and the NPPF indicates that the Secretary of State will publish the results every November. As the publication of the HDT results preceded adoption of the JLP, the results published related to each Local Planning Authority individually.
- 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 supply⁷
 3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁸

⁴ NPPG paragraph 030 Reference ID:3-030-20180913

⁵ The method for calculating the HDT measurement is set out in the HDT measurement rule book <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

Further details of the HDT and its implications are contained within the NPPG <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

⁷ The buffer to be applied to the 5 year supply is now set by the result of the HDT

⁸ NPPF paragraph 11d and footnote 7

- 3.4 There are however transitional arrangements in place in relation to the application of the presumption in favour⁹ and this is set out in Annex I of the NPPF. For 2018 the presumption in favour would apply the day after the publication of the HDT¹⁰ if delivery falls below 25% and for 2019¹¹ it would apply if delivery falls below 45%.

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

- 3.5 The HDT measurement rulebook explains that the number of net homes delivered to be used in the HDT (which is measuring delivery against plan requirement and LHN) is the National Statistic for net additional dwellings¹² with adjustments for net student accommodation and net other communal accommodation.¹³

How to count student cluster flats and communal accommodation?

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

- 3.8 The HDT measurement rulebook indicates in paragraph 14, that where the latest adopted housing requirement figure is over five years old the figure used will be, for areas with a

⁹ NPPF paragraph 11d and footnote 7

¹⁰ 19th February 2019

¹¹ HDT to be published in November 2019

¹² <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

¹³ 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>

¹⁴ Provided they meet the government definition of a dwelling

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

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

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

Housing requirements less than five years old

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

What happens now that the JLP is adopted?

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

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

- 3.12 The NPPG states “*Areas which have or are involved in the production of joint plans will have the option to monitor their Housing Delivery Test over the whole of the planning area or on a single authority basis. This will be established through the plan making process and the approach*

¹⁶

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

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

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

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 does this mean for the JLP Authorities regarding the recalculated 2018 Housing Delivery Test & 2019 5 Year Land Supply position? (Post Adoption of the JLP)

- 3.13 The adopted JLP sets out Housing Requirements and 5 year land supply position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/NPPG and HDT measurement rulebook, Housing Requirement, the HDT and the 5 year land supply can only be set out at the whole plan level or single authority level. On this basis the JLP's housing requirement and 5 year supply at the Policy Area level is inconsistent with the new NPPF & NPPG. The JLP authorities post adoption of the JLP have notified the Ministry of Housing, Communities and Local Government of the newly adopted JLP containing a new Housing Requirement 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 Housing Delivery Test Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government have therefore recalculated the HDT measurement for 2018 (see appendix 1) which confirms that under the provisions of transitional arrangements the HDT and 5 year land supply is 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 is consistent with NPPG paragraph 063¹⁹

The Recalculated Housing Delivery Test measurement for 2018

- 3.14 As explained above the HDT is a percentage measurement of the number of net homes delivered (the numerator) divided by the number of homes required (the denominator) over the last 3 years (2015-2018). The number of homes required²⁰ is the lower of the latest adopted housing requirement or the minimum local housing need (LHN) figure²¹. Table 1 below shows that for the HDT measurement the minimum LHN figure²² is to be used as it is lower than the JLP whole plan housing requirement annualised.

¹⁹ Reference ID:3-063-20180913.

²⁰ 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

²¹ See paragraph 3.8 and 3.9 above which explains that under transitional arrangements LHN is replaced by household projections

²² See footnote 21

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

	Number of Homes Required ²³			Total number of Homes Required
	2015/16	2016/17	2017/18	2015-2018
Plymouth CC (relevant annual average HH projections)	476	475	562	1,514
South Hams DC (relevant annual average HH projections)	210	213	240	663
West Devon BC (relevant annual average HH projections)	293	290	235	818
Whole Plan Area (combined annual HH projections)	978	979	1,037	2,994²⁴
JLP Whole Plan Requirement (Annualised)	1,335	1,335	1,335	4,005

3.15 The number of homes delivered (the numerator) over the period 2015-2018 is shown below in table 2. As the HDT measurement therefore uses as its denominator in the equation the minimum LHN²⁵ which includes Dartmoor National Park the HDT methodology therefore has to include the number of homes delivered in the Dartmoor National Park to ensure the test is a fair test. It is important to note that the JLP housing requirement relates only to the area covered by the JLP and does not include Dartmoor National Park. If the JLP housing requirement was lower than the minimum LHN²⁶ and became the denominator in the equation then the delivery in Dartmoor National Park would be excluded from the total number of dwellings delivered (the numerator).

²³ All numbers in the table are rounded to the nearest whole number.

²⁴ See appendix 1 – MHCLG letter identifying recalculated HDT measurement as a result of adoption of the JLP

²⁵ See footnote 21

²⁶ See footnote 21

Table 2: Number of Homes Delivered (the numerator)

	Number of Homes Delivered ²⁷			Total number of Homes Required
	2015/16	2016/17	2017/18	2015-2018
Plymouth CC	1,130	489	1,439	3,058 ²⁸
South Hams DC (inc DNP)	428 ²⁹	326 ³⁰	551 ³¹	1,305
West Devon BC	154 ³²	290 ³³	176 ³⁴	818
Whole Plan Area	1,712	1,011	2,166	4,889

3.16 The recalculated 2018 HDT measurement as a result of the adoption of the JLP and applied to the whole plan area is shown in table 3 below (see also appendix 1).

Table 3: Recalculated 2018 HDT measurement

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT 2018 measurement	HDT 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

²⁷ 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>

²⁸ The actual figures for each year were as follows: 2015/16 = 1,129, 2016/17 = 557, 2017/18= 1,372. The provisions of the HDT measurement rulebook required adjustments to how students and communal accommodation should be counted. As Government policy does not allow retrospective changes to the National Supply Series, Government included the adjustments all in year 2017/18. The overall total for the three years is the same. This is discussed further in the 5 year supply section (Section 5 and appendix 6)

²⁹ This figure did not include DNP delivery as DNP delivery was not reported in 2015/16. There was an additional dwelling delivered in DNP which would bring the total 429 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

³⁰ This figure did not include DNP delivery as DNP delivery was not reported in 2016/17. There was an additional 7 dwellings delivered in DNP which would bring the total to 333 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

³¹ This figure does include 40 dwellings delivered in DNP

³² This figure did not include DNP delivery as DNP delivery was not reported in 2015/16. There was an additional 6 dwellings delivered in DNP which would bring the total to 160 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

³³ This figure did not include DNP delivery as DNP delivery was not reported in 2016/17. There was an additional 19 dwellings delivered in DNP which would bring the total to 215 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

³⁴ This figure does include 16 dwellings delivered in DNP

Which buffer should therefore be applied to the 5YLS?

- 3.17 The recalculated 2018 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 JLP whole plan area 5YLS.

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

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

- 4.1 The revised NPPF (February 2019)³⁵ has revised the definition of ‘deliverable’ which applies to sites that can be identified in the 5 year land supply. This is defined in the glossary of the NPPF as follows:

“Deliverable: *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. 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 permission or are allocated in a development plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

National Planning Practice Guidance (NPPG)

- 4.3 The NPPG³⁶ provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission (major development - 10 dwellings and

³⁵ The NPPF was further amended on 19th June 2019 to remove paragraph 209a which has no bearing on the policy and guidance associated with this Housing Position Statement, the 5 Year land Supply and Housing Delivery Test.

³⁶ NPPG paragraph:036 Reference ID:3-036-20180913

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

“this evidence may include:

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

For example:

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

4.4 The NPPG³⁷ 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 NPPG³⁸ also states that 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, 2019 5 year land supply assessment has been produced on the basis of the requirements of the revised NPPF ‘deliverability’ definition and the guidance set out in the NPPG. The JLP authorities have liaised with developers/promoters of sites contained within the JLP Housing supply during May and June 2019 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
- reasons for a site’s acceleration or slow down if applicable, 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 (2019-2034) 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 4³⁹. These appendices indicate:

³⁷ NPPG Paragraph: 048 Reference ID: 3-048-20180913

³⁸ NPPG Paragraph: 051 Reference ID: 3-051-20180913

³⁹ Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

- 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 ‘no clear evidence’ to justify a site’s exclusion from the 5YLS where applicable.

4.7 Some sites⁴⁰ previously identified in the 2018 year supply have been moved out of the 5 year supply due to their progress or status changing since 2018 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 delivery in the 5 year supply cannot be completely relied upon and therefore a cautious approach is taken. Should progress occur on these sites during the next 12 months then they could be brought forward into the 5 year supply if there is clear evidence to justify delivery can be realistically assumed.

5. JLP whole plan delivery 2014-2019 & 5 Year Housing Land Supply Position (2019 monitoring point)

Net additions to the dwelling stock in 2018/19

5.1 Table 4 below shows the Housing Survey results for 2018/19 by whole plan, policy and LPA area.

Table 4: Net additions to the dwelling Stock in 2018/19

Geographical Area	Net additional dwellings – 2018/19
Plymouth LPA	850
South Hams LPA	465
West Devon LPA	73
JLP Whole Plan Area Total	1,388
Policy Area- Plymouth	883
Policy Area – Thriving Towns & Viilages	505

⁴⁰ Appendix 5 identifies the list of sites previously identified in the 2018-23 5 YLS that have subsequently moved out of the 5 year supply on the basis of the 2019 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 2018.

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	Total (net additions 2014- 2019)
Plymouth LPA	700	1,129	557	1,372	850	4,608
South Hams LPA ⁴¹	177	428	326	511	465	1,907
West Devon LPA ⁴²	116	154	196	160	73	699
JLP whole plan area total (taking account of revised NPPF/NPPG changes regarding how student and communal accommodation should be counted for the HDT & 5YLS ⁴³)	993	1,711	1,079	2,043	1,388	7,214
Policy Area - Plymouth	700	1,129	557	1,398	883	4,667
Policy Area – Thriving Towns & Villages	293	582	522	645	512	2,547

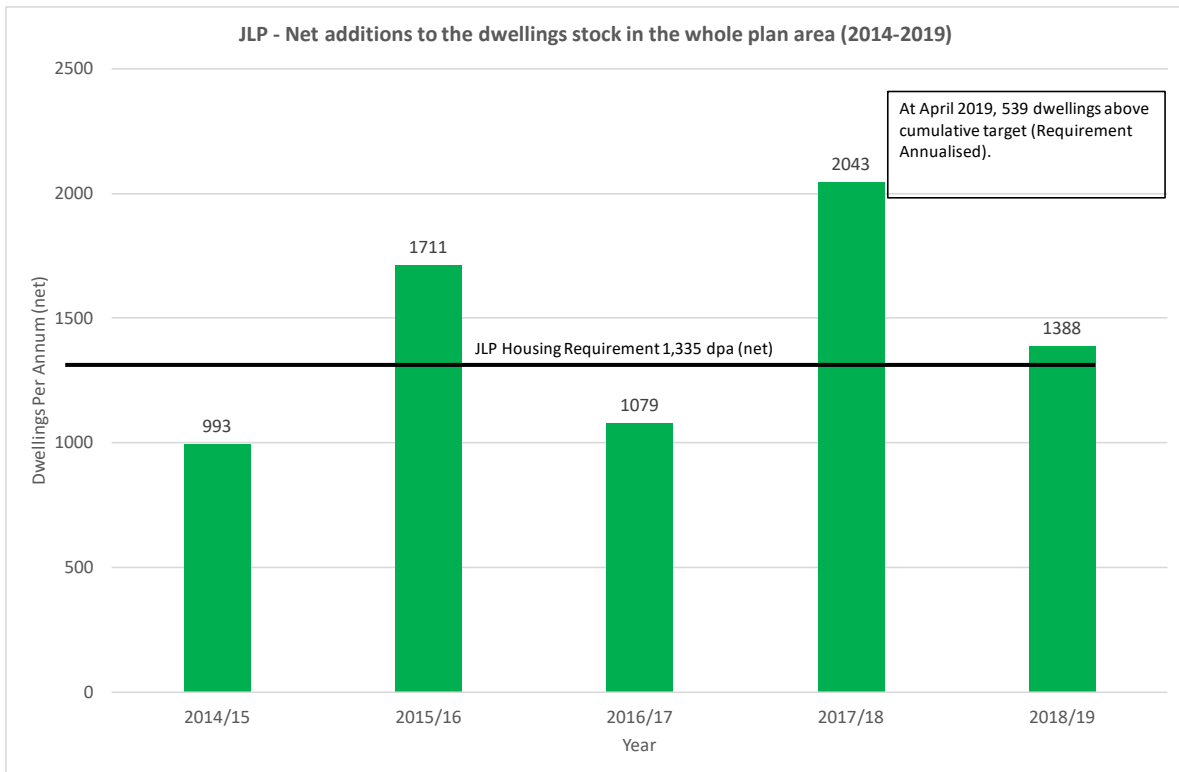
5.3 The JLP Housing Requirement is to deliver 26,700 net additional dwellings over the plan period 2014-34, which is annualised to 1,335 dwellings per annum (dpa). At the 2019 monitoring point 7,214 dwellings have been delivered in the first 5 years of the plan period across the JLP whole plan area. This represents a surplus of 539 dwellings above the housing requirement annualised at this point of 6,675 dwellings (1,335 x 5 years).

⁴¹ Excluding delivery in DNP

⁴² Excluding delivery in DNP

⁴³ Appendix 6 identifies the differences in the net additional supply as a result of the NPPF/NPPG changes regarding how to count student and communal accommodation when compared to the position set in the JLP at examination, which was being examined under transitional arrangements and against the NPPF 2012 and NPPG prior to July 2018.

Chart I: JLP – Net additions to the dwelling stock in the whole plan area (2014-2019)



5.4 Table 6 below provides a breakdown by development type of the 7,214 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 (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014-2019
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	6,612
Student	65	67	58	387	15	592
Communal Accommodation (net)	0	2	-39	-22	-33	-92
Extra Care	0	40	0	60	0	100
Mobile and Temporary	0	0	0	2	0	2
Total Net	993	1,711	1,079	2,043	1,388	7,214
Total Net Affordable Dwellings	128	468	212	449	406	1,663

Net additional affordable housing from development 2014-2019

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 330 dpa. Net affordable housing delivery from development over the first 5 years of the plan period (2014-2019) = 1,663 dwellings at an average of 333dpa and a surplus position of 13 dwellings at the 2019 monitoring point.

What is the 5 Year supply for the JLP whole plan area for the period 2019-2024?

- 5.6 The supply identified in the next 5 years (2019-2024) 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 8,797 dwellings for the 2019-2024 period.

Table 7: 5YLS – Total net supply across the whole plan area 2019-2024

	2019/20	2020/21	2021/22	2022/23	2023/24	Total Supply (net) 2019-2024
Plymouth LPA	1,156	696	950	893	422	4,117
South Hams LPA	558	770	630	836	659	3,453
West Devon LPA	211	286	311	260	159	1,227
Whole Plan Area 5YLS Total	1,925	1,752	1,891	1,989	1,240	8,797

- 5.7 At April 2019 a total of 15,454 dwellings had consent in the whole plan area, 2,204 of which had commenced construction. A total of 22,668 dwellings therefore have either been delivered or are currently under construction or have planning consent at April 2019, which represents 85% of the JLP housing requirement. A significantly high total of 1,845 dwellings had commenced construction in the 2018/19 monitoring year, therefore the forecast for next year (2019/20) is very high at 1,925 dwellings (net)⁴⁴, which would increase the surplus position from 546 at the 2019 monitoring point to 1,136 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites and some sites with consent have been assessed as being undeliverable⁴⁵.

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

- 5.8 All large sites⁴⁶ 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 evidence' that they can be considered deliverable in the 5 YLS. Where there is 'clear evidence' to suggest that any site with any form of consent could be considered

⁴⁴ Some 290 demolitions are forecast for 2019/20 on 2 regeneration sites in Plymouth (PLY 58.6 and PLY 58.15)

⁴⁵ see appendix 5

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

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 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 assumptions⁴⁷.

Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites⁴⁸ contained in the 5YLS are provided in Appendix 7 broken down by LPA area. As these sites are not required to be assessed for deliverability as 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 rate⁴⁹ 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 and remains at 42 dwellings per annum as a result of small site delivery. Within the Thriving Towns & Villages Policy Area, the allowance is for sites less than 10 dwellings and has increased from 54-56dpa to 91dpa. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5 year supply.

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. 72 dwellings are forecast to be delivered in the 5 year period in the TTV from this

⁴⁷ [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>

⁴⁸ 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.

⁴⁹ 10% in the Plymouth Policy Area (Plymouth LPA and SH urban fringe) 15% in Thriving Towns & Villages Policy Area

supply category. They are on 2 sites with consent but are not JLP allocations nor counted as other large site commitments. These 2 sites are listed in Appendix 3.

Supply Source – Student Accommodation

- 5.13 The changes to the NPPF and NPPG post July 2018 make clear that student accommodation in the form of cluster flats is to be counted against adopted housing requirements and LHN as single dwellings. This represents a change to the previous planning framework where student accommodation could only be counted on the basis of the amount of accommodation released to the market. The JLP authorities' demonstrated evidence of such a release of market housing as a result of the provision of purpose built student accommodation within Plymouth.
- 5.14 The JLP authorities produced a methodology to count the effective release of student bed spaces in HMO's to the open market. The methodology⁵⁰ used to inform the housing supply in the JLP is now superseded by new Government guidance and therefore the 5 year supply now contains the student accommodation sites that are under construction or with consent and their respective dwelling numbers. The deliverability of these sites and their delivery profile has been assessed in liaison with responses provided by developers/promoters. Where a site with consent has been considered to be undeliverable it has been removed from the 5 year supply and a list of such sites is provided in appendix 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 NPPG.

Supply Source – Communal Accommodation

- 5.15 The NPPG⁵¹ provides a methodology for the counting of communal accommodation⁵². The methodology provides a national ratio (1.8) to be applied to C2 communal accommodation on the basis of bed spaces i.e. number of bed spaces divided by 1.8. The supply therefore applies this ratio to such sites including consents that result in the loss of communal accommodation. Sites that make up this source of supply can be found in appendix 9.

The 2019 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 2019 monitoring point.

⁵⁰ <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

⁵¹ Paragraph: 061 Reference ID: 3-061-20180913

⁵² 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.

Table 8: 5 YLS 2019-2024 against JLP Whole Plan Housing Requirement

5 Year Land Supply 2018-2023 against Whole Plan Housing Requirement		
Step	5YLS Components	Results
A	JLP whole plan Requirement 2014-34	26,700
B	JLP whole plan requirement annualised (A/20)	1,335
C	Net additional dwellings delivered 1 st April 2014 - 31 st March 2019	7,214
Di	Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x5=6,675) - C	-539 (i.e. a surplus)
Dii	Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/15)x5	-180 ⁵³
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement with shortfall/surplus (E – Dii)	6,495
G	F with 5% buffer	6,820
H	JLP authorities deliverable supply 1 st April 2018 – 31 st March 2024 (4,117+3,453+1,227) ⁵⁴	8,797
I	Five year land supply position (H/ (G/5))	6.4 years supply

Conclusion

- 5.17 A 6.4 year supply is identified, therefore a 5 YLS can be demonstrated across the whole plan area. Progress towards the monitoring targets at the Policy Areas and LPA areas are set out in appendix 10.

⁵³ NPPG paragraph 045 Reference ID:3-045-20180913 does not require the surplus to be residualised. It states “Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years”. This would seem to imply that all of the surplus could be deducted from the requirement for the 5 year supply, In light of the implications of the HDT however a more cautious approach would be to residualise the surplus over the plan period.

⁵⁴ Plymouth + South Hams + West Devon (deliverable supply 2019-2024, identified in table 7). See also appendices 2, 3 & 4 supply tables.

APPENDIX I

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



Ministry of Housing,
Communities &
Local Government

**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 (2019-2024)**

PLYMOUTH LOCAL PLANNING AUTHORITY - 2019 MONITORING POINT
HOUSING SUPPLY FORECAST 2019/20 to 2023/24

Plymouth Administrative Area Monitoring Point : 31 March 2019 Delivery forecasts: made at June 2019

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)				237	1	92	94	50							
Large Sites Commitments															
	LP061 NHS Trust Plymouth Hospitals, Plymouth Royal Eye Infirmary	14/01228/FUL	Under Construction	42	30	12							As at April 2019 all 12 dwellings (flats) had commenced construction. Developer anticipates completion in September 2019.	Yes	N/A
	Former Plymouth Preparatory School, Beechfield Grove	14/00128/FUL	Under Construction	12	11		1						Leftover dwelling (residue of large site) yet to commence as at April 2019. No response from developer regarding delivery of remaining dwelling with detailed consent.	N/A	Assumed delivery of remaining dwelling in 2019/20 as remainder of site complete.
	North Prospect Phase 3, Wordsworth Crescent	15/01956/FUL	Under Construction	159	143	16							Developer confirms remaining 16 dwellings (under construction at April 2019) expected to be completed by end of June 2019. Developer indicates site had experienced significant delays due to drainage infrastructure which required redesign work and a diversion	Yes	N/A
	Land off Towerfield Drive	14/00135/FUL 14/00223/FUL 18/00018/FUL	Under Construction	93	49	44							As at April 2019 the remaining 44 dwellings had commenced construction. Developer indicated the delivery slowed slightly in 2018/19 than that previously envisaged due to sales rates. Developer anticipates completion of the remaining 44 dwellings by Jan 2020	Yes	N/A
	Land off Aberdeen Avenue	17/01227/REM	Under Construction	85	20	65							As at April 2019, 20 dwellings had completed, 35 dwellings had commenced construction and 30 dwellings (with detailed consent) had yet to commence construction. Developer still anticipates completion of all 65 remaining dwellings by end of March 2020 as previously envisaged.	Yes	N/A
	Nightingale Close	17/00570/S73	Under Construction	70	41	29							As at April 2019, 41 dwellings had completed, 27 dwellings had commenced construction and only 2 dwellings (with detailed consent) had yet to commence construction. Developer anticipates completion of the remaining 29 dwellings by December 2019. Poor weather, lower sales rates and drainage infrastructure issues were cited as reasons for the site delivery being slower than envisaged at the outset.	Yes	N/A
	Mannamead Centre, 15 Egguckland Road	14/02336/FUL	Under Construction	29		29							As at April 2019 all 29 dwellings had commenced construction and none had completed. Developer indicates delivery of dwellings delayed due to boundary disputes/party wall agreements, tree preservation applications and connection of mains services to the site. Additionally, lack of block layers has also caused delay. Developer anticipates all dwellings will be complete by end of March 2020.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	LP041 Former Car Park Pier Street	15/01629/FUL	Under Construction	14	4	10							As at April 2019 4 dwellings had completed and the remaining 10 had commenced construction. Site has not developed as anticipated and has been delayed due to financial issues. Developer/Agent indicates that site has been refinanced, construction has recommenced and expects site to be complete by March 2020	Yes	N/A
	Old Mays Nursery, Vinery Lane	16/01779/REM	Under Construction	12	11	1							As at April 2019 11 of the 12 dwellings had completed and the remaining dwelling had commenced construction	N/A	Assumed completion of last dwelling by end of March 2020
	1 Armada Street	16/02274/FUL	Under Construction	12		12							All 12 dwellings still under construction as at April 2019 (large conversion). Developer still anticipates completion of all dwellings by August 2019.	Yes	N/A
	The Presbytery, Hendwell Close	07/02110/FUL	Under Construction	8			8						As at April 2019 all 8 dwellings had commenced construction	No response from developer	Assumed all 8 dwellings under construction will complete by end of March 2020
	Peirson House	17/01826/S73	Under Construction	76		76							As at April 2019 the development (flats) had commenced construction. Developer confirms anticipated completion before end of March 2020	Yes	N/A
	Dudding Court 8 Craigie Drive	17/00009/FUL	Under construction	10		10							As at April 2019 the development (large conversion) had commenced construction. No recent response from Developer, however Developer previously indicated expected delivery in 2019/20	No updated response from Developer	Development has commenced construction and reasonable to assume that delivery on track to complete by end of March 2020 as developer initially envisaged
	23 How Street Plymouth	17/01997/FUL	Under construction	12		12							As at April 2019 all 12 dwellings had commenced construction. Developer confirms completion anticipated in 2019/20	Yes	N/A
	Zone E, 4 Phelps Road	17/01350/FUL	Under Construction	14		14							As at April 2019 all 14 dwellings had commenced construction. Developer confirms development has now completed post April 2019	Yes	N/A
	St Budeaux Library Victoria Road	18/00643/FUL	Under Construction	24		24							As at April 2019 all 24 dwellings had commenced construction. Developer confirms that all 24 dwellings will be complete by end of October 2019.	Yes	N/A
	Colebrook House, 51 Newnham Road	17/02471/FUL	Under Construction	14		8	6						As at April 2019, 8 dwellings had commenced construction and 6 (with detailed consent had yet to commence construction. No response from Developer/Promoter.	No response from Developer/Promoter	Reasonable to assume that the 8 dwellings under construction would complete by March 2020 and the remaining 6 by March 2021
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Planning permission - Not Yet Started	6			6						Previous consent for 8 dwellings considered undeliverable last year and removed from SYLS. However site now subject to a new detailed consent for 6 dwellings. As at April 2019 all 6 dwellings had yet to commence construction. Developer indicates delivery of all 6 dwellings in 2020/21	Yes	N/A
	Beacon Castle Sport & Social Club, Channel Park Avenue	18/00041/REM, 16/01269/OUT previous - 12/01362/OUT 08/02049	Planning permission - Not Yet Started	7			7						Site has detailed consent (non-major) for 8 dwellings. As at April 2019 all 7 dwellings had yet to commence construction. No update from Developer. Developer previously indicated Contractor on board and delivery anticipated in 2020/21	Yes	Assumed delivery of all 8 dwellings with detailed consent in 2020/21 as developer/promoter envisaged in November 2018

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	Admiralty House, Mount Wise Crescent	16/02212/FUL	Planning permission - Not Yet Started	12			12						Site yet to commence as at April 2019, however Developer indicates site has commenced construction post April 2019. Developer indicates delay due to unexpected additional asbestos, requiring significant additional asbestos removal and additional LBC for removal of ceilings. Developer now anticipates completion pushed back to Summer/Autumn 2020	Yes	N/A
	Land at Prince Maurice Road	18/00432/FUL	Planning permission - Not Yet Started	99			49	50					Site has detailed consent for 99 dwellings. As at April 2019 the site had not commenced construction. Developer previously indicated delivery of 44 dwellings in 2019/20 but now anticipates no completions in 2019/20 but all 99 dwellings by end of March 2020. Commencement on site has been delayed due to slow worm relocation, developer indicates start on site in July 2019.	No	Given site has been delayed and no dwellings are under construction it has been assumed that all 99 dwellings are unlikely to complete in 2019/20. It has therefore been assumed delivery should be spread across 2019/20 (49 dwellings) and 2020/21 (50 dwellings). This is consistent with the SHLAA lead in times and delivery rates for a site of this size.
	Former Tothill Sidings, Desborough Road	16/01422/REM	Planning permission - Not Yet Started	50				50					Site has detailed consent for 50 dwellings. Site has yet to commence development as at April 2019, however applicant has applied to discharge all pre commencement conditions. No update from applicant regarding delivery profile or whether a developer is on board, and alternative scheme currently subject to a pre-app. No clear evidence at this stage to suggest consented scheme undeliverable or no longer being pursued	No update from applicant regarding delivery profile	Assumed delivery in 2021/22 as per last year. No clear evidence forthcoming to change assumption and applicant applied to discharge all pre-commencement conditions. Assumption accords with SHLAA lead in time/delivery rates evidence.
	5-12 Arundel Crescent	05/00862/FUL	Planning permission - Not Yet Started	24			24						Site has detailed extant consent for 24 dwellings and has yet to commence development as at April 2019. Development has not progressed as envisaged last year due to some land ownership issues. Developer indicates start on site imminent and delivery of all dwellings by November 2020	Yes	N/A
	Land at Raglan Road	16/02429/FUL	Planning permission - Not Yet Started	6			6						Site has detailed consent for 6 dwellings (minor). As at April 1st 2019 no dwellings had commenced construction. No update from developer/promoter	No update from developer	As site is minor development with detailed consent, delivery continues to be assumed in 2020/21 given no dwellings had commenced at April 2019. No clear evidence site won't be delivered.
	16-20 Duke Street	17/01770/FUL	Planning permission - Not Yet Started	24				24					Site has detailed consent for 24 dwellings (major). As at April 2019 the development had not commenced. Developer cites delays in acquiring materials as reason for delays in commencement compared with that envisaged last year. Developer now indicates start on site in Autumn 2019 and delivery of all 24 dwellings in 2021/22.	Yes	N/A
	Land Adj to 790 Wolseley Road	18/01153/FUL	Sites with Planning Permission not started	6			6						Site previously removed from SYLS but now subject to a new detailed consent for 6 dwellings (minor). As at April 2019 all 6 dwellings had yet to commence construction. No delivery profile from developer/promoter.	N/A	As site is minor development with detailed consent, delivery of all 6 dwellings assumed in 2020/21 given no dwellings had commenced at April 2019. No clear evidence site won't be delivered.
	28 George Place	18/00570/FUL	Sites with Planning Permission not started	9					9				New consent 2018/19 (windfall) Site has detailed consent (minor) As at April 2019 all 9 dwellings had yet to commence construction. Developer anticipates discharging pre commencement conditions and start on site before May 2020 and completion late 2022.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	Ford Baptist Church Alfred Road	18/01855/FUL	Sites with Planning Permission not started	10		10							New consent 2018/19 (windfall) Site has detailed consent for 10 dwellings (major) As at April 2019 no dwellings had commenced construction. Developer indicates that site has commenced post April and anticipates completion in Jan/Feb 2020	Yes	N/A
	Bostons Boat , Baylys Road	17/02074/FUL	Sites with Planning Permission not started	15			15						New consent 2018/19 (windfall) Site has detailed consent for 15 dwellings (major) As at April 2019 development had yet to commence. Developer in the process of acquiring ownership and anticipates delivery in 2020/21	Yes	N/A
	Land Adj 29 Compton Park Road	18/01888/FUL	Sites with Planning Permission not started	8			8						Site has detailed consent for 8 dwellings (minor). As at April 2019 all 8 dwellings had yet to commence construction. No response from developer/promoter regarding delivery profile, however pre commencement conditions have been discharged	No delivery profile provide by developer/promoter	Site is minor development with detailed consent. As site has yet to commence construction, it is reasonable to assume completion by end of March 2021 in accordance with SHLAA Lead in time and delivery rate methodology. No clear evidence site will not be delivered.
	Foliot House Budshead Road (conversion)	18/01494/GP2	Sites with Planning Permission not started	22			22						New consent 2018/19 (windfall) Site has detailed consent for 22 dwellings (major) As at April 2019 the development (large conversion) had yet to commence construction. No response from Developer/promoter	No response from developer/promoter	Site has detailed consent. As site has yet to commence construction reasonable to assume delivery in 2020/21 in accordance with SHLAA lead in time and delivery rate methodology. No clear evidence site will not be delivered.
	Rockville 2A Rockville Park (conversion)	18/01748/FUL	Sites with Planning Permission not started	10			10						New consent 2018/19 (windfall) Site has detailed consent for 10 dwellings (major) As at April 2019 the development (large conversion) had yet to commence construction. No response from developer/promoter regarding delivery	No response from developer/promoter	Site has detailed consent. As site has yet to commence construction, it is reasonable to assume completion by end of March 2021 in accordance with SHLAA Lead in time and delivery rate methodology. No clear evidence site will not be delivered.
	Crown And Column, 223 Ker Street (conversion)	16/00995/LBC	Planning permission - Not Yet Started*	5		5							Site has detailed consent (conversion) for 5 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2019/20. No clear evidence conversion will not be delivered.
	9 Parade (conversion)	16/02312/FUL	Planning permission - Not Yet Started*	6		6							Site has detailed consent (conversion) for 6 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2019/20. No clear evidence conversion will not be delivered.
	144-146 Vauxhall Street (conversion)	17/00218/FUL	Planning permission - Not Yet Started*	7		7							Site has detailed consent (conversion) for 7 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2019/20. No clear evidence conversion will not be delivered.
	Metropolitan House 37 Craigie Drive (conversion)	17/01169/FUL	Planning permission - Not Yet Started*	8			8						Site has detailed consent (conversion) for 8 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2020/21. No clear evidence conversion will not be delivered.
	Wyndham Hall, Wyndham Street East (conversion)	17/02043/FUL	Planning permission - Not Yet Started*	6			6						Site has detailed consent (conversion) for 6 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2020/21. No clear evidence conversion will not be delivered.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	I The Crescent (conversion)	17/02104/FUL	Planning permission - Not Yet Started*	7			7						Site has detailed consent (conversion) for 7 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2020/21. No clear evidence conversion will not be delivered.
	Sandon Court, I Craigie Drive (conversion)	18/00568/FUL	Planning permission - Not Yet Started*	5				5					Site has detailed consent (conversion) for 5 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2021/22. No clear evidence conversion will not be delivered.
	97-99 Mutley Plain (conversion)	18/00602/FUL	Planning permission - Not Yet Started*	7				7					Site has detailed consent (conversion) for 7 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2021/22. No clear evidence conversion will not be delivered.
	The River View Centre, Astor Drive (conversion)	18/01222/FUL	Planning permission - Not Yet Started*	6				6					Site has detailed consent (conversion) for 6 dwellings (minor).	N/A	Site has detailed consent (conversion). Assumed delivery in 2021/22. No clear evidence conversion will not be delivered.
Large Sites Commitments (students)															
	Tamar House, St Andrews Cross	17/01911/S73	Under Construction	77	56	21							As at April 2019 the development (student accommodation) had commenced construction. Developer/Agent confirms completion expected by September 2019 for September intake	Yes	N/A
	Derry's Department Store, 88 Royal Parade	17/00586/S73M	Under Construction	205		205							As at April 2019 All 205 dwellings had commenced construction (large conversion -student flats). Developer still anticipates completion of scheme ready for occupation by September 2019 in time for September 2019 intake.	Yes	N/A
	Belgrave Snooker Club, Belgrave Road	15/02137/FUL	Under Construction	43		43							Site has detailed consent for 43 units (student flats) and had commenced construction post April 2018. Applicant confirms delivery of all student units in 2019/20 in time for September 2019 intake.	Yes	N/A
	84-86 North Road East	17/01953/FUL	Under Construction	17		17							As at April 2019 the development (student units) had commenced construction. Developer anticipates completion of the scheme in time for September 2019 intake of students	Yes	N/A
	Crescent Point, The Crescent	14/01264/FUL	Under Construction	137		137							As at April 2019 the development (student accommodation) is still considered to be under construction as it is not ready for occupation. Development subject to legal dispute and H&S issues need to be resolved	N/A	Assumed legal and H&S issues could be resolved during 2019/20 and development could be ready for occupation by end of March 2020
	41 North Hill	17/02091/FUL	Sites with Planning Permission not started	41				41					New consent 2018/19 (windfall) Site has detailed consent (major). As at April 2019, development (student studio flats) had yet to commence. Developer/promoter indicates commencement of site in January 2020 but did not provide completions date	N/A Developer only provided commencement date	Site has detailed consent (conversion & extension). On the basis of commencement of development in Jan 2020, reasonable to assume delivery in 2021/22 in accordance with SHLAA lead in times and delivery rate methodology. No clear evidence development will not be delivered.
	I The Moneycentre I Drake Circus	17/02141/FUL	Sites with Planning Permission not started	163					163				Site has detailed consent for 163 dwellings (Student accommodation). As at April 2019 site had yet to commence construction. Site is let at present, development indicates development can come forward in 2022 and anticipates completion of the scheme in 2023.	Yes	N/A
	47A North Road East	15/01251/FUL	Planning permission - Not Yet Started	39		39							Site has detailed consent for 39 dwellings. As at April 2019 the development had yet to commence. However the development has commenced post April and the Developer indicates a completion date of March 2020	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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	None	Allocated	248					144		104		Detailed planning application validated in March 2019 (for 144 dwellings) a few months later than envisaged last year. Application due to be determined in summer 2019. Given delays in submission of application, developer now envisages reasonable to assume completion of all 144 dwellings (flatted scheme) associated with first phase during 2022/23. 2nd phase delivery anticipated post 5 year supply in 2025/26.	Yes	As flatted conversion scheme all completions would occur in same year.
PLY24	Sutton Road West	17/02323/FUL	Planning Permission Not Yet Started	194				14			180		Site has detailed planning consent for part of the site (major - 14 units) and last year developer indicated completion in 2021/22. No update provided by developer post April 2019. Remainder of allocation likely to be delivered outside 5 year supply in years 6-10 and no clear evidence to indicate earlier delivery at this stage.	No update provided by developer.	Site has detailed consent for 14 dwellings. Assumed delivery in 2021/22 as envisaged by developer last year. No clear evidence site will not be delivered.
PLY25	Sugar House, Sutton Harbour	18/01245/FUL	Planning Permission Not Yet Started	170				170					Site has detailed consent for 170 dwellings (major flatted development). As at April 2019 the development had yet to commence. Developer anticipates delivery of all 170 dwellings by end of March 2021. No update provided by developer in 2019.	No update provided by developer.	Site has detailed consent. As the site has yet to commence at April 2019 and the development is a flatted scheme that could be an 18 month to 2 year build, assumed delivery will be one year later in 2021/22 than that envisaged by the developer last year. Flatted scheme so all completions would occur in same year.
PLY28	land north of Cliff Road, The Hoe	17/00952/Ful	Planning permission - Not Yet Started	88				88					Site has detailed consent for 88 dwellings (flatted scheme) and had yet to commence construction as at April 2019. As the site as yet to commence construction delivery has been put back one year to 2021/22, delay due to financial issues. No clear evidence to suggest site isn't deliverable at this stage.	N/A - no update on delivery provided.	Site has detailed consent and although delayed, no clear evidence to indicate site won't be delivered, reasonable to assume delivery put back a further year to 2021/22 which accords with SHLAA lead in times/delivery rate evidence.
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	325			17	60	60	60	128		Part of wider regeneration scheme that has yielded dwellings prior to plan period as well as earlier in plan period. At April 2019 there were 217 dwellings currently under construction. Subsequent reserved matters applications for the remainder of the outline expected towards completion of current phases. Delivery profile for remainder of outline provided by developer last year. No update provided this year.	No new update from Developer regarding remainder of outline consent.	Assumed continuation of delivery profile for remainder of site as envisaged by developer last year. Consistent with SHLAA lead in time and delivery rate methodology.
PLY29	Millbay Waterfront - Land at Millbay, Millbay Road	16/00751/AMD	Under Construction	137		137							Site with detailed consent for 137 units. All 137 dwellings had commenced construction as at April 2018. Developer continues to anticipate completion of all 137 dwellings in 2019/20 as envisaged last year.	Yes	Delivery Rate accords with SHLAA Delivery rate methodology - Majority of scheme apartments therefore will all complete in same year.
PLY29	Millbay Waterfront - Plot C2, Land at Millbay, Millbay Road	17/00140/REM	Under Construction	80		80							Site with detailed consent for 80 units. The development (80 extra care units - flatted scheme) had commenced construction as at April 2019. Developer continues to anticipate completion of the scheme in 2019/20 as envisaged last year.	Yes	Delivery Rate accords with SHLAA Delivery rate methodology - flatted development therefore will all complete in same year.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
PLY53	Former China Clay site, Coypool	None	JLP Allocation	400					70	70	260		The site has been acquired by Homes England. Homes England has submitted a DES application and regular pre-application meetings are now taking place on a range of issues. The process of remediation of the land has begun and demolition of some of the former industrial buildings will shortly be starting - currently considering pre-commencement conditions. Homes England continue to anticipate a planning application (outline/hybrid) will be submitted in mid-2019, and following a planning decision, that marketing of the site will happen in 2020, start on site September 2020 and completion of all phases by September 2028 as the site will be parceled up and offer a wide range and type of housing to ensure higher delivery rates.	Yes	On the basis of Homes England intelligence of anticipated start on site in September 2020 and completion of all dwellings by September 2028, a cautious assumption of first yields in 2022/23 (year 4 of the 5YLS) are realistic and a delivery rate of approx.70 dpa over the 6 years to 2028. This accords with SHLAA lead in times/delivery rate evidence. If start on site achieved in September 2020 then reasonable to assume more dwellings would come forward into the 5 year supply than assumed here.
PLY58.3	Coombe Way & Kings Tamerton Road	18/00193/OUT - pending decision	JLP Allocation	40			12	14	14				Application withdrawn. PCC owned site, developer on board and liaising with Homes England regarding funding. PCC Anticipate new detailed application in summer 2019 with start on site late 2019 for first market units. PCC anticipate 12 dwellings to be delivered in first phases by end of March 2021. 2nd phases (community led homes - serviced plots for sale) anticipated to deliver across 2021-2023.	Yes	N/A
PLY58.5	North Prospect phase 4	None	JLP Allocation	182			30	57	51	44			Site is the last phase of the North Prospect regeneration and follows phase 5. Developer has revised delivery profile when compared with last year and indicates a lower delivery rate than previously envisaged relating to their latest funding bids and due to delay in progressing the planning application. Developer anticipates an increase in 14 dwellings regarding the forthcoming full application.	Yes	Delivery profile reflects the allocation quantum until such time as the forthcoming application for this phase is consented. (the profile does not therefore include the additional 14 dwellings the developer refers to.
PLY58.6	North Prospect phase 5	17/01701/FUL	Under Construction	143		9	87	47					Site has detailed consent for 143 dwellings. As at April 2019 24 dwellings had commenced construction. Developer indicates delivery profile should remain the same as that envisaged last year.	Yes	N/A
PLY58.15	Savage Road, Barne Barton	18/01288/FUL - pending decision	JLP Allocation	204				80	124				As at April 2019 application had yet to be determined (detailed consent has been granted post April 2019). Application involves demolition of 228 dwellings (which are accounted for within the demolition row of the summary table) Developer still anticipates start on site for phase 1 (145 dwellings) in early 2020 and completion by December 2020. Demolitions for phase 2 will commence once residents have moved into first phases of phase 1, anticipated to be by April 2021. It is anticipated that phase 2 (59 dwellings) will then complete by April 2023. Developer has adjusted delivery profile from last year to 80 dwellings in 2021/22 and 124 dwellings in 2022/23 (Phase 1 and 2 converge with regard to delivery.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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	None	JLP Allocation	20				20					Developer indicates submission of application delayed but due to submit in July 2019. Developer anticipates start on site March 2020 and completion of scheme by November 2021.	Yes	N/A
PLY59.16	Whitleigh Community Centre	16/02033/FUL	Planning permission - Not Yet Started	27			27						Site has detailed consent for 27 dwellings. As at April 2019 the no dwellings had commenced construction. Developer indicates start on site expected in June 2019 with a 54 week build programme. All 27 dwellings complete by July 2020	Yes	N/A
PLY59.17	Chaucer Way School	15/00858/OUT	Under Construction	137	71	62		4					Site has detailed consent for all but 4 dwellings which have outline consent. As at April 2019 the remaining 62 dwellings with detailed consent have all commenced construction. The developer confirms that all remaining dwellings will be complete by September 2019. The 4 dwellings with outline consent (non-major) are for self build plots and delivery of these dwellings are now assumed to be delayed until 2020/21.	Yes	N/A
PLY60.1	Redwood Drive, Plympton	16/00150/FUL	Under Construction	190	98	73	19						Site with detailed consent. As at April 2019 there were 92 dwellings remaining to complete, 73 of which had commenced construction. Developer confirms all remaining dwellings are programmed for completion by December 2019	Yes in part	Assumed delivery of the 73 dwellings under construction in 2019/20 and delivery of the remaining 19 that had yet to commence at April 2019 in 2020/21
PLY60.3	Former Plympton Hospital	16/02233/FUL	Under Construction	54	48	6							Site with detailed consent. As at April 2019 the development had almost completed with 6 dwellings remaining still under construction but nearly complete	N/A	Assumed remaining 6 dwellings to complete in 2019/20 as the dwellings were close to completion in April 2019
PLY60.5	Land at 60 Vinery Lane	17/02158/OUT	Planning permission - Not Yet Started	5			5						Site has outline consent for 5 dwellings (non major). As at April 2019 no dwellings has yet to commence construction. No update or response from developer regarding delivery profile or submission of reserved matters.	No response from developer	Assumed submission of reserved matters by December 2019 (when outline expires) and delivery in to 2020/21. Assumption accords with SHLAA lead in time/delivery rate methodology.
PLY60.7	Land between Undercliff Road and Barton Road, Turnchapel	17/01246/FUL	Under Construction	7	1	6							Site has detailed consent for 7 dwellings. 1 dwelling completed in 2018/19 4 dwellings had commenced construction and 2 had yet to commence construction as at April 2019. Developer indicates completion of all 7 dwellings anticipated in 2019/20.	Yes	N/A
PLY60.9	Land at Plympton House	17/01675/S73 17/01676/S73 15/02229/ful & 15/02230/Ful	Under Construction	14	4	4	6						Site is a mixture of new builds and conversions. As at April 2019 site is under construction and had completed 4 dwellings in 2018/19. No specific detail from developer regarding delivery profile for remaining dwellings. One additional dwelling had commenced construction	No update from developer	All dwellings (conversions and new builds) have detailed consent and site has already completed 4 dwellings. Assumed delivery of the remaining 10 dwellings as follows: 4 dwellings in 2019/20 and remaining 6 dwellings in 2020/21
PLY60.10	Land off Newnham Road, Colebrook (Planning Application addressed as Land off Colebrook Road)	17/01216/FUL	Planning permission - Not Yet Started	43					43				Site has detailed consent for 43 dwellings. Agent indicates delivery of scheme delayed by one year due to delay in developer coming on board, process ongoing.	Yes	Site has detailed consent. Delivery assumed to be delayed until 2022/23 no clear evidence of non delivery given current status of site.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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	212	107	8							Site is a major new settlement with outline consent for 5,500 dwellings. The site has detailed consent for 610 dwellings as at April 2019. The site straddles the city boundary and 292 dwellings with detailed consent are within the city boundary and the other 318 are within South Hams LPA area. The remaining dwellings associated with Sherford fall within the South Hams LPA area. As at April 2019 only 68 dwellings remain to complete in the Plymouth LPA area. Developer confirms the 46 dwellings under construction will complete in 2019/20. Developer anticipates the remaining 22 dwellings in Plymouth are anticipated to be delivered later in 2023/24 post relocation of show room and car park. The consortium of developers (Linden, Taylor Wimpey and Bovis) have indicated a delivery profile of 264 dpa (across both LPA areas) and have indicated delivery could increase to 300 dpa (all development post 2020 is within the South Hams LPA area).	Yes	N/A
PLY48	Sherford New Community Land South/Southwest of A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY Now 24 instead of 19 4430/17/ARM (increase of 5)	Site Under Construction	209	83	28			22						
PLY48	Sherford New Community Land South/Southwest of A38	15/00518/REM LINDEN 15/00958/REM(ANOTHER CONSENT FOR 25)	Site Under Construction	189	34	10									

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2019 to 2024	5 Year Supply Total	2019-20	2020-21	2021-22	2022-23	2023-24
Supply Categories						
Allocated Sites	2,791	519	413	800	679	380
Large Sites Commitments at March 2019	742	390	201	142	9	0
Large Sites Commitments at March 2019 (Student Accommodation)	666	462	0	41	163	0
Small Sites Commitments at March 2019 (before applying discount for future lapsing)	236	92	94	50	0	0
Small Sites Commitments at March 2019 (Student Accommodation)	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-18	-4	-9	-5	0	0
Small Windfalls Forecast	84	0	0	0	42	42
Communal Accommodation (Net)	-3	0	-3	0	0	0
Demolition and Conversion Loss	-381	-303	0	-78	0	0
TOTAL	4,117	1,156	696	950	893	422

APPENDIX 3

**South Hams LPA supply over the next 5
years (2019-2024)**

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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 LARGE SITES															
	West Alvington Hill, KINGSBRIDGE	28/0508/15/O	Planning permission- Not Yet Started	60	0	0	0	20	20	20	0	0	0 Site has outline consent for up to 60 dwellings. Current detailed planning application (Reserved Matters for 57 dws) validated. Additional information about the RM application has been requested and a time extension agreed. Capacity remains at 60 dwellings as decision pending on RM application. Site land owner/developer is a house-builder (Baker Estates). No site start and as expected no dwellings completed at the 2019MP.	Yes - agrees with build rates, and anticipates a swift site start in 2019/2020.	At this time, the RM application has not been determined, so the site capacity remains at the 60 dwellings from the outline consent. Developer agrees with build rate assumptions (20dpa), which are realistic, mindful that developer is proceeding with nearby development at Malborough. Developer provided delivery trajectory anticipates first dwellings in 2020/21. Sufficient lead in time available for first completions forecast to be 2021/22. With RM application submitted by a housebuilder and trajectory agreed the Council considers there is sufficient clear evidence that the dwellings will be begun and completed in the 5 year period, and are therefore in the forecast for the 5 years from the 2019MP.
	Kings Arms Hotel, Fore Street, KINGSBRIDGE TQ7 1AB	1515/17/FUL	Planning permission- Not Yet Started	15	0	0	0	0	15	0	0	0	0 Site has detailed consent (full) for 15 dwellings. As expected by the previous forecast, the site had not started and no dwellings were completed as at end March 2019. Landowner was Vision Residences - site has been marketed. New information from the developer's agent :- the build contract is out to tender.	Yes Agent for developer had previously indicated that site is unlikely to start before summer 2019 and take 2 years to complete. New information by telephone from the agent for the developer: site start is now expected within 6 to 12 months; & a 2.5 year build programme, ie later than previously forecast. Implies 15 completions in 2022/23 - Council agrees.	Previous forecast was based on standard lead in time; and build programme indicated in the application for this conversion of a listed building + 2 new build dwellings. New information indicates a delay, and increased lead in time. So taking new information into account, the Council anticipates 15 dwelling completions in 2022/23 (ie All 15 dws forecast for delivery in the 5 year period).
	Rainbow View, Parkers Way TOTNES	1483/17/POD 3895/17/POD	Under construction	26	0	0	26	0	0	0	0	0	0 Site has 2 alternative consents -where Prior Approval has been given (26 and 30 dwellings). Separate Full application for external works - granted approval. Some demolition works within the Prior Approval occurred in 2018. Site has started by end March 2019 (ground breaking ceremony was held 13 March 2019). As expected, no dwellings were completed in 2018/19. Developer is Leading Homes and main build contractor is SEG Building Services. Leading Homes state that further detailed application(s) is to be submitted - but further information about this is to be announced.	Yes. Agent previously advised that landowner did not intend to implement the 1483/17/POD consent for 26 dws. New response from. Leading Homes confirms intention to progress 3895/17/POD (ie 30 dws) but has also agreed with the Council's trajectory for 26 dwellings (and to the build rate and date of first completions).	Previous trajectory relied on standard Lead in time. That has been superseded by site start, demolitions on site and role of Leading Homes in delivering the development. Now realistic to anticipate completions earlier than previously forecast. Build rate consistent with proposal being an office to residential conversion & all completions at same time in a single year 2020/21, so no change in build rate compared to previous forecast. Some uncertainty about the number of dwellings so the Council considers it prudent for this forecast to be based on 26 dwellings, forecast for completion in 2020/21. (All 26 dws forecast for delivery in the 5 year period.) Application for the 30 dws scheme did not provide floorplans so unable to determine dwelling mix at this time. Subsequent monitoring will check number and mix of dws. Any future development proposals on this site will be considered in future SYLS assessments.
	Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ	2826/15/FUL	Planning permission- Not Yet Started	10	0	0	10	0	0	0	0	0	0 Site has detailed consent (full) for refurbishment of hotel and c/u of hotel to 10 dwellings. Agent information: Site started 14 May 2019 including substantial drainage works and drainage infrastructure. As expected, there were no dwelling completions by end March 2019. Landowner is Harbour Hotel Ltd. Build contractor has been appointed.	Yes	Same lead in time and completion of 15 dws (and the hotel) in 2020/21, as in previous forecast. ie all 15 dws forecast for delivery in the 5 year period from the 2019MP.
	Land at SX805 510, Town Farm, BLACKAWTON	06/0992/14/F	Under construction	60	22	25	13	0	0	0	0	0	0 Site is under construction following detailed consent (full) for 60 dwellings. 22 completions in 2018/19 is slower than the 30 that had been forecast. 21 dwellings under construction at the 2019 Monitoring Point. Linden Homes is the site developer.	No response	With site start and completions in 2018/19 there is no change to the lead in time. However, the slower than expected delivery in 2018/19 coupled with 21 dwellings under construction indicates a modest slowdown. The Council considers it prudent to reduce the build rate from 30dpa in the previous forecast down to 25dpa. This reduces the forecast completions in 2019/20 from 30 down to 25, & the remaining 13 dwellings completed in 2020/21. ie 38 dws forecast delivery in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	Land north of Canes Orchard BRIXTON	1825/16/OPA	Planning permission- Not Yet Started	28	0	0	8	20	0	0	0	0	Site had outline consent for 29 dws, but since the 2019 Monitoring Point the site benefits from the subsequent 19 June 2019 Committee resolution to approve a detailed application for 28 dws. As expected, there was no site start and no dwellings completed as at the 2019 Monitoring Point. ADPAD is the developer and intends to build the dwellings. Forecast of a slightly later start and first completions results in fewer dwellings forecast for delivery in 2020/21 (8) compared to the previous forecast of 20 but otherwise no evidence of slowdown or acceleration.	No (but this was because the developer had not anticipated the positive outcome of the DM committee decision in June 2019). Developer still expected development to occur.	Previous forecast based on average lead in time for site size (Housing Topic paper Appendix 11.2 (TP3(rev))), modified by progress of RM applications. Application for 28 dws has committee resolution to approve (subject to S106). But no application yet to discharge conditions. It is necessary to allow sufficient time to submit & determine application(s) to discharge conditions. Site start forecast therefore put back from September 2019 to early winter 2019, and consequential change to date of first completions, now forecast to be October 2020. No change to forecast build rate (20 pa- as this is a smaller site, expectation of SME). le all 28 dws forecast for delivery in the 5 year period.
	Hareston Farm, BRIXTON		Under construction	14	4	4	4	2	0	0	0	0	Site is under construction following detailed consent for conversion of barns to dwelling. 4 built and 10 under construction at the 2019 monitoring point. Development has been slower than previous forecast (which anticipated 9 dws built in 2018/19 including the Pump House). The developer Dart Developments confirms that the slow down was due to very slow sales.	No (but this was because the developer also counted 2 other dwellings with Class Q Prior Approval which the Council does not include in the large site forecast). Developer considers build rate is 4 dpa.	Council accepts the developer's forecast build rate of 4 dpa, so site is forecast to be completed Autumn 2021 (le the remaining 10 dws forecast for delivery in the 5 year period).
	field opposite Wheat Park, Totnes Road, DIPTFORD	17/2267/12/F	Under construction	12	0	0	10	2	0	0	0	0	Site has detailed (full) consent. Technical site start by March 2016 related to detailed consent (full) for 15 dws. New detailed consent (full) 0428/18/FUL for 12 dws granted in 30 July 2018 - applicant was Jameson Homes. New Deed of Variation of the S106 agreement was signed with new developer Jameson Homes. Application to discharge conditions 13 and 14 of consent 0428/18/FUL granted December 2018. As previously expected, no dwelling completions in 2018/19. Developer Jameson Homes is the housebuilder and agrees with forecast build rate, lead in times and the trajectory (for 12 dws).	Yes (Jameson Homes confirms intent to implement new full planning consent for 12 dws and that site remains available).	Council trajectory reflects the new consent (le all 12 dws forecast for delivery in the 5 year period).
	Gara Rock Hotel, EAST PORTLEMOOUTH (western building; rotunda; + secret suite)	3586/16/F	Planning permission- Site Started	13	10	3	0	0	0	0	0	0	Site is under construction following detailed consent (full) for change of use to 13 dws (C3). Agent for developer has now confirmed that application 1138/18/VAR for 13x C3 dws has been implemented. Although 1 dwelling was previously under construction as part of the hotel development, only the building shell was built; the interior was not completed. So no completion of that dwelling occurred at that time. Development has accelerated with 10 dwellings completed in 2018/19, earlier than previously expected. The remaining 3 dwellings were under construction at the 2019MP.	Yes. (Agreed trajectory (by telephone) - and confirmed that application 1138/18/VAR has been implemented).	Council amended the trajectory - so that at the 2019MP it reflects the accelerated development, with 10 xC3 dwellings completed in 2018/19. 3 xC3 dwellings remained under construction and are expected to be completed in 2019/20 (le the 3 remaining dws forecast for delivery in the 5 year period).
	Development site of SX 7752 4240, FROGMORE	43/2855/14/F 2071/18/FUL	Under construction	11	9	0	2	0	0	0	0	0	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 2019. Agent confirms that landowner intends to implement application 2071/18/FUL (2 dwellings).	Yes -(agreed by agent for land owner by telephone 9 May 2019).	Latest intelligence from the agent for the landowner re- affirmed that the intention is to implement application 2071/18/FUL (2 dwellings)and provides evidence to justify amending the site start date and the completion date of the 2 dwellings). The Councils' latest forecast anticipates 2 dwellings being completed in 2020/21 ((le the remaining 2 dws are forecast for delivery in the 5 year period).

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	Land at Alston Gate, MALBOROUGH TQ7 3BT	33_46/0918/14/O	Planning permission- Not Yet Started	16	0	0	0	0	16	0	0	0	Site (Alston Gate Phase 2 Malborough) has detailed consent (RM) for 16 dwellings following outline consent granted December 2017. Discharge of some conditions approved 20 June 2018, but application to discharge precommencement condition for a Construction Management Plan has not yet been received. As expected, site has not started and no dwelling completions as at the 2019 Monitoring Point. Site remains available.	No response from applicant (Cholwells Court.)	Trajectory allows sufficient time to submit and determine application to discharge precommencement condition relating to CMP, with site start by end 2020 if this consent is to be implemented. The Council have applied a reality check and amended their initial forecast. The Council now forecasts dwelling completions on Alston Gate Phase 2, Malborough being delivered in 2022/23 once the completions of dwellings consented at Malborough Park (now under construction) have finished. This implies site works in first half of 2021/22, with dwellings under construction in 2nd half of 2021/22 and first completions from Spring 2022 (ie all 16 dws delivered in the 5 year period).
	Tor Hill Quarry, Ipplepen Road, MARLDON TQ3 1SE	3951/17/FUL	Planning permission- Not Yet Started	10	0	0	0	10	0	0	0	0	Site has detailed consent (full) for 10 dwellings. This is a new site (windfall) because it was granted conditional approval in 2018/19 so there is no previous forecast. Site has not started as at 2019 Monitoring Point. There were no completions in 2018/19. No application yet received to discharge conditions. The developer Lite Homes confirms the site is available.	Yes (telephone information from developer Lite Homes Ltd, that the site is available, that they expect to deliver 10 dwellings in 2021/22)	Mindful of the new information from developer, Lite Homes, the Council concludes there is sufficient time to submit & determine an application to discharge precommencement conditions, undertake enabling/ site works and construct 10 dwellings by March 2022. (ie all 10 dws are forecast for delivery in the 5 year period).
	Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ	22/1967/13/F	Under construction	12	8	2	2	0	0	0	0	0	Site is under construction, with 8 dwellings built 2014-19. The 2 in 2018/19 is slightly slower delivery than the 4 previously forecast. Agent confirms that the 2 dwellings under construction at 2019MP are intended to be completed by March 2020 and the remaining 2 completed by March 2021. Landowner is project managing the house-building.	Yes (information from agent for landowner)	
	Sx 5670 4944, west of Collaton Park, NEWTON FERRERS	37/2548/14/O	Planning permission- Not Yet Started	70	0	0	0	0	20	30	20	0	Site has outline consent for 70 dws. Detailed planning application for approval of one of the Reserved Matters (layout)-validated 16 August 2018, decision pending. Further RM applications will be submitted. Application to discharge condition 2 (phasing) was approved 20 August 2018. Applications to discharge other conditions - yet to be received. As expected, the site has not started and there were no dwelling completions as at the 2019 Monitoring Point. The Design and Access Statement in the RM application, states that Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. Agent confirms that the site remains available.	Yes (and information from agent for landowner/applicant - anticipate further RM applications in the next 1 to 2 years).	The Councils are mindful that the first RM application (landscape only) has not yet been determined, other RM applications are needed and other pre-commencement planning conditions need to be discharged. The lead in time also allows for site works and build out. So the Councils revised delivery profile compared to the previous forecast - now expects first dwellings completions April 2022. Applications for other Reserved Matters are expected to be linked to the land sale to the developer/ builder). Build rate assumption - same as previous forecast. With builder as Joint Venture Partner, agreement on delivery trajectory, and first RM application being processed, the Council concludes this is sufficient evidence to include 50 of the 70 dwellings consented in the forecast of delivery in the 5 year period from the 2019MP.
	Yealm Hotel, 104 Yealm Road, NEWTON FERRERS	0607/17/FUL 2975/17/VAR	Under construction	15	0	15	0	0	0	0	0	0	Site under construction following detailed consents (full) for 15 dws and suite of consents for discharge of conditions. The site has started, 15 dwellings were under construction as at 2019 Monitoring Point. As expected, there were no completions in 2018/19. Developer agrees with trajectory. Developer (Red Earth Yealm Ltd) confirmed that groundworks started in May 2018 and main contract works started August 2018	Yes (confirms that all 15 dws will be completed at the same time (December 2019) with no phasing., and confirms that application 2975/17/VAR has been implemented)	All 15 dws forecast for delivery in the 5 year period.

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	Proposed Development Site At Sx 8504 5721 Coombe Shute STOKE GABRIEL	52/2477/15/F	Under construction	10	0	10	0	0	0	0	0	0	0 Site is under construction following detailed consent (full) for 10 dws. As expected, site had started but no dwellings were completed in 2018/19. All 10 dwellings are forecast for completion in 2019/20 and developer agrees with trajectory.	Yes (Developer Blue Cedar Homes previously advised that completion of the scheme is scheduled for June 2019)	All 10 dws forecast for delivery in the 5 year period.
	Sx 8502 5769 Paignton Road, STOKE GABRIEL	52/1503/15F	Under construction	53	31	22	0	0	0	0	0	0	0 Site is under construction following detailed consent (full) and development has accelerated since the site start in January 2018, with 31 dwellings completed in 2018/19 compared to the 8 previously forecast. Developer Cavanna Homes agrees with the current forecast of 22 completions in 2019/20 when the site will be completed.	Yes	All 22 remaining dws forecast for delivery in the 5 year period.
	Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL	3903/16F	Under construction	12	0	12	0	0	0	0	0	0	0 Site is under construction following latest detailed consent September 2017 and an application to vary the consent was approved after the 2019 Monitoring Point (no change in site capacity). Applications to discharge conditions were approved in 2018. One existing dwelling was demolished after the 2019 Monitoring Point (ie 3112/18/VAR has been implemented). As expected no dwellings were completed in 2018/19. Of the gross 13 dwellings with detailed consent, gross 9 (net 8) dws were under construction and 4 had not commenced at the 2019 Monitoring Point. Developer/builder Park Green (SW) Ltd agrees with the forecast of the gross 13 (net 12) dwellings being completed in 2019/20.	Yes	All gross 13 (Net 12 dws) forecast for completion in the 5 year period.
	Development site at Knighton Road, WEMBURY	58/1352/12/F	Under construction	26	23	3	0	0	0	0	0	0	0 Site is under construction following detailed (full) consent for 26 dws. Although the development accelerated last year with 13 dwellings completed in 2017/18, the development has slowed with only 2 completions in 2018/19, compared to the 5 forecast. The remaining 3 dwellings were under construction at March 2019 and are forecast for completion in 2019/20, which is agreed by the developer J and M Homes Ltd.	Yes (developer expects the remaining 3 dwellings to be completed by August 2019)	
	Fort Bovisand, BOVISAND, Devon PL9 OAB	2821/17/FUL	Planning permission- Not Yet Started	79	0	0	4	0	75	0	0	0	0 Site has detailed consent (full) for gross 81 dwellings (net 79 as there were 2 existing dwellings on the site) plus Listed Building consent. Full application for engineering works to stabilise the cliff below the access road, pending decision. Currently discharging planning conditions. This is effectively a new site (windfall) and there is no previous forecast delivery profile. (Although there had been a previous consent in 2016/17 for 50 dwellings it was dependent on a funding bid that was unsuccessful, so the Council assumed nil dwelling delivery and no forecast was made for the 2018 MP regarding that earlier consent.) Developer for the new consent is Fort Bovisand Developments Ltd.	Yes. Information by telephone in June 2019 from agent for developer (Fort Bovisand Developments Ltd) : forecast of gross 6 dws -the coastal cottages completions at end 2020, and the remaining 75 dwellings completions at end 2022.	Council agrees with the developer (Fort Bovisand Developments Ltd) forecast of gross 6 dws (-the coastal cottages) completions in 2020/21 (net 4 counting the demolitions elsewhere on site), and the remaining 75 dwellings completions in 2022/23 . This is mindful that 41 of these 75 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. This allows sufficient time to discharge conditions, undertake site works and build out. ie All gross 81 (net 79 x C3 dws) forecast for delivery in the 5 year period.

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TTV4	land at Cotton, DARTMOUTH	15_51/1710/14/O	Planning permission- Not Yet Started	450	0	0	15	40	40	50	305	0	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, after the 2019 MP. No detailed consent. Baker Estates has acquired the site & submitted the 2 RM applications. They have now submitted 2 RM applications: for 3 dws (Phase 1A) validated 06 February 2019, but not determined as at 5 July 2019; and for Phase 1 (240 dws) was validated 15 March 2019, but not determined as at 5 July 2019. As expected, the site has not started and there were no completions at the 2019MP.	Yes	With forecast first completions (15) in 2020/21 and a build rate of 40-50 dpa thereafter, 145 dwellings are forecast for completion in the 5 year period. With the site owned and being developed by a housebuilder, the first RM applications validated and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 145 dwellings will be begun and delivered in the 5 year period.
TTV5	Noss-on-Dart, DARTMOUTH	2161/17/OPA	Planning permission- site started	126	0	-4	0	0	39	30	61	0	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. No reserved matters applications received as at 5 July 2019. Latest information from agent for Premier Marinas Ltd (landowner/developer) - series of RM applications for the remainder of the dwellings would be submitted from 2022/3 developed from 2023 onwards, 4 existing dwellings demolished since the 2019MP. As expected no dwellings completed by the 2019 Monitoring Point. Mindful of conditions in the consent & information from the developer, it is prudent to increase the lead in time to mid 2022 when the new Philips building is expected to be completed. New forecast is for the 39 dwellings with detailed consent built by March 2023. Forecast of further dwelling completions in 2023/24, and continuing thereafter is realistic and consistent with the developer's information.	Yes broadly- Developer's Agent advice: Not envisaged that residential development will commence until late 2020/2021; initial detailed phase of 39 units likely to be delivered over 2 years, and thereafter the RMs submitted and developed from 2023 onwards. Premier Marinas are currently on site, actively progressing the development discharging relevant planning conditions - so, it is likely that their current assumed phasing is a reasonable assumption at this stage. Note: Premier Marinas website data (May 2019) : Construction of commercial buildings in July 2019 & new boatyard in October 2019. Renewal of floating marina to begin winter 2019/20, then development of the hotel, new Philips Building & public areas. Premier aim to finish these core elements by mid-2022.	The Council are mindful of consent, conditions, & phasing plan. These require that certain elements are delivered prior to commencement of any residential development. Those elements are not yet completed or commenced in some cases at June 2019. The Council have revised the trajectory with a longer lead in time, in line with developer information. Thus, gross 39 dwellings are now forecast to be delivered in 2022/23 (ie the 23 Philips Building apartments (mid 2022), and 16 waterside apartments by March 2023). Forecast build rate of 30dpa thereafter, starting with anticipated completion of the 13 South Bay apartments in 2023/24 plus 17 other units currently with outline consent. The Council considers there is sufficient clear evidence that a total of gross 69 (net 65) dwellings will be begun and completed in the 5 year period from the 2019MP. The remaining 61 units with outline are forecast for delivery after the 5 year period. On these assumptions, anticipate all 130 dwellings being completed by March 2026.
TTV6	East of Ivybridge, IVYBRIDGE	27_57/1347/14/F NDY on 57/2472/14/O	Part Under Construction (222 dws) Part Planning permission (not started) (198 dws) Part Allocation 120 dws	540	97	55	55	30	40	40	223	0	The site is controlled by 3 different developers. Barratt David Wilson Homes (27_57/1347/14/F) has detailed consent for 222 dwellings. Planning applications for discharge of pre-commencement conditions were submitted and approved in 2017 for this part of the site. The consent has been implemented, 97 dwellings completed and 60 under construction at the 2018MP. The BDW site has accelerated due to greater demand for units and the initial parcel didn't have much affordable - but are now delivering affordable at pace. The Wainhomes site now has outline consent (when the applicant for 57/2472/14/O had been Hannick Homes) for up to 198 dws - granted 4 September 2018. . The remaining part of the site does not yet have an outline or detailed planning application. It is part of the JLP allocation. An application by Taylor Wimpey requesting an EIA screening opinion related to 120 dws was determined in 2017 (screening not required) . As expected there was no site start and no completions on the Wainhomes and Taylor Wimpey parts of the site at the 2019MP.	Barratt David Wilson - yes (the Councils accept their trajectory update for their consented development). Wainhomes - yes (the Councils accept their trajectory update related to the consented development on the land that they have acquired. Wainhomes advise that an RM application to be submitted June/July 2019). Taylor Wimpey - No (advise that Full application to be submitted June/July 2019 - and have held initial public consultation event prior to preparing RM application).	The Councils have revised the initial 2019MP trajectories in light of information received from the 3 developers. BDW development is in progress and the build rate forecast is consistent with rates they have achieved to date. Their last year of development overlaps with the start of forecast completions on the Wainhomes outlet. Wainhomes intend submitting detailed (RM) application in June /July 2019. The Council considers this is sufficient clear evidence that 85 dwellings on the Wainhomes outlet will be begun in the 5 year period. Taylor Wimpey does not yet have a consent. They intend submitting a detailed application in June/July 2019. But the combination of Barratt, Wainhomes and Taylor Wimpey trajectories plus forecast completions at Filham in Ivybridge would result in an unrealistic delivery rate in 2022/23 and 2023/24. This is of particular concern when considered in the context of the delivery rate at Sherford. So the Councils have modified the trajectory by forecasting delivery on the Taylor Wimpey outlet after the 5 year period. This 'smooths' the trajectory for the site and across Ivybridge.

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TTV7	land at Filham, IVYBRIDGE	3703/18/OPA	Allocation	200	0	0	0	30	40	50	80	0	The site is a JLP allocation. The developer Bloor Homes has submitted a hybrid application (3703/18/OPA) for 220 dwellings (detailed for 107 and outline for 113 dwellings) which was validated in November 2018, and a decision is pending. The site is available and the developer/ housebuilder Bloor Homes have provided a delivery profile. The Council agrees with the build rate, and the forecast of 120 dwellings delivered in the 5 year period, but is more cautious, with first completions forecast in 2021/22, and site capacity currently at 200 dwellings.	Yes in part. Bloor Homes forecasts 120 dwelling completions in the 5 year period but with the first completions in October 2020, resulting in 10 completions in 2020/21, 30 in 2021/22, 30 in 2022/23, 50 in 2023/24 and 40 dpa thereafter. Their total completions forecast is based on the 220 dwellings proposed in the hybrid application.	Hybrid application has been validated and is progressing through the DM process, not yet determined. So site capacity remains at 200 dwellings as in JLP Policy TTV7. The Council considers there is sufficient evidence to include 120 completions in the 5 year period. Bloor are a housebuilder & confirm they have options over the land. They also provided a trajectory. But the Council concludes first completions in October 2020 is optimistic because of insufficient time to complete the DM process, to discharge conditions, to purchase site, & undertake site works & building construction. Council's more cautious forecast is for first completions to slip to 2021/22. Accept Bloor Homes forecast of 30 dws in 2021/22, then increase rate to 40 dpa (with 50 in 2023/24). Consequential modification by the Council to the TTV6 East of Ivybridge trajectory (Taylor Wimpey have not yet submitted an application, so dwellings on their site are forecast for delivery from 2024/25). This avoids an unrealistic delivery rate overall at Ivybridge particularly when considered in the context of the delivery at Sherford.
TTV8	Land at Stibb Lane, IVYBRIDGE	3954/17/FUL	Planning Permission - Not Yet Started	101	0	5	45	45	6	0	0	0	0 Site has detailed (full) consent for 101 dwellings. Application to discharge conditions validated 13 June 2019, decision pending. Persimmon are a housebuilder, have provided a trajectory, are the landowner and confirmed that the site is available. This site's forecast delivery starting in 2019/20 follows on from the completion of the Persimmon Woodland Road Site (which has completed). Delivery of the first dwellings is later than previously forecast as date of consent was slightly later than predicted, & conditions have not yet been discharged.	Yes (Persimmon forecasts site start July 2019, with site works to September 2019, and first dwellings completed in March 2020. First completions (5) delivered at the end of 2019/20. Persimmon's trajectory is slightly modified, with 45 dpa build rate compared to previous trajectory 50dpa forecast. Final 6 dws forecast to be completed at the beginning of 2022/23)	The Council agrees with the Persimmon trajectory. Target date for approval of ARC application to discharge precommencement conditions is August 2019. So the Councils consider a forecast site start (ie development commencement) in July 2019 is optimistic, but there is still sufficient time to complete that DM process , site start and works and dwelling construction to deliver a small number of dwellings at the end of 2019/20. Delivery rate of 45dpa is realistic, mindful of the rate Persimmon achieved on their adjoining Woodland Road site. All 101 dwellings are forecast for completion in the 5 year period
TTV9.1	Stowford Mill, IVYBRIDGE	27/1336/15/F	Under Construction	97	0	16	15	0	39	0	27	0	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) not approved until after the 2019MP so not included in this trajectory. Site started 6 October 2018. First dwelling now completed (post 2019MP) & 3 others were under construction at 2019MP. Delivery profile has slipped by a year, reflecting site start date, time for demolition & site works & actual lead in time (delivery of first dwelling in June 2019), as well as updated intelligence from the developer. Now realistic to forecast the 27 mill conversion apartments after the end of the 5 years from the 2019 MP. So, fewer dwellings (70 dws) are forecast for completion in the 5 year period compared to previous trajectory (97dws) .	Yes, broadly. (Telephone supplied information from Expedite - their expectation of 31 dws (new build) completed by June 2020; Later living apartments by March 2023, and the mill conversion 2024/25 ie after the end of the 5 year period)	Council agree with developers trajectory, but has modified the profile to forecast some completions in 2019/20 (1 dwelling has already been completed, 3 were under construction, and the June 2019 launch event can be expected to encourage interest). Thus, reasonable to forecast delivery of tiers 2, 3 and 4 (16 dws) in 2019/20 and tier 1 & walled garden & farm conversion (15 dws) in 2020/21. Currently forecast 32 later living apartments plus residue of 5 dws completion in 2022/23 (will be increased in the 2020MP trajectory when the Post 2019MP variation consent can be counted). 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.

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TTV9.3	Cornwood Road, IVYBRIDGE	2208/16/FUL	Under Construction	34	13	21	0	0	0	0	0	0	0 Site is under construction following detailed (full) consent for 35 dwellings (net 34). Development has accelerated, as the gross 14 (net 13 dws) completions exceeded the 7 dws previously forecast for 2018/19. 9 dws were under construction at the 2019MP and the developer Larkfleet Homes agrees that those 9 and the 12 not started will be completed in 2019/20.	Yes	All gross 35 (net 34) dwellings are forecast for delivery in the 5 year period from the 2019MP.
TTV11	West of Belle Hill, KINGSBRIDGE	0299/17/OPA	Planning Permission - Not Yet Started	96	0	0	20	30	30	16	0	0	0 Outline consent granted October 2017 for 96 dwellings. RM application for 96 dws submitted by developer/ housebuilder Devonshire Homes, validated March 2019 (slightly later than forecast), decision pending. ARC application to discharge precommencement conditions also submitted March 2019. Forecast of first completions August 2020, with partial year delivery of 20 in 2019/20 then build rate of 30dpa. LiveWest and Devonshire Homes confirmed site is available & they will jointly progress the consent.	Yes	Lead in time is realistic, - allows sufficient time to complete DM process, site start and works. LiveWest currently own the site. A 30dpa build rate is realistic, mindful of local housing market, site topography, and other development sites being developed at Kingsbridge. All 96 dws forecast for delivery in the 5 year period.
TTV22.2	Great Court Farm, TOTNES	03/2163/14/O 3715/16/ARM	Under Construction	74	46	28	0	0	0	0	0	0	0 Site is under construction. 46 dws have been built of which 41 built in 2018/19 exceeding the previous forecast of 36 dws for that year; 28 dwellings were under construction at the 2019MP. This indicates that development has accelerated. Same assumption of build rate of about 35 dpa, as used in the previous forecast so site is expected to completed by end 2019/20. Housebuilder/developer (Baker Estates) agrees with the trajectory.	Yes	All remaining 28 dws forecast for completion in the 5 year period from the 2019 MP.
TTV22.3	Transition Homes, TOTNES	2927/15/FUL	Planning Permission - Not Yet Started	27	0	0	27	0	0	0	0	0	0 Site has detailed consent (full) for 27 dws (part of hybrid consent). Site not started. As expected , no dwellings completions at 2019MP. Subsequent 3945/18/VAR to replace the 2 units with:2 x 1 bed flats and 4 x studio flat validated 30 November 2018 - decision pending. 0197/18/ARM got erection of a Community Building approved 19 June 2019. As expected, no site start &no completions at 2019MP. Delay in appointing contractor (selected contractor confirmed in Feb 2019 they would not take on the contract) so Transition Homes have run a retendering process; now appointed a new building contractor for stage 1 of the build contract. Site benefits from significant funding awarded to or secured for the CLT: <ul style="list-style-type: none"> • £190,000 from Community Housing Fund • £108,000 funding from S106 Agreement sources • £450,000 from HCA Shared ownership capital funding • £300,000 from Community Infrastructure Fund 	Yes - agrees with trajectory and build rate (Project Coordinator for Transition Homes Totnes CLT - advised that this is a 21 month programme in total, with a 17 month dwellings construction indicating a build rate equating to about 20dpa. Also advises that Stage 1 appoint made for a preferred build contract (2 stage negotiated tender).	Trajcetory reflects latest nformation from the CLT Project Coordinator about scheme funding to support the latest delivery programme. Significant funding was awarded to or secured for the CLT in the last year : Rye arch are the selected builder. Lead in time: <ul style="list-style-type: none"> • site start has been put back to October 2019 , due to need to retender and appoint a new building contractor • 4-5 months of post commencement site works are expected (now implying completion in Jan 2020) • Then there is a period of 8 months to completion of Phase 1 (all 17 dwellings in Phase 1 completed at same time now implying all completed in July 2020 ie in financial year 2020/21) • Then a further 9 months to complete Phase 2 (all 10 dwellings in Phase 2 completed at same time now implying that they are all completed in March 2021 ie in financial year 2020/21).

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TTV22.5	ATMOS (former Dairy Crest site) TOTNES	0440/16/CRB	Planning Permission - Not Yet Started	62	0	0	0	0	13	26	23	0	Site has a Community Right to Build Order made 1 March 2017 for 62 affordable dwellings and 37 affordable older peoples units. Equivalent to a detailed consent. Some of the conditions in the Order have been met, others are in progress. Totnes Community Development Society Director information indicates site started expected in October 2019, slightly later than previous forecast. As expected, no completions at 2019MP. TCDS agrees with trajectory and build rate. . Order also includes 37 units for older people aged 55+ accommodation (TCDS expects these to be C3 with completion in 2021). But site capacity remains at 62 x C3 for this trajectory (will not have sufficient certainty that the 37 units are C3 dwellings until conditions met) . These 37 units are counted in supply as C2 accommodation (applying the standard factor of 1.8 set out in government guidance)	Yes - agrees with trajectory and build rate Advises that: contract for the sale of the site is being drawn up.; Tenders have been invited for the Build; Contractor work for the first stage work on the south side of the site; Site start forecast for October 2019; updated potential delivery profile - modifying first year forecast, & changes to completion phases in subsequent years. 62 dwellings being delivered over a 4-5 year build programme. Average build rate is about 12-15 dpa for the 62 affordable dwellings. Their development is forecast to be completed by March 2026. Anticipates that another 37 units of older persons accommodation will be completed in 2023	The trajectory shows that 39 of the 62 x C3 dwellings are forecast for delivery in the 5 year period. Site start is now expected to be October 2019, slightly later than the previous forecast of early 2019. New advice from TCDS Director. This justifies amending the lead in time ie first completions are now expected to be by March 2023 (Lead in time includes 2 years of site works including demolition/remediation and enabling works to bring the site to serviced plots.) Remaining 23 xC3 dwellings forecast for delivery after the 5 year period. The 37 xC2 older peoples units (counted as communal accommodation) is additional to the trajectory.
TTV24.4	Brimhay Bungalows, DARTINGTON	14/0142/15/F	Under Construction	14	-14	13	15	0	0	0	0	0	Site is under construction following detailed consent (full) for 32 dws (net 14 - as 18 existing units are to be demolished). Application for discharge of conditions, submitted by the developer South Devon Rural Housing Association, was approved 13 November 2018. 14 of the existing dwellings were demolished in 2018/19. As expected, no dwellings were completed at the 2019MP, but 12 dwellings were under construction (the SDRHA apartments). SDRHA confirm that they are progressing the consent in conjunction with their subsidiary Rural Homes Ltd. The remaining 4 dwellings are expected to be demolished in 2019/20.	Yes - Council agrees with the SDRHA information- forecast : Phase 1 - 12xSDRHA apartments plus 5xopen market dws forecast completed in December 2019. Phase 2 - 7 x open market dwellings forecast completed March 2021. Phase 3 - 8 x ROC flats forecast completed March 2021.) AND confirms that as at June 2019, 12 apartments and 5 dwellings were under construction.	All gross 32 dws forecast for completion in the 5 year period from the 2019 MP.
TTV24.12	West of Palm Cross, MODBURY	35/0059/15/F	Under Construction	92	88	4	0	0	0	0	0	0	Site is under construction, following detailed consent (full). 88 dwellings completed to date. Delivery has accelerated with 34 completions in 2018/19, higher than the 25 that had been forecast. 3dws were under construction and the remaining 1 dw with detailed consent had not started at the 2019 MP. The developer, Bloor Homes agrees with the trajectory.	Yes	All remaining 4 dws forecast for completion in 2019/20 ie in the 5 year period from the 2019MP.
TTV24.14	West of Barracks Road, MODBURY	1391/18/FUL	Planning Permission - Not Yet Started	40	0	10	30	0	0	0	0	0	Site has detailed consent (Full) for 40 dwellings granted November 2018. Site had not started at the 2019MP and as expected there were no dwelling completions.. Site started May 2019, ie after the 2019 Monitoring Point. The developer, Bloor Homes agrees with the trajectory.	Yes - agreed trajectory and build rate	All 40 dwellings forecast for completion in the 5 year period from the 2019MP.

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TTV24.16	Bonfire Hill, SALCOMBE	41/1915/13/F (part of this permission)	Under Construction	13	1	6	6	0	0	0	0	0	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 2019MP. Development slowed in the 2018/19, when no dwellings were completed, compared to the forecast of 9. 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. Given the nature of the market in this region there is no incentive to accelerate at this period of the year. Build out will restart and progress in line with earlier anticipated rates.	Yes - trajectory and build rate. Confirms that funding issues have been resolved.	All remaining 12 dws forecast for completion in the 5 year period from the 2019 MP.
TTV24.17	Shadycombe , SALCOMBE	41/1262/15/F (part of site)	Part Completed (6 dws) Part Planning Permission (2 dws) Part Allocation (12 dws)	20	6	0	2	0	0	0	12	0	Site is under construction. Detailed (full) consents for 8 dwellings on part of the site. 6 dwellings were completed in 2018/19 matching the previous forecast. 2 dws on the site of former workshop (0087/18/FUL) were not started at 2019MP but the agent for developer (Yellow Bridge Developments) advises they are expected to be completed in 2020/21. Trajectory concurs with that information. 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 -SHDC as promoter and part landowner - agrees with trajectory. Yes Information from BBH Architects - Agent for Yellow Bridge Developments Advises they are expected to be completed in 2020/21. Trajectory concurs with that information. Hoped that the development will commence before the end of 2019 and take no more than 12 months to complete.	Only the 2 dwellings not started but with full consent 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,
TTV24.19	Green Park Way , CHILLINGTON	0771/16/OPA	Planning Permission - Not Yet Started	65	0	0	25	25	15	0	0	0	Site has outline consent for 65 dwellings. Current detailed application (Reserved Matters) for 64 dwellings submitted by Acorn Property Ltd (landowner) was validated 1 November 2018. Application re-advertised - within consultation/publicity period . The RM application was on the 19 June 19 Development Management Committee Agenda with an officer recommendation for conditional approval but the decision was deferred to a subsequent committee. The application is on the 17 July 2019 DM Committee Agenda again with officer recommendation for conditional approval. Latest information confirms that Acorn Property will manage the development. As expected, the site had not started and there were no completions at the 2019MP.	Yes - agreed trajectory and build rate. (Further telephone information 11 July 2019 from Acorn Property Group confirmed that Acorn will manage the development, using build contractors)	The site does not yet have detailed consent so the 2019MP forecast is based on the 65 dwellings capacity in the outline consent. With the RM application recommended for approval and the trajectory agreed by the developer the Council considers there is sufficient evidence for all 65 dws to be forecast for completion in the 5 year period from the 2019 MP.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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	7_49/2426/06/OUT	Under construction	4890	0	0	183	264	264	242	2640	1297	Site is a major new urban extension with outline consent for 5,500 dwellings. Site has detailed consents for 610 dwellings as at end March 2019. It straddles the LPA boundaries with detailed consent for 292 dws in the city and 318 dwellings in the South Hams LPA area. The remaining 4,890 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. Further evidence of this site gearing up post 2019MP is provided by detailed (RM) applications for another 203 dws (Phase 1a) granted consent in May 2019, and additional RM applications for 428 dws were due by end June. Two of these have been received (110 dws (part of Phase 1b) was submitted by Cannon Kirk, & validated 02 July 2019; and 116 dws (part of Phase 1b) by Bovis Homes - validated 11 July 2019). As at end March 2019, total of 279 completions had occurred (224 in Plymouth and 55 in the South Hams) . Of these 279, 142 were completed in 2018/19, which is slower than the previous forecast of 176. Of the 142, 111 were completed in Plymouth and 31 in the South Hams. The developers consortium (Linden, Taylor Wimpey and Bovis) agree with the overall delivery rate of 264dpa for the scheme. The number of site outlets has increased to 4. Cannon Kirk are in the Consortium, so their supply would add to the delivery rate.	Yes The Consortium developers (Linden, Taylor Wimpey and Bovis) agree that the delivery rate of 264dpa (88dpa per developer) is a reasonable assumption from 2020/21 onwards. However, their Planning consultants advise that the Consortium may want to increase to 100dpa each from 2021 and can review this at the 2020MP. The Consortium anticipate detailed applications for 428 dwellings being submitted by the end of June (Bovis 100, Cannon Kirk 107, Taylor Wimpey 110, Linden 111) but details may change once submitted.	Council officers visited the site in April 2019 to establish the breakdown of the developers' delivery profile between the LPAs. There were a total of 223 dwellings under construction on the whole site (41 in Plymouth and 182 South Hams) and on the basis of development progress it has been assumed cautiously that 228 completions are likely to be completed by end of March 2020. 182 of these 228 are forecast to be built in the South Hams in 2019/20 . The delivery rate then rises to 264 dws forecast to be built in the South Hams in 2020/21 thereafter. This is a cautious forecast, mindful that the Consortium may want to increase delivery to 100 dpa on each of their outlets (implying 300 dpa in total) and a fourth outlet (Cannon Kirk) will be operating, who are additional to the Consortium's supply. All development post 2020 will be in South Hams LPA area. Site development will extend beyond the JLP plan period.	
PLY48	Sherford New Community Land South/Southwest of A38	07/0678/15/RM BOVIS	Under construction	97	11	61	25	0	0	0	0	0				
PLY48	Sherford New Community Land South/Southwest of A38	07/0677/15/RM 0523/16/ARM 4430/17/ARM TAYLOR WIMPEY	Under construction	76	6	64	6	0	0	0	0	0				
PLY48	Sherford New Community Land South/Southwest of A38	07/0679/15/RM LINDEN HOMES	Under construction	145	38	57	50	0	0	0	0	0				
	ALLERN LANE, TAMERTON FOLIOT, SOUTH HAMS, PLYMOUTH FRINGE		Under Construction	65	0	20	40	5	0	0	0	0	0	Yes Site is under construction following detailed consent (full) for 65 dwellings. Discharge of conditions approved 05 October 2018. Site started in October 2018. However, there were no completions in 2018/19 compared to the 40 forecast. The builder/ developer Taylor Wimpey confirmed that the infrastructure lead in period delayed the first completion. The Council concurs with the revised Taylor Wimpey delivery profile which is set out in the trajectory, and forecasts first completions October 2019..		All 65 dws are forecast for completion in the 5 year period from the 2019MP

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
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SOUTH HAMS NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV25)

	NPA SX710394 Adjacent to Malborough Park, MALBOROUGH	0549/17/OPA 1780/18/ARM 4077/18/ARM	Planning Permission - Not Yet Started	53	0	0	20	20	13	0	0	0	0	The site has detailed (RM) consents for a total of 53 dwellings. Approval for discharge of conditions granted 31 August 2018. Baker Estates has acquired the land and is the developer. No site start at 2019MP, but the site has now started after the 2019MP and site works are underway. As expected there were no completions at the 2019 Monitoring Point. Developer agrees with the trajectory. Delivery profile takes into account the proximity of another site (West Alvington Hill, Kingsbridge) also being developed by Baker Estates. As for the 2018MP forecasts, the delivery rate on both sites has been reduced as they are expected to be built at the same time and offer similar products.	Yes in part - agrees with build rate and trajectory (developer information also states that first 10 dwellings are forecast for completion at end 2019)	All 53 dws forecast for completion in the 5 year period from the 2019 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply. Build rate is 20dpa. Some inconsistency in developer's responses, and anticipating 10 dws at end 2019 may be optimistic. Council considers it prudent at this time to forecast first completions from April 2020 (but it could be slightly earlier just before the 2019 Monitoring Point)
	NPA Land Off School Road, STOKE FLEMING	1554/17/OPA 1109/18/ARM	Planning permission- Not Yet Started	19	0	0	19	0	0	0	0	0	0	Site has detailed consent (Reserved Matters) for 19 dws, following outline approval 1554/17/OPA. As expected, the site has not started and there were no completions at the 2019 Monitoring Point. Developer Blue Cedar Homes agrees with trajectory.	Yes, agreed the trajectory -(Information from Blue Cedar Homes - anticipates site start September 2019 and forecasting first completions in March 2021 - with all 19 dwellings completed at the same time in a single phase.)	All 19 dws forecast for completion in the 5 year period from the 2019 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
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SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2019 to 2024	5 Year Supply Total	2019-20	2020-21	2021-22	2022-23	2023-24
Supply Categories						
PPA Plymouth Fringe ALLOCATIONS	1216	182	264	264	264	242
PPA Plymouth Fringe Large Site Commitments at 2019 Monitoring Point	65	20	40	5	0	0
PPA Plymouth Fringe Small Sites - Commitments at 2019 Monitoring Point	10	2	2	2	2	2
TTV - South Hams Large Sites ALLOCATIONS	1083	155	254	200	262	212
TTV - South Hams Large Sites Commitments at 2019 Monitoring Point	425	96	79	54	146	50
TTV - South Hams Small Sites Commitments at 2019 Monitoring Point	481	100	100	100	100	81
Discount for small sites lapsing	-51	0	-8	-15	-15	-12
TTV-South Hams NEIGHBOURHOOD PLAN ALLOWANCE -consents	72	0	39	20	13	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	128	0	0	0	64	64
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	24	3	0	0	0	21
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0

SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL	1291	204	306	271	266	244
SOUTH HAMS TTV South Hams Sub TOTAL	2162	354	464	359	570	415
SOUTH HAMS LPA TOTAL	3453	558	770	630	836	659

SOUTH HAMS DISTRICT COUNCIL ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2019 to 2024	5 Year Supply Total	2019-20	2020-21	2021-22	2022-23	2023-24
Supply Categories						
SOUTH HAMS LPA TOTAL	3453	558	770	630	836	659
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
SOUTH HAMS DISTRICT	3528	573	785	645	851	674

Note: figures may not sum precisely due to rounding

APPENDIX 4

**West Devon LPA supply over the next
5 years (2019-2024)**

Policy	Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019									Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
WEST DEVON LARGE SITES																
	Baldwin Drive, OKEHAMPTON	00108/2015 RM 02420/2012/O 02418/2012/O	Under construction	43	0	0	0	20	23	0	0	0	0	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 2018/19. Trajectory delivery profile remains as previously forecast and agreed with agent on behalf of applicant Leander Developments.	Information 6/11/2017 from agent for Leander Developments about delivery profile. Clients are considering when to commence construction of the houses. Units are likely to be completed within the next 5 years - exact time-scales are unknown. Suggest back loading delivery as follows: 2020/21 – 20 dws; 2021/22 – 23 dws.	Information 6/11/2017 from agent for Leander Developments about delivery profile. Clients are considering when to commence construction of the houses. Units are likely to be completed within the next 5 years - exact time-scales are unknown. Suggest back loading delivery as follows: 2020/21 – 20 dws; 2021/22 – 23 dws.
	Harewood House, TAVISTOCK	2232/17/FUL	Under construction	48	0	18	0	11	8	0	0	0	0	Site is under construction following detailed (full) consent for 48 dwellings (C3 apartments). This is a new site (windfall) because it was granted conditional approval in 2018/19 so there is no previous forecast. Site has started and 48 dwellings were under construction at end March 2019. Developer is Churchill Retirement Living, and their trajectory anticipates the first dwelling occupied by end 2019 but building not fully occupied until 2023. The proposal is for older peoples housing, and the agent advises that sales rates are lower due to the age restriction. The Council accepts that for this site, sales/occupation are a reasonable forecast of delivery each year for the 2019MP trajectory.	Yes. The developer's forecast is based on sales, rather than the physical completion of the whole apartment building. They forecast 18 apartments sold/occupied in 2019/20, 11 in 2020/21, 11 in 2021/22 and 8 in 2022/23.	The first dwelling completion and occupation in the block of apartments is forecast for end 2019. Mindful that the apartments will be fitted out to client specification, the Councils anticipate that in this case a unit is completed when the unit has been fitted to specification and is ready to be occupied. So the forecast of completions for this trajectory reflects the sales rates as advised by the developer (with first completions 2018/19 and final 8 completions in 2022/23). ie all 48 dws are forecast for delivery in the 5 year period.
	Land South Of North Road LIFTON Devon	2323/16/OPA	Planning permission- Not Yet Started	20	0	0	10	10	0	0	0	0	0	Site has outline consent for 20 dws. As expected the site has not started and there were no dwelling completions as at the 2019 Monitoring Point. The previous trajectory forecast completions outside the 5 year period. Harrington Homes had previously advised that a Reserved Matters application would be submitted February 2019, but the 1834/19/ARM application for 20 dws was actually submitted in May, and finally received by the LPA on 10 June 2019 (not validated as end June 2019). The developer /housebuilder (Harrington Homes) agrees with the Council's trajectory and build rate.	Yes - Developer/housebuilder agrees with trajectory and build rate. Confirmed that developer had submitted RM application in May 2019 with files uploaded to the Planning Portal. Developer forecasts first dwelling completions in May 2020.	With RM application files not received by WDBC until 10 June 2019, the Council considers it prudent to forecast a site start slightly later than the October 2019 date previously forecast. Forecast date for first completions has been moved back from May 2020 to Aug/Sept 2020. With a build rate of 20dpa, the forecast now anticipates 10 completions in 2020/21 & the remaining 10 dws in 2021/22. With the RM application received, & housebuilder Harrington Homes (SW) Ltd owning the site and agreeing the trajectory there is sufficient evidence to include the site completions within the 5 year period from the 2019 MP. The site is deliverable.
	The Market, Fore Street, NORTH TAWTON	3105/16/FUL 3106/16/FUL 13457/2009 RM 8748/2006/OKE outline	Under construction	20	8	12	0	0	0	0	0	0	0	Site is under construction following detailed consents. 4 dwellings completed before 2014, and 8 built 2014 to 2018. A further 12 dwellings with detailed consent. As expected none were completed in 2018/19, but 12 were under construction at the 2019 Monitoring Point. The developer East Devon Estates agrees with the forecast of 12 completions in 2019/20.	Yes. Developer confirms that 4 of these 12 dws were completed in April 2019, and the remaining 8 are expected to be completed in September 2019.	All 12 remaining dws forecast for delivery in the 5 year period.

Policy	Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
	Cross Roads Farm Road from Huddispiitt Ctoss to Cross Road, LEWDOWN	0035/16/OPA 2878/16/F	Planning permission- Not Yet Started	17	0	0	3	0	0	0	14	0	Detailed consent (full) for 3 dws on part of the sites plus Outline consent for 14 dws on the remainder of the site. Application to discharge conditions 3,4,7 related to the full application for plot 17,- conditions discharged 20 December 2018 Recent applications since the 2019 Monitoring Point: RM application for 14 dws was received on 1 July 2019, but not yet validated (10 July) . Application for vary condition 2 of outline consent was received on 3 July 2019 but not yet validated (at 10 July 2019). As expected, site has not started and no dwellings completed in 2018/19. The developer is Southern Properties, but no response received from them regarding the trajectory.	Information by telephone 12 June 2019 from Agent for developer, advised that Reserved Matters application was due to be sent to WDBC within next couple of weeks. Agent sent trajectory to Southern Properties but no response received.	Previous trajectory for 2018MP drew on evidence (2017MP evidence (TP3L)) reflecting developer response forecasting 17 dws completed by 2021/22. Discharging conditions on Plot 17 supports current expectation of delivery of the 3 dwellings with detailed consent in 2020/21. ie 3 forecast for delivery in the 5 year period. But although an RM application for 14 dwellings was submitted after the 2019MP, the Councils are mindful that a response from Southern Properties (applicant/builder) has not been received about the trajectory forecast . Consequently the Councils consider that there is not sufficient clear evidence at this time that the 14 dwellings with outline consent will be begun in the 5 year period from the 2019 MP. Although not counted as deliverable those 14 dwellings are developable & the site is available.
	Land to rear of Rowan Cottages, LEWDOWN EX20 4DG	0825/16/FUL	Planning permission- Not Yet Started	11	0	0	6	5	0	0	0	0	Site has detailed consent (full) for 11 dwellings. As expected, the site has not started and no dwellings were completed in 2018/19 following the approval in September 2017.. Applicant is Vallis Developments, but a housebuilder has not been identified at this time Note: southern 2/3 of this site was in Allocation H16 in the adopted 2005 West Devon Local Plan review, but that plan is no longer part of the development plan for the area, following adoption of the JLP.	No response from developer	Lead in time based on evidence Revised Housing Topic Paper – (TP3(rev)). Appendix 11.2 -site of 10 -49 dws with full pp. ie 2 year 2 months between full pp & completion of first dwellings ie by Nov 2019 . But this is modified as Council considers that it is still prudent to add 10 months (ie first completions by Sept 2020). 21 months have elapsed since consent was granted for 01/09/2017, and no application received yet to discharge precommencement planning conditions. No evidence to justify amending the forecast build rate 10-15 dws pa (still anticipate SME for this smaller site in a rural area). Forecast is for 6 completions in 2020/21 and the other 5 in 2021/22.
	Abbey Meadows, CRAPSTONE	0147/17/OPA	Planning permission- Not Yet Started	22	0	0	8	14	0	0	0	0	Site has outline consent for up to 22 dwellings. As expected the site has not started and no dwellings were completed as at the 2019 Monitoring Point. New evidence establishes that the developer is Poltair Ventures , and that Poltair Homes will submit an RM application (understood to be by 30 June 2019, but not yet received as at 10 July 2019) . The site has been purchased by Poltair Homes/Classic Builder.	Yes in part. New developer agrees with build rate but not the lead in time. Developer intends to submit RM application by 30 June 2019 and expects first completion in Q1 of 2020/21 (monitoring year) and site completed by Q4 of 2020/21. Expects that site capacity will be 21 dws. Poltair Homes have announced on their website (Instagram feed) advertising that they are just about to submit a planning application for the the Abbey Meadow site.	The Council's 2019MP trajectory is based on the outline consent capacity of 22 dwellings. The RM application, confirming site capacity has not yet been received or determined. To be realistic, the Council trajectory has a slightly longer lead in time than the developer's forecast ie Council considers it prudent to allow for more time for RM determination and discharge of precommencement conditions, ie by Feb/March 2020, then site start with 3 months of site works followed by 4-5 months for construction. So that first dwelling completion is November 2020. At 20dpa, implies 8 completions in 2020/21 and 14 in 2021/22. All 22 dws forecast for completion in the 5 year period from the 2019 MP.

Policy	Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
TTV14	East of OKEHAMPTON	01089/2013/O 4059/16/VAR	PARCEL 2 Part under construction (73 dws with RM) Part Allocation)	682	4	40	60	60	44	20	54	0	Parcel 2 has detailed (RM) consents for a total of 282 dwellings. The site is part of LP allocation TTV14. Some conditions have been discharged. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings (Redrow) Subsequent 4 RM applications granted consent after the 2019 monitoring point (for 75 dwellings (Redrow) , and 111, 17 and 6 dwellings (for ADPAD). Development of Parcel 2 has started, with 4 completions and 10 dwellings under construction on Redrow (Phase 1). With 4 completions at end March 2019, development has been less than 'expected progress' for the site of 15 dwellings, as the site has geared up . 224 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.	Agent for developer/housebuilder Redrow (with consents for 148 dws) agreed the trajectory and a build rate 40 dpa on all of Parcel 2. The agent for developer/builder ADPAD (with consents for 134 dws) considers that development on their consents would occur concurrently with th Redrow development, with additional build rate of 20 dpa on their consents ie meaning that there would be two developers building at the same time on Parcel 2.	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. The Council considers that with two outlets delivering concurrently it is reasonable to anticipate delivery of up to 60 dpa on Parcel 2. Redrow Homes development has already commenced with 4 completions and 10 under construction. Sufficient lead in time available for the ADPAD development for their part of the site to deliver from April/May 2020. On this basis the Council forecasts 224 dwellings completions in total on Parcel 2. in the 5 year period from the 2019 MP.
TTV16	Callington Road, TAVISTOCK	00554/2013/O 2780/18/ARM	Planning Permission - Not Yet Started	600	0	0	30	40	40	40	450	0	Site has detailed (Reserved Matters) consent for 157 dwellings granted 5 March 2019 (Phase 1) , plus detailed planning application(Reserved Matters) - Phase 2 validated October 2018 and pending decision. Phases 3 and 4 on the residue of the site benefit from conditional outline consent granted in 2015. Whole site is a JLP allocation Application for discharge of conditions validated in 2018 and pending decision. Phasing scheme required by the S106 Agreement para 5.1 (including a detailed chronology of the development, and no more than 4 phases) to be approved by the LPA & by County Council prior to commencement of development had not been submitted as at 17 May 2019. As expected, the site had not started and there were no completions by the 2019MP. A site start was forecast for May 2019.	No new information received from Bovis Homes (previous forecast was based on an agreed build rate of 75dpa - which implied two outlets operating concurrently on this site)	Bovis Homes submitted the RM applications for Phases 1 & 2. Based on telephone 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. At this time, 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, mindful of other contemporaneous housing developments at Tavistock. With site start in May 2019 and gearing up, a revised lead in time results in forecast of first completions in mid spring 2020 and a total of 30 completions in 2020/21. There is sufficient clear evidence to include 150 dwelling completions in the first 5 years from the 2019MP. Thereafter and once Phase 3 commences, a build rate of 75dpa is possible if there are two outlets, or if faster affordable housing delivery were to be achieved on this site.
TTV19.1	New Launceston Road, TAVISTOCK	2022/16/OPA	Planning Permission - Not Yet Started	148	0	15	42	42	42	7	0	0	Site has detailed (RM) consent for 148 dws, granted in December 2018. Application for discharge of conditions also approved December 2018. As expected, no completions in 2018/19. Site started in May 2019 after the 2019 Monitoring Point, slightly later than previously forecast (March 2019).	Yes (advice from developer : site started May 2019. Speeding up delivery of showhome.)	Council concurs with developer forecast. Whilst site start is slightly later than expected there is still sufficient time site works and construction for first dwelling completions to be achieved by the end of 2019/20. As site has started, developer is speeding up delivery of showhome (by Sept 2019) and developer agrees with 42dpa build rate, a forecast of 15 dws delivery in 2019/20 is realistic. All 148 dws forecast for delivery in the 5 year period.
TTV19.2	Butcher Park Hill, TAVISTOCK	00610/2015/O 4371/17/ARM	Under Construction	110	0	50	40	20	0	0	0	0	Site has detailed consent (Reserved Matters) for 110 dws granted 27 June 2018. Applications for discharge of conditions approved August and October 2018. Site started Oct/Nov 2018. As expected there were no completions at the 2019MP; 24 were under construction. Developer (Barratt David Wilson Homes) agrees with trajectory and assumptions	Yes (advises that first dwelling completion is expected to be June 2019, with 62 built by June 2020, 48 by June 2021; equating to 50 (2019/20), 50 (2020/21), 10 (2021/22))	The Council's forecast broadly accords with developer's delivery information. The former includes a forecast of 50 completions in 2019/20 (before sites at Callington Road and New Launceston Road gear up delivery) but the Council has slightly moderated the forecast completions on this site in 2020/21 to 40 dws, mindful of forecast delivery overall in Tavistock in that year, as sites at Callington Road & New Launceston Road gear up delivery. This results in a residue of 20 completions in 2021/22. All 110 dws forecast for delivery in the 5 year period.

Policy	Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)	
TTV19.3	Brook Lane, TAVISTOCK	00233/2015/O 0955/17/FUL	Planning Permission - Not Yet Started	23	0	0	17	6	0	0	0	0	0	Full planning application for 23 dwellings granted conditional approval 12 October 2018 which supersedes the previous outline consent for 23 dws. As expected there were no completions at the 2019MP. Application to discharge conditions not yet received. Site start date revised from Spring 2019 to Autumn 2019. Developer (Westward Housing Group) agrees with the trajectory and build rate assumption.	Yes (advice from developer : Autumn 2019 site start. This revised date is due to the need to procure new contractors. The application to discharge conditions then follows.)	Due to later start date, forecast completions are split across 2 monitoring years. All 23 dwellings are forecast for completion in the 5 year period from the 2019 MP.
TTV19.4	The Trendle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Planning Permission - Site Started	13	0	12	0	0	1	0	0	0	0	Site has detailed consents (full) for 13 dwellings, with 12 dwellings under construction at the 2019 Monitoring Point. Those 12 are forecast to be completed in 2019/20. 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) agrees with the trajectory.	Yes. Advises: Blue Cedar are keeping the planning permission for plot 13 alive; and believes that site access gates to the main development site have been built as per application 4121/17/FUL ie relocated approx 1m to the south (DAS statement -this ensures there is not a direct proximity conflict between the operation of the gates & view / impact from the front bay window of Plot 13.)	Application 4121/17/FUL for Plot 13 has not expired. Still sufficient time for Plot 13 to be built in the 5 year period from the 2019MP. Dwelling on plot 13 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 dw forecast for completion in the 5 year period from the 2019 MP.
TTV24.8	Hatherleigh Market, HATHERLEIGH	EXPIRED	Allocation	106	0	0	0	24	24	24	34	0	The site is a JLP Allocation. Current forecast is for first completions in 2020/21. Delay in delivery of a year was consequential to outline consent (Mixed use development including 106 dws) expiring 1 August 2017. 23 April 2019 West Devon Development Management and Licensing Committee resolved to delegate to Head of Practice lead Development Management, in conjunction with Chairman to conditionally grant planning permission, subject to a Section106 legal agreement regarding detailed planning application (full) for redevelopment including 102 dws. Information received from developer (Kingswood Homes) advised that delivery is sales dependent. Trajectory reflects that lead in time, (allows sufficient time for applications determination, site works and construction) and Council assumption of 2 phases'.	yes, in part - (previous information from developer -build rate 2 dwellings per month ie 24 pa first 24 completions in 2020/21. This is slower delivery (build rate of 2 dws/month) compared to the previous forecast of 3dws/month for the 2017MP trajectory.	Assume development proceeds in phases. Mindful of developer's view that delivery depends on sales, the Councils' cautious delivery profile forecasts completions of 24dpa in first 3 delivery years, and delivery continuing thereafter. This results in 72 dwellings forecast for completion in the 5 year period (ie deliverable) and the residue being 'developable. This delivery profile also avoids overlap with the forecast of later delivery of the other allocation at Hatherleigh (Hatchmoor).	

Policy	Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings Permitted	Dwellings Delivered 2014-2019	2019-20	2020-21	2021-22	2022-23	2023-24	Total Plan Remainder 2024-34	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)
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WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2019 to 2024	5 Year Supply Total	2019-20	2020-21	2021-22	2022-23	2023-24
Supply Categories						
Allocated Sites	740	117	189	192	151	91
Large Sites Commitments at March 2019	159	30	38	60	31	0
Small sites Commitments at March 2019 (before applying discount)	288	60	60	60	60	48
Discount for small sites lapsing	-30	0	-5	-9	-9	-7
Neighbourhood Plan Allowance	0	0	0	0	0	0
Communal Dwellings	16	4	4	8	0	0
Small Windfall Allowance	54	0	0	0	27	27
MOBILE and TEMPORARY	0	0	0	0	0	0
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)	1227	211	286	311	260	159

Note: figures may not sum precisely due to rounding

WEST DEVON BOROUGH COUNCIL ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2019 to 2024	5 Year Supply Total	2019-20	2020-21	2021-22	2022-23	2023/24
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)	1227	211	286	311	260	159
WEST DEVON WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
WEST DEVON DISTRICT	1302	226	301	326	275	174

APPENDIX 5

**Sites removed from 5YLS by LPA area
(lapsed and undeliverable consents &
sites now considered developable not
deliverable in 2019-2024)**

Plymouth LPA - Sites with extant consent considered to be undeliverable in 2018 and position not changed

Application Number	Address	Reason	Dwellings
06/00588/REM	Agaton Farm		15
15/01726/FUL	80/82 Ebrington Street		6
12/00005/FUL	Brown Bear, 20 Chapel Street		17

Plymouth LPA - Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2019-2024)

Commitments			
Application Number	Address	Reason	Dwellings
17/01944/FUL	Seawings, 101 Lawrence Road	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site is extant however removed from 5YLS and pushed back to years 6-10 as consent considered undeliverable and subsequent application did not attain consent. Clear evidence of non delivery in the next 5 years.	7
17/00760/FUL	Sherwell House, North Hill	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site is extant at April 2019 however removed as Developer indicates consent will not be implemented due to a number of complications. Clear evidence of non-delivery in the next 5 years.	14
15/01622/FUL	Mayflower House, 178 to 184 Armada Way	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site removed as Developer indicates consent will not be implemented as there has been a change of controlling interest and new developer/promoter indicates current scheme not viable and therefore not intended to be delivered. Alternative scheme currently being pursued through a live pre-app. Clear evidence of non-delivery in the next 5 years at this stage.	140

I6/00554/FUL	17-19 Mayflower Street	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site removed as Developer indicates consent will not be implemented as there has been a change of controlling interest and new developer/promoter indicates current scheme not viable and therefore not intended to be delivered. Alternative scheme currently being pursued through a live pre-app. Clear evidence of non-delivery in the next 5 years at this stage.	
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Allocations			
	Address	Reason	Dwellings
	Mount Wise Area A	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site identified as an allocation in the JLP. Developer now asserts that delivery of this phase is delayed by three years compared with that envisaged last year. Developer did not provide any reasons for the delay. On the basis of the developer's 2019 update there is no clear evidence of delivery in the next 5 years although the site could come forward again into the 5 year supply should the site progress quicker than the developer now envisages.	145
	Land adjacent to Plumer Road	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10 as consent has now lapsed. Site is considered to be developable and potential for an alternative scheme/delivery vehicle to bring forward a new planning application in future. Given consent has now lapsed at this stage there is no clear evidence to justify its continued inclusion in the 5YLS. The site could come forward	61

Allocations			
Policy Number	Address	Reason	Dwellings
		again into the 5YLS when there is clarity regarding the delivery of an alternative proposal.	
PLY56.1	Former Nursery Haye Road	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. Site has not progressed as envisaged last year as pre-app was returned. No update forthcoming from the promoter/developer regarding progress therefore no clear evidence at this stage of delivery of dwellings in the next 5 years. Site could return to the 5YLS when there is clarity regarding the delivery of a scheme, a timeframe for the application and a delivery profile from the developer.	9
PLY58.7	Douglass House	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10. No clear scheme at present or developer on board therefore no clear evidence at this stage of delivery of dwellings in the 5YLS. Site could return to the 5YLS when there is clarity regarding the delivery of a scheme, a timeframe for the application and a delivery profile from the developer.	5

Allocations			
Policy Number	Address	Reason	Dwellings
PLY 59.13	Land North of Clittaford Road	Under the new NPPF 'deliverability' definition site now considered developable and pushed back to years 6-10 for the same reasons as PLY59.2 (as site is linked to PLY59.2)	9

Plymouth LPA - Lapsed Commitments (Large sites 5 dwellings or more)

Application Number	Address	Dwellings
16/02073/FUL	Blake Lodge	10
16/02351/FUL	436 Tavistock Road	11

Plymouth LPA - Lapsed Commitments (Small sites 4 dwellings or less)

Application Number	Address	Dwellings
15/00424/FUL	50 Ebrington Street	3
16/02150/FUL	17 Compton Park Road	1
16/02305/REM	1 South Down Road	1
16/00431/OUT	120 Fletemoor Road	1
16/00331/FUL	Plot 10 Adjacent To Wanstead Grove	1

Application Number	Address	Dwellings
16/01941/REM	Plot 26, West Park Primary School, Wanstead Grove	1
16/01954/REM	Plot 9, West Park Primary School, Wanstead Grove	1
16/02096/REM	Plot 15, West Park Primary School, Wanstead Grove	1
16/02097/REM	Plot 25, West Park Primary School, Wanstead Grove	1
16/02326/REM	Plot 14, West Park Primary School, Wanstead Grove	1
17/00187/REM	Plot 6, West Park Primary School Wanstead Grove	1
15/00436/FUL	67 Lake View Drive	1
16/01898/FUL	Adj 107 Cunningham Road	1
16/00237/OUT	Riverford, Estover Close	1
16/02148/FUL	126 Bellingham Crescent	1

Application Number	Address	Dwellings
15/02062/FUL	67 Ridgeway	1
15/00422/FUL	23 Jenkins Close	1

South Hams LPA – Lapsed Commitments (Small Sites under 10 dwellings)

Parish name	Application Number	Address	Net gain on site
Brixton	07/0395/15/F	Sandaway Lodge Lane Brixton Plymouth PL8 2AU	1
Cornworthy	13/3211/14/F	Land at Allaleigh Cross, Cornworthy, Totnes	1
Dartmouth	15/2236/15/F	Land Sx874 513 North East Of 3 Vicarage Hill Dartmouth Devon TQ6 9EW	1
Dartmouth	15/1820/14/F	2 Coles Court, Dartmouth, TQ6 9BW	1
Kingswear	30/1873/15/O	Higher Contour Cottage Redoubt Hill Kingswear Dartmouth TQ6 0DA	1
Kingswear	30/1422/14/F	The Anchorage Redoubt Hill Kingswear Dartmouth TQ6 0DA	1
Kingswear	30/0704/15/F	Development site adjacent to 1 Raddicombe Drive, Raddicombe Drive, Hillhead, Brixham	3
Modbury	35/1940/15/AGDPA	Westerns Barn At Sx 672 510 Trehele Farm Modbury Ivybridge PL21 0SA	1
Salcombe	2857/15/FUL	Lower Collaton Farm Lane To Lower Collaton Malborough Devon TQ7 3DJ	1
Salcombe	41/2383/15/F	Uppercot Devon Road Salcombe Devon TQ8 8HJ	1
Slapton	44/1852/13/F	Combe Cottage Carr Lane Slapton Kingsbridge	1
South Huish	46/3044/13/F	The Nest Market Garden Galmpton Kingsbridge Devon TQ7 3HA	5
Sparkwell	49/1775/15/F	Development Site At Waverley Smithaleigh Plymouth Devon PL7 5AX	1
Staverton	50/2494/15/AGDPA	Agricultural Building At Sx7941 6576 Beaston Farm Broadhempston Devon	1
Thurlestone	55/0529/15/F	14 Mead Lane, Thurlestone, Kingsbridge, TQ7 3PB	1
Wembury	58/1014/15/F	The Eddystone Inn Heybrook Bay Plymouth Devon PL9 0BN	5
Total			26

West Devon LPA – Lapsed Commitments (Small Sites under 10 dwellings)

Parish	Application Number	Address
Beaworthy	00885/2015	Barn At Metherell Farm Beaworthy Devon EX21 5TT
Bratton Clovelly	00212/2015	Metherell Farm Beaworthy Devon EX21 5TT
Exbourne	00716/2015	Courtney View High Street Exbourne Okehampton EX20 3SA
Gulworthy	00985/2015	Barn At Lumburn Lumburn Tavistock Devon PL19 8HT
Hatherleigh	01185/2015	Stapleford Farm Exbourne Okehampton. Devon EX20 3RA
Hatherleigh	00527/2015	Offices Buddle Lane Hatherleigh Okehampton Devon EX20 3HX
Inwardleigh	00532/2015	Preston Inwardleigh Okehampton Devon EX20 3AL
Northlew	2574/15/PDM	Kesterfield Barn Northlew Okehampton EX20 3PN
Northlew	01011/2015	The Stables Palmers Norley Farm Northlew Okehampton EX20 3PN
Northlew	00237/2015	Barn Adjacent To East Worth Farmhouse Northlew Devon
Okehampton	2859/15/PDM	Barn at SX5920 9490 Courtenay Road Okehampton
Sampford Courtenay	2806/15/PDM	Building adjacent to Cloverhill Farm Sampford Courtenay Devon EX20 2SA
Sampford Courtenay	00659/2015	Riverstone Farm Exbourne Okehampton Devon EX20 3QS
Sampford Courtenay	00652/2015	Part Cricket Farm Sampford Courtenay Okehampton Devon EX20 2TF
Sourton	00646/2015	Higher Hewton Farm Thorndon Cross Okehampton Devon EX20 4NQ
South Tawton	00694/2015	Taw Mill Sampford Courtenay Okehampton Devon EX20 2SE
Tavistock	00213/2015	Land Adjacent To The Laurels Meadow Brook Tavistock Devon
Total		20

APPENDIX 6

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

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

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

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

	2014/15	2015/16	2016/17	2017/18	Total
Plymouth LPA	700	1,129	557	1,372	3,758
South Hams LPA (excluding delivery in DNP)	177	428	326	511	1,442
West Devon LPA (Excluding delivery in DNP)	116	154	196	160	626
Total net additional supply (taking account of NPPF/NPPG changes)	993	1,711	1,079	2,043	5,826
Total net additional supply identified in the JLP	928	1,660	1,103	1,687 ¹	5,378
Difference (increase in net additional supply over the period 2014-2018 as a result of the new NPPF/NPPG)	+65	+51	-24	+356	+448

¹ JLP examination documents EXD63 and EXD64 indicated the net additional supply for 2017/18 based on the requirements of the old NPPF to which the JLP was examined against.

APPENDIX 7

List of small sites in 5YLS by LPA

Small sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31st March 2019	Site Total	Trajectory					
				2014 19	2019 20	2020 21	2021 22	2022 23	2023 24
16/00050/FUL	Chrikama, 7 Station Road	Under Construction	2		2				
15/01545/FUL	Hardwick Nurseries, Ridge Road	Under Construction	2		2				
15/02327/FUL	127 Healy Place	Under Construction	1		1				
15/02120/FUL	861 Wolseley Road	Under Construction	1		1				
17/01599/FUL	Land Adjoining 76 Downham Gardens	Under Construction	1		1				
17/00367/FUL	54 Beaconfield Road	Under Construction	1		1				
17/02395/FUL	Land At Milford Lane Tamerton Foliot	Under Construction	1		1				
17/00326/FUL	Land At Forget-Me-Not Lane Riverford Estover Close	Under Construction	1		1				
16/02370/FUL	The Mermaid ,15 Frogmore Avenue	Under Construction	1		1				
17/02399/AMD	Vacant Site At Fitzroy Road	Under Construction	3		3				
17/02023/FUL	19 Treby Road	Under Construction	1		1				
17/01644/FUL	92 Church Road Plymstock	Under Construction	1		1				
16/02158/FUL	61 Eggbuckland Road	Under Construction	1		1				
18/00587/FUL	Fort House Fort Terrace	Under Construction	1		1				
17/00572/REM	Plot 29, Land Adjoining Wanstead Grove, West Park	Under Construction	1		1				
16/00118/FUL	Land Adjacent 71 Sefton Avenue	Under Construction	1		1				
17/01967/FUL	Great Woodford Cottages, Great Woodford Drive	Under Construction	1		1				
18/01774/FUL	26 Vinery Lane	Under Construction	1		1				
18/00083/FUL	45 Tapson Drive	Under Construction	1		1				
12/00735/FUL	61A Emma Place	Under Construction	4		4				
10/00856/FUL	2 Ridge Park	Under Construction	2	1	1				
06/01971/FUL	225 Embankment Road	Under Construction	1		1				
15/02183/FUL	Land Adjacent 865 Wolseley Road	Under Construction	1		1				
12/02015/FUL	108 Billacombe Road	Under Construction	1		1				
07/00107/FUL	Hazelhurst, Station Road	Under Construction	1		1				
17/00719/S73	53 Shortwood Crescent	Under Construction	1		1				
15/00702/FUL	Land At Undercliff Road	Under Construction	1		1				
12/00783/FUL	Holtwood, Plymbridge Road	Under Construction	2		1	1			
15/00742/FUL	Land Adjacent To 5 Bayswater Road	Under Construction	1		1				
16/01440/FUL	Mount Stone, Cremyll Street	Under Construction	1		1				
14/00660/FUL	90 Meadow Way	Under Construction	1		1				
17/01352/FUL	118 Billacombe Road	Under Construction	1		1				
17/01048/FUL	19 Neal Close	Under Construction	1		1				
16/01485/FUL	40 Pollard Close	Under Construction	1		1				
17/00488/S73	Land Adjacent To 23 Candish Drive	Under Construction	2		2				
16/00599/REM	Plot 11, West Park Primary School, Wanstead Grove	Under Construction	1		1				

Application Number	Address	Site Status at 31st March 2019	Site Total	Trajectory					
				2014 19	2019 20	2020 21	2021 22	2022 23	2023 24
16/01392/REM	Plot 22, Land Adjoining Wanstead Grove	Under Construction	1		1				
16/01533/REM	Plot 3, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/01696/REM	Plot 8, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/01276/FUL	Plot 5, Land Adjoining Wanstead Grove	Under Construction	1		1				
16/01274/REM	Plot 13, West Park Primary School, Wanstead Grove	Under Construction	1		1				
16/01058/REM	Plot 27, 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				
17/02055/FUL	Land At Petersfield Close	Under Construction	4		4				
18/00654/FUL	26 Wilderness Road	Planning permission - Not Yet Started	2			2			
17/00675/OUT	Land At Maidstone Place, Off Uxbridge Drive	Planning permission - Not Yet Started	4				4		
17/02468/FUL	124 Billacombe Road	Planning permission - Not Yet Started	3			3			
17/02163/REM	18 Torland Road	Planning permission - Not Yet Started	2			2			
17/00783/FUL	166 Victoria Road	Planning permission - Not Yet Started	1			1			
18/01480/REM	505 Tavistock Road	Planning permission - Not Yet Started	1			1			
17/00555/OUT	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1				1		
17/00327/FUL	26 Powderham Road	Planning permission - Not Yet Started	1			1			
16/02091/FUL	680 Wolseley Road	Planning permission - Not Yet Started	1			1			
17/02179/REM	3 Hollow Hayes	Planning permission - Not Yet Started	1			1			
16/01262/FUL	Rehoboth, Torbridge Road	Planning permission - Not Yet Started	1			1			
16/01875/FUL	21 Meadow Park Plymouth	Planning permission - Not Yet Started	1			1			
18/00873/FUL	Land Adj To 17 Beauchamp Road	Planning permission - Not Yet Started	2			2			
16/00870/OUT	Land Adj 8/10 Dale Avenue	Planning permission - Not Yet Started	2				2		
16/01651/FUL	Rear Of New Meze Grill Restaurant, Pin Lane	Planning permission - Not Yet Started	3			3			
17/00766/FUL	5-7 Gibbon Lane	Planning permission - Not Yet Started	4			4			
17/02469/FUL	126 Billacombe Road Plymstock	Planning permission - Not Yet Started	3			3			
17/00247/OUT	Land To The Front Of 56 Vinery Lane	Planning permission - Not Yet Started	1				1		
17/01827/FUL	Highland Cottages New Street	Planning permission - Not Yet Started	1			1			
17/00137/FUL	8 Woodland Terrace, Greenbank Road	Planning permission - Not Yet Started	1			1			
17/00428/OUT	128 Looseleigh Lane	Planning permission - Not Yet Started	1				1		
17/01007/FUL	1 Delgany Villas Delgany Drive	Planning permission - Not Yet Started	1			1			
17/00726/FUL	4 Delgany Villas Delgany Drive	Planning permission - Not Yet Started	1			1			
16/02117/FUL	5 Southwell Road	Planning permission - Not Yet Started	1			1			
18/00154/FUL	50 Hallerton Close	Planning permission - Not Yet Started	1			1			
17/01384/FUL	68 Sherford Road	Planning permission - Not Yet Started	1			1			
17/02349/FUL	16 Randwick Park Road	Planning permission - Not Yet Started	1			1			
17/02298/FUL	1 Hawthorn Close	Planning permission - Not Yet Started	1			1			
17/02276/FUL	Braidwood Terrace Lane	Planning permission - Not Yet Started	2			2			
16/02363/OUT	Pengarth, Tamerton Foliot Road	Planning permission - Not Yet Started	2				2		
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			

Application Number	Address	Site Status at 31st March 2019	Site Total	Trajectory					
				2014 19	2019 20	2020 21	2021 22	2022 23	2023 24
17/01172/REM	Plot 4, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			
16/01542/REM	Plot 12, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1			1			
14/02178/FUL	Glen Lodge, Glen Road	Planning permission - Not Yet Started	1			1			
17/02379/FUL	22 Grand Parade	Planning permission - Not Yet Started	1			1			
18/02109/FUL	19 St James Place West	Planning permission - Not Yet Started	1			1			
18/00644/OUT	Land At Kensington Place	Planning permission - Not Yet Started	1				1		
18/01840/FUL	Land To The Rear Of Greenbank Cottages Greenbank 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			
18/01073/FUL	2 Conqueror Drive	Planning permission - Not Yet Started	1			1			
18/01466/FUL	Land At Looseleigh Lane	Planning permission - Not Yet Started	1			1			
18/01979/FUL	5 Trentham Close	Planning permission - Not Yet Started	1			1			
18/00127/OUT	442 Tavistock Road	Planning permission - Not Yet Started	1				1		
18/01304/FUL	24 The Spinney	Planning permission - Not Yet Started	1			1			
18/01659/FUL	19 Chaddlewood Close	Planning permission - Not Yet Started	1			1			
18/01220/REM	2 Springfield Road	Planning permission - Not Yet Started	1			1			
18/01942/PIP	Benhay, 100 Furzehatt Road	Planning Permission in Principle - Not Yet Started	1				1		
18/00913/FUL	13 Meadow Park	Planning permission - Not Yet Started	1			1			
18/01912/PIP	Land At 13 Westfield Avenue	Planning Permission in Principle - Not Yet Started	2				2		
18/00083/FUL	2 Marine Road	Planning permission - Not Yet Started	2			2			
18/00857/FUL	19 Compton Park Road	Planning permission - Not Yet Started	1			1			
18/01055/FUL	82 - 84 Higher Compton Road	Planning permission - Not Yet Started	2			2			
18/00567/FUL	Land To Rear Of 41 Higher Compton Road	Planning permission - Not Yet Started	1			1			
18/01380/FUL	Land Adj. Lelant Nursing Home, Glen Road, Mannamead	Planning permission - Not Yet Started	1			1			
18/01814/FUL	Land Adjacent To Elizabeth Cottage, Riverford, Estover Close	Planning permission - Not Yet Started	1		1				
18/01256/FUL	Land At Thorn Park Lodge Thorn Park	Planning permission - Not Yet Started	1		1				
18/00391/OUT	Odoorn Lodge, Riverford Estover Close	Planning permission - Not Yet Started	1			1			
16/00663/FUL	28 Smeaton Square (conversion)	Planning permission - Not Yet Started*	1		1				
16/01230/FUL	1-4 Derrys Cross (conversion)	Planning permission - Not Yet Started*	1		1				
16/01456/FUL	24 Walker Terrace (conversion)	Planning permission - Not Yet Started*	1		1				
16/01752/FUL	8 Providence Place Stoke (conversion)	Planning permission - Not Yet Started*	1		1				
16/01778/FUL	Rusty Anchor Guesthouse, 30 Grand Parade (conversion)	Planning permission - Not Yet Started*	1		1				
16/01781/FUL	15 Whitefield Terrace, Greenbank Road (conversion)	Planning permission - Not Yet Started*	2		2				
16/01907/FUL	Athenaeum Lodge, 4 Athenaeum Street (conversion)	Planning permission - Not Yet Started*	1		1				
16/01984/FUL	14 Molesworth Road Millbridge (conversion)	Planning permission - Not Yet Started*	1		1				
16/01994/FUL	14-16 Victoria Road (conversion)	Planning permission - Not Yet Started*	4		4				
16/02008/FUL	14 Connaught Avenue (conversion)	Planning permission - Not Yet Started*	4		4				
16/02063/FUL	140 Albert Road (conversion)	Planning permission - Not Yet Started*	1		1				
16/02172/FUL	98-99 Hotham Place Stoke (conversion)	Planning permission - Not Yet Started*	1		1				
16/02195/FUL	5 Devonport Road (conversion)	Planning permission - Not Yet Started*	1		1				

Application Number	Address	Site Status at 31st March 2019	Site Total	Trajectory					
				2014 19	2019 20	2020 21	2021 22	2022 23	2023 24
16/02208/FUL	46 Market Road (conversion)	Planning permission - Not Yet Started*	1		1				
16/02306/GP2	22 Queen Anne Terrace, North Hill (conversion)	Planning permission - Not Yet Started*	1		1				
16/02411/FUL	9-11 Durnford Street (conversion)	Planning permission - Not Yet Started*	1		1				
17/00259/GP2	98 Billacombe Road (conversion)	Planning permission - Not Yet Started*	1		1				
17/00334/FUL	2 Buttersby Lane (conversion)	Planning permission - Not Yet Started*	1		1				
17/00347/FUL	3 St Paul Street (conversion)	Planning permission - Not Yet Started*	1		1				
17/00457/FUL	Willcocks Buildings, Colebrook Road (conversion)	Planning permission - Not Yet Started*	2		2				
17/00472/GP2	17 College Road (conversion)	Planning permission - Not Yet Started*	1		1				
17/00568/GP2	20 - 21 Oxford Place (conversion)	Planning permission - Not Yet Started*	1		1				
17/00592/GP3	118 Grenville Road (conversion)	Planning permission - Not Yet Started*	1		1				
17/00595/FUL	1 Hooe Manor, Belle Vue Road (conversion)	Planning permission - Not Yet Started*	1		1				
17/00600/FUL	9 - 9A Underwood Road (conversion)	Planning permission - Not Yet Started*	1		1				
17/00732/FUL	1 Marlborough Street (conversion)	Planning permission - Not Yet Started*	2		2				
17/00755/FUL	27 Athenaeum Street (conversion)	Planning permission - Not Yet Started*	1			1			
17/00785/FUL	42 Bridwell Road (conversion)	Planning permission - Not Yet Started*	1			1			
17/00839/GP2	110A Alexandra Road, Ford (conversion)	Planning permission - Not Yet Started*	1			1			
17/00854/FUL	237 Albert Road (conversion)	Planning permission - Not Yet Started*	1			1			
17/01052/GP2	56 Notte Street (conversion)	Planning permission - Not Yet Started*	1			1			
17/01110/FUL	87 Mannamead Road (conversion)	Planning permission - Not Yet Started*	1			1			
17/01226/FUL	66 Wilton Street (conversion)	Planning permission - Not Yet Started*	1			1			
17/01358/GP2	66 Mutley Plain (conversion)	Planning permission - Not Yet Started*	1			1			
17/01411/FUL	Foresters Arms, 44 Fore Street, Plympton (conversion)	Planning permission - Not Yet Started*	1			1			
17/01448/GP3	1 Dale Avenue (conversion)	Planning permission - Not Yet Started*	1			1			
17/01594/FUL	78 Lipson Road (conversion)	Planning permission - Not Yet Started*	3			3			
17/02002/FUL	19 Pasley Street (conversion)	Planning permission - Not Yet Started*	1			1			
17/02013/FUL	31 Devonport Road (conversion)	Planning permission - Not Yet Started*	1			1			
17/02120/FUL	Wyndham Street East (conversion)	Planning permission - Not Yet Started*	1			1			
17/02334/PRUS	47A-49A The Broadway (conversion)	Planning permission - Not Yet Started*	2			2			
18/00055/FUL	90 New George Street (conversion)	Planning permission - Not Yet Started*	3			3			
18/00095/FUL	Valletort Flats, Valletort Place (conversion)	Planning permission - Not Yet Started*	1			1			
18/00096/FUL	67-69 Miles Mitchell Avenue (conversion)	Planning permission - Not Yet Started*	1			1			
18/00123/GP2	16A Manor Street (conversion)	Planning permission - Not Yet Started*	1			1			
18/00131/FUL	Grand Hotel, 24 Elliot Street (conversion)	Planning permission - Not Yet Started*	1			1			
18/00153/FUL	13 & 14 Jackson Place (conversion)	Planning permission - Not Yet Started*	1			1			
18/00258/FUL	7 St Gabriels Avenue (conversion)	Planning permission - Not Yet Started*	1			1			
18/00290/FUL	129 Looseleigh Lane (conversion)	Planning permission - Not Yet Started*	1			1			
18/00434/FUL	21 Channel View Terrace (conversion)	Planning permission - Not Yet Started*	1			1			
18/00487/FUL	8 Wyndham Square (conversion)	Planning permission - Not Yet Started*	2			2			
18/00554/FUL	15 Frogmore Avenue (conversion)	Planning permission - Not Yet Started*	1			1			

Application Number	Address	Site Status at 31st March 2019	Site Total	Trajectory					
				2014 19	2019 20	2020 21	2021 22	2022 23	2023 24
18/00564/FUL	2A Belgrave Lane (conversion)	Planning permission - Not Yet Started*	1				1		
18/00583/FUL	50 Marlborough Street (conversion)	Planning permission - Not Yet Started*	1				1		
18/00660/FUL	298 North Road West (conversion)	Planning permission - Not Yet Started*	1				1		
18/00713/FUL	22 Cromwell Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/00743/FUL	11 Cumberland Street (conversion)	Planning permission - Not Yet Started*	2				2		
18/00746/FUL	Scott Cottage, Millway Place (conversion)	Planning permission - Not Yet Started*	1				1		
18/00775/FUL	Ground Floor Flat, 24 Gifford Terrace Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/00800/FUL	48 - 50 Mutley Plain (conversion)	Planning permission - Not Yet Started*	4				4		
18/00823/FUL	21 Neswick Street (conversion)	Planning permission - Not Yet Started*	1				1		
18/00827/FUL	2 Alfred Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/00885/FUL	19 Amity Place (conversion)	Planning permission - Not Yet Started*	2				2		
18/01034/PRUS	65 Union Street (conversion)	Planning permission - Not Yet Started*	2				2		
18/01036/FUL	5 Marlborough Road (conversion)	Planning permission - Not Yet Started*	2				2		
18/01138/FUL	51A Mutley Plain (conversion)	Planning permission - Not Yet Started*	1				1		
18/01191/FUL	155 Vauxhall Street (conversion)	Planning permission - Not Yet Started*	1				1		
18/01225/FUL	Coombe House, The Quay (conversion)	Planning permission - Not Yet Started*	2				2		
18/01324/PRUS	21 - 23 Victoria Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/01440/FUL	16 Neath Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/01461/FUL	42 Mannamead Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/01479/GP2	53 Mutley Plain (conversion)	Planning permission - Not Yet Started*	2				2		
18/01490/FUL	29 Holdsworth Street (conversion)	Planning permission - Not Yet Started*	1				1		
18/01669/FUL	31 Devonport Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/01845/FUL	9 Hazel Close (conversion)	Planning permission - Not Yet Started*	1				1		
18/01887/FUL	116 Albert Road (conversion)	Planning permission - Not Yet Started*	1				1		
18/02016/FUL	45 Mutley Plain (conversion)	Planning permission - Not Yet Started*	1				1		

Year Totals					92	94	50	0	0
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Trajectory Total									236
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*Small conversions (under 10 units) are monitored for completion only, works may have commenced

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

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Aveton Gifford	0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/3177770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	Provision of dwelling and associated landscaping including restorationworks to 18th Century walled garden (variation to planning permission 02/2222/14/F	25/01/2018	0	0	1
Aveton Gifford	4018/18/FUL	Lower Wizaller Barn Hangmans Cross To Chillaton Cross Modbury Devon PL21 0SE	Change of use of existing residential accommodation used for holiday purposes to use as a Dwellinghouse (Class C3)	22/02/2019	0	0	1
Aveton Gifford	4041/18/FUL	Torrings Barn Ashford Aveton Gifford TQ7 4NB	READVERTISEMENT (Amended Site Address) Conversion of stone agricultural barn to dwelling	15/03/2019	0	0	1
Aveton Gifford	4078/17/ARM	Oak Park Farm Aveton Gifford Devon TQ7 4LE	4078/17/ARM Application for approval of reserved matters following outline approval 1509/17/OPA	24/11/2017	0	1	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)	02/10/2017	0	1	0
Aveton Gifford	0908/17/ARM	Proposed agricultural dwelling at SX 685 513, Oak Tree Farm, Modbury, Ivybridge, PL21 0SB	0908/17/ARM - Application for Appliation for approval of reserved matters following outline approval 02/0385/15/O.	11/05/2017	0	0	1
Aveton Gifford	4082/16/PDM	Barn At lower Lixton Farm Loddiswell Devon TQ7 4EG		21/03/2017	0	0	1
Aveton Gifford	0176/17/FUL	Land To North Of Little Court Kingsbridge TQ7 4LE	Erection of dwelling and garage with associated landscaping work	19/04/2017	0	1	0
Aveton Gifford	2100/16/ARM	Beer Wood Greyhill Cross To Idston Cross Loddiswell Devon TQ7 4EQ		10/02/2017	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Aveton Gifford	3748/18/ARM	Land off Stray Park Pulleys Close Aveton Gifford Devon TQ7 4JE	3748/18/ARM - Application for approval of reserved matters following outline approval 2635/16/OPA for construction of single dwelling	08/02/2019	0	0	1
Bigbury	4097/16/OPA appeal ref - APP/K1128/W/17/3182100	Development Site At SX 663 471 St Anns Chapel Bigbury Devon		28/02/2018	0	0	8
Bigbury	4120/17/FUL	Land At SX 663 471 East Of The Pickwick Inn St Anns Chapel Kingsbridge	READVERTISEMENT (Revised Plans Received) 4 No. new dwellings, vehicular access and public realm improvements	14/11/2018	0	0	4
Bigbury	1196/17/OPA	Land at SX668 471 Easton Bigbury	Outline application with all matters reserved for permanent agricultural worker's dwelling	05/07/2017	0	0	1
Bigbury	3545/17/FUL	Seafront Marine Drive Bigbury On Sea TQ7 4AS		07/06/2018	0	0	1
Blackawton	2531/18/FUL	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	Application for 1 no. new dwelling	09/11/2018	0	0	1
Blackawton	1972/17/FUL	Land at Greenslade Road Blackawton TQ9 7BP	Application for erection of four dwellings (resubmission of 3442/16/FUL)	30/07/2018	0	0	4
Blackawton	0481/16/FUL	West Dreyton Farm Blackawton Devon TQ9 7DJ	Full planning application for the conversion of stone barns to 3 residential dwellings.	03/06/2016	0	0	3
Blackawton	0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	0047/18/ARM - Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	10/07/2018	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Blackawton	3955/16/PDM	Watson Barn Park Lane Blackawton Totnes Devon TQ9 7AA	Notification for prior approval for proposed change of use of agricultural building to a dwelling house and associated works.	02/03/2017	0	0	1
Blackawton	4052/17/PDM	Shearstone Barn A3122 Dreyton Cross To Oldstone Cross Blackawton Devon TQ9 7DG		02/11/2016	0	0	1
Blackawton	1381/18/ARM	Land at SX806521 West Hartley Blackawton TQ9 7DT	1381/18/ARM - Application for approval of reserved matters following outline approval 1212/17/OPA for a permanent agricultural worker's dwelling.	15/11/2018	0	0	1
Blackawton	1660/18/FUL	Forder Barn Blackawton TQ9 7AL	Change of use and conversion of an agricultural building to residential	01/08/2018	0	0	1
Brixton	1772/18/OPA	Highlands Chittleburn Hill Brixton Devon PL8 2AX	Outline application with all matters reserved for construction of single storey dwelling	07/01/2019	0	0	1
Brixton	1884/18/FUL	Tuscany's Social Club Legion Lane Brixton Devon PL8 2AN		19/11/2018	1	3	0
Brixton	3055/17/FUL	Hartlands Lodge Lane Brixton PL8 2AU		15/02/2019	0	0	4
Brixton	07/0628/15/F	Linhay Adj. To Spriddlestone Barton Spriddlestone Devon PL9 0DW	Conversion to single dwelling	15/07/2015	0	1	0
Brixton	0525/18/FUL	Higher Hareston Manor Barn Brixton PL8 2DL	Application for proposed conversion of separate redundant building to a residential unit (previously approved ref. 3397/16/FUL)	05/04/2018	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Charleton	1827/18/FUL	The Nursery Marsh Lane West Charleton TQ7 2AQ	1827/18/FUL - Erection of dwelling with associated landscaping work (Resubmission of planning consent 2475/17/FUL).	17/07/2018	0	1	0
Charleton	2533/18/FUL	East Farm Cottage East Charleton TQ7 2AR	Application for a new 4-bed dwelling with private driveway and parking	24/09/2018	0	0	1
Charleton	1998/17/FUL	Dunridge West Charleton TQ7 2AB	Demolition of existing dwelling and detached outbuilding and construction of two new dwellings with associated landscaping	05/12/2017	0	0	1
Charleton	1935/18/FUL	Greenridge Curlew Drive West Charleton TQ7 2AA	1935/18/FUL - Construction of dwelling.	23/08/2018	0	1	0
Chivelstone	3611/16/VAR, appeal ref APP/K1128/W/17/3171783	The Shippen Locks Farm East Prawle TQ7 2BU	Application for variation of condition number 3 (ancillary accommodation restriction for 'The Shippen' following grant of planning permission 10/0326/13/F	21/09/2017	0	0	1
Chivelstone	1427/17/FUL	Hines Hill East Prawle Devon TQ7 2BZ	Conversion and renovation of existing chicken shed to create a new dwelling	30/06/2017	0	0	1
Chivelstone	2852/18/FUL	The Old Rocket House East Prawle Kingsbridge TQ7 2BY	Conversion & Extension of Domestic Garage to Form a Single Dwelling	18/12/2018	0	0	1
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	28/11/2018	0	0	1
Churchstow	0969/18/FUL	Little Court Churchstow TQ7 3QW	Erection of 2no. dwellings with associated landscaping work	31/01/2019	0	0	2
Churchstow	11/0763/15/CU	Redundant agricultural barn, Gratton Farm, Loddiswell, TQ7 4DA	Conversion of barn (with B1a permission) to create 2no. residential dwellings (class C3) revision to planning approval 11/2012/14/CU	15/05/2015	0	2	0
Churchstow	11/1287/12/F	Lower Warcombe Barns, Churchstow, Kingsbridge, TQ7 4BW	Renewal of planning application 11/0296/09/F for conversion of barn to two dwellings and annex with garaging	03/06/2013	0	2	0
Churchstow	1926/17/FUL	Land Adjacent To Westgate Churchstow TQ7 3QN	Erection of new detached dwelling with associated parking and landscaping.	17/08/2017	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Churchstow	0394/18/FUL	Talmans Road North Of Woodlands To Home Farm Churchstow Devon TQ7 3QZ	0394/18 - Demolition of existing bungalow & garage and construction of 2 no. replacement dwellings, including expansion of domestic curtilage.	29/03/2018	0	1	0
Cornworthy	0369/18/FUL	3, 4 & 5 Lower Tideford Farm Cornworthy TQ9 7HH	Change of use from holiday cottages to full residential	28/06/2018	0	0	3
Cornworthy	1697/17/PDM	Buzzard Barn Lower Tideford Farm Cornworthy Devon TQ9 7HH	Prior approval for a proposed Change of use of agricultural building to 2 dwellings and for associated operational development.	11/07/2017	0	0	2
Cornworthy	3019/17/FUL	2 Cornworthy Cottage Lower Tideford Farm Cornworthy Devon TQ9 7HH	Change of use of holiday cottage to full residential use	25/01/2018	0	0	1
Cornworthy	2053/17/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	Change of use of agricultural building to residential dwelling	16/10/2017	0	0	1
Cornworthy	0020/18/FUL	East Cornworthy Reservoir East Cornworthy Cornworthy	0020/18/FUL - Conversion of redundant water reservoir to dwelling (Loss of B8 -84 sqm).	03/04/2018	0	1	0
Cornworthy	2679/16/PDM	West Dreyton Farm A3122 Collaton Cross To Dreyton Cross Blackawton Devon TQ9 7DJ		12/10/2016	0	0	1
Cornworthy	4269/17/FUL	Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF		20/03/2019	0	0	1
Cornworthy	0676/18/FUL	Blackness Marine Higher East Cornworthy Farm East Cornworthy TQ9 7HQ		30/04/2018	0	1	0
Dartington	14/1785/15/F	Deepdene Cott Lane Dartington Totnes TQ9 6HE	Erection of detached dwelling and associated parking within the garden	09/06/2016	0	1	0
Dartington	3299/18/FUL	Cott House Cott Lane Dartington TQ9 6HE	Erection of two storey detached dwelling and car port	10/12/2018	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Dartington	4051/17/PDM	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB		26/01/2018	0	0	1
Dartington	3911/16/FUL	Land To West Of Lownard Youth Hostel Dartington Devon		23/05/2017	0	0	1
Dartington	1730/18/FUL	Tranquility Dartington TQ9 6EY	Change of use of agricultural building to residential use (extension to approval 3875/17/PDM)	14/08/2018	0	1	0
Dartmouth	2734/17/FUL	Land At College Way Dartmouth TQ6 9PF	Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13)	20/12/2017	0	0	1
Dartmouth	1753/17/FUL	6 Vicarage Hill Dartmouth TQ6 9EW	Proposed new dwelling located in rear garden area.	02/11/2017	0	1	0
Dartmouth	0470/16/FUL	Land adjacent to 50 Above Town Dartmouth Devon TQ6 9RG	Re-advertisement (Amended Address) Planning application for proposed new 3 storey residence.	07/06/2016	0	1	0
Dartmouth	15/0392/14/F	Proposed dwelling site at SX 8701 5148, site adj 15 Church Road, Dartmouth, TQ6 9HQ	Erection of new dwelling (resubmission of 15/1874/13/F)	09/04/2014	0	1	0
Dartmouth	2191/18/FUL	Moonraker The Keep Gardens Dartmouth TQ6 9JA	Erection of dwelling with associated landscaping (Re-submission of 0177/18/FUL)	12/09/2018	0	0	1
Dartmouth	15/2252/14/F	Development site at SX 8651 5145 Site at Collingwood Road, Dartmouth.	Construction of 7 dwellings (following refusal of planning application 15/2265/12/F for construction of 8 dwellings)	02/03/2015	0	7	0
Dartmouth	3649/17/FUL	Longcross Reservoir Townstal Road Dartmouth Devon	Construction of five dwellings following demolition of existing operations buildings	07/03/2018	0	0	5
Dartmouth	0805/16/FUL	Police Station Mayors Avenue Dartmouth Devon TQ6 9NF		22/06/2016	0	5	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
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	13/02/2017	0	2	1
Dartmouth	3558/16/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH		05/01/2017	0	1	2
Dartmouth	2129/16/FUL	20 Newcomen Road Dartmouth Devon TQ6 9BN	Change of use of ground floor of former Presbytery to residential use	09/09/2016	0	0	1
Dartmouth	2018/16/PDM	Lower Norton Barn Lower Norton Cottage Dartmouth	Notification for Prior Approval for a proposed change of use of agricultural building to dwellinghouse (C3) and associated operationaldevelopment (Class Qa & b)	22/08/2016	0	1	0
Dartmouth	2909/15/FUL	Land at SX 288020 50602 Southtown Dartmouth Devon TQ6 9BZ	Proposed single dwelling.	18/05/2016	0	0	1
Dartmouth	15/2392/15/F	Mill Cottage Warfleet Creek Road Dartmouth Devon TQ6 9DA	Application for change of use of garage/hobby room to detached one bedroomed dwelling	02/12/2015	0	1	0
Dartmouth	15/2268/15/F	Proposed New Dwelling At Sx Woodford Townstal Hill Dartmouth. Devon TQ6 9PA	Erection of new dwelling and associated garage and parking	25/11/2015	0	1	0
Dartmouth	0534/18/FUL	Spithead Dartmouth TQ6 9PS		20/07/2018	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)	26/09/2018	0	0	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Diptford	0564/17/FUL	Wheeldon Farm Halwell Devon TQ9 7JY		06/09/2017	3	2	0
Diptford	17/2463/15/AGDPA	Springfield Farm Moreleigh Totnes Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q)	08/12/2015	1	0	1
Diptford	2096/18/FUL	Barn adjacent Hastings Farm Diptford Devon TQ9 7NQ	2096/18/Ful - Demolition of barn to create two dwellings.	16/10/2018	0	2	0
Diptford	4240/18/FUL	barn adjacent to Robins Nest Cross Fram Diptford	Demolition of existing agricultural barn & erection of new dwelling	21/03/2019	0	0	1
Diptford	1750/18/FUL	Land at Wagland Park Farm Diptford TQ9 7LB		07/08/2018	0	0	1
Diptford	3737/17/PDM	crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ		19/12/2017	0	0	1
Diptford	0673/17/PDM	Barn at Higher Ashwell Farm Halwell Devon TQ9 7LB	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Q(a))	30/08/2017	0	1	0
Diptford	0318/17/PDM	Horner Barn Lower Horner Halwell Devon TQ9 7LD		24/03/2017	0	1	0
Diptford	17/1627/15/F	Proposed Barn Conversion At Sx 7282 5688 Rear Of Church Park Close Diptford TQ9 7PH	Replacement of existing field barn with new dwelling (resubmission of 17/1200/15/F)	08/10/2015	0	1	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Diptford	2112/18/PDM	The Cabin Murtwell Farm Diptford Totnes TQ9 7NQ		09/08/2018	0	0	1
Diptford	45/1380/14/RM	Lower Eastmoore Farm, Diptford, Totnes, TQ9 7PE	Outline planning application with all matters reserved for the erection of an agricultural workers dwelling.	12/08/2014	0	1	0
Dittisham	1212/18/FUL	Newlands Farm Blackawton TQ9 7DR	Replacement of agricultural dwelling	01/10/2018	0	0	1
East Allington	0084/18/FUL	Lower Poole Farm East Allington TQ9 7PZ		01/02/2019	0	0	4
East Allington	3820/18/FUL	Higher Poole Farm Lane To Higher Poole Farm East Allington TQ9 7PZ	Conversion of 2 redundant agricultural barns into dwelling with a holiday let, associated landscaping and bat mitigation building/carport	09/01/2019	0	0	1
East Allington	3819/17/FUL	Blackdown Barn SX771474 Cross Farm East Allington	Conversion of agricultural barn to dwelling	10/01/2018	0	0	1
East Allington	2769/16/PDM	Pond Field Barn Rimpston Farm Flear Cross To Rimpston Cross East Allington Devon TQ9 7RQ		26/10/2016	0	1	0
East Allington	2046/16/PDM	Waydown Barn, Rimpston Farm Track West Of Kingsbridge Fork Cross East Allington Devon	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Qa)	24/08/2016	0	0	1
East Portlemouth	1499/18/FUL	Site at SX 750 389 Port Waterhouse East Portlemouth Salcombe TQ8 8PA	READVERTISEMENT (Revised Plans Received) Erection of rural worker's dwelling	08/03/2019	0	0	1
Ermington	21/2404/15/F	1 Chapel Street Ermington Ivybridge PL21 9ND	Erection of 3 bed detached dwelling	24/06/2016	0	1	0
Ermington	2659/15/FUL	Crooked Spire Inn The Square Ermington Devon PL21 9LP	Conversion of part of redundant premises to form two new dwellings.	06/07/2016	0	2	0
Ermington	2767/17/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	Conversion of barn to dwelling	07/12/2017	0	0	1

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Ermington	2333/16/PDM	Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa)	16/09/2016	0	0	1
Ermington	1938/16/PDM	Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) Class Q (a)	10/08/2016	0	0	1
Ermington	2715/15/PDM	SX6155 7772 Hunsdon Road Ivybridge	Prior approval for a proposed change of use of agricultural building to a dwellinghouse (C3) and associated operational development	04/02/2016	0	1	0
Ermington	21/1707/15/F	Brook Farm Ivybridge Ivybridge Devon PL21 9LE		19/10/2015	0	1	0
Ermington	21/1923/15/F	Proposed Dwelling At Sx 625 537 Higher Preston Barn Westlake Ivybridge	Conversion of stone barn to dwelling	05/10/2015	0	1	0
Ermington	0401/19/FUL	Square Field Linhay Higher Ludbrook Farm Ludbrook Ermington PL21 0LL	0401/19/FUL - Conversion of barn to dwelling (amendments to planning permission 1188/18/FUL).	25/03/2019	0	0	1
Ermington	2803/15/FUL	Luson Langbrook Cross To Luson Langbrook Westlake PL21 9JZ		29/01/2016	0	1	0
Ermington	21/2168/11/F	Swainstone Farm , Swainstone, Devon, PL21 9LE,	Conversion of barn to form single family dwelling	02/11/2011	0	1	0
Halwell & Moreleigh	1310/16/OPA	Land Adjacent Tor View Moreleigh Devon TQ9 7JQ	Outline Planning Application for 3 dwellings	23/06/2016	0	0	3
Halwell & Moreleigh	3456/17/FUL	The Byre and The Stables Lower Collaton Farm Blackawton TQ9 7DW	Change of use of land to residential curtilage/garden and use of two barn conversions as residential	04/04/2018	0	0	2
Halwell & Moreleigh	1730/17/FUL	Land at Moreleigh Cross Farm Moreleigh TQ9 7JQ	READVERTISEMENT (Revised Plan Received) Erection of 1 no. dwelling	10/08/2017	0	1	0
Halwell & Moreleigh	2617/16/FUL	4 Gripstone Cottages Road Serving Gripstone Cottage Halwell TQ9 7JF	Erection of a single attached dwelling including parking and landscaping	10/11/2016	0	0	1
Halwell & Moreleigh	22/2768/12/F	Orchard Barn, Washbourne, Totnes	conversion of redundant barn into residential unit of accommodation	23/01/2013	0	1	0

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Halwell & Moreleigh	2240/18/PDM	Ritson Barton Farm Halwell Devon TQ9 7JG		24/08/2018	0	0	1
Halwell & Moreleigh	3912/18/ARM	Land at Morleigh Parks Farm TQ9 7JN	3912/18/ARM - Approval of reserved matters following outline approval reference.	05/02/2019	0	0	1
Harbeton	2551/16/PDM	Higher Dorsley Barton Green Lane To North Of Copperthorne Cross Harberton Devon TQ9 6DN		05/10/2016	0	0	3
Harbeton	4242/18/FUL	Belsford Court Harberton TQ9 7SP		21/03/2019	0	0	2
Harbeton	0626/18/FUL	Moore Farm Barns Harberton TQ9 7LP	Conversion of existing stone barns to two dwellinghouses with garages	10/10/2018	0	0	2
Harbeton	2559/17/FUL	Orchard Lodge Old Road Harbertonford TQ9 7PU	Demolition of existing holiday let and construction of new dwelling and bin/log store outbuilding, with associated landscaping.	23/10/2017	0	1	0
Harbeton	1822/17/FUL	Development Site At Sx782560 Harbertonford TQ9 7TS	Construction of a new two storey dwelling house	02/08/2017	0	1	0
Harbeton	3040/16/FUL. Appeal ref no. APP/K1128/W/17/3168011	Lower Ashridge Farm Lane From Higher Grove To Lowe Harberton TQ9 6EW	Replacement of outbuilding with single dwelling (alternative to 23/2331/15/F for conversion of outbuilding to single dwelling)	21/06/2017	0	1	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Harbeton	0400/18/ARM	Little Grove Farm Harberton Totnes TQ9 6EW		01/07/2016	0	0	1
Ivybridge	3074/15/FUL	Greenwood Western Road Ivybridge Devon PL21 9AN	Erection of 5 new dwellings	20/05/2016	0	0	5
Ivybridge	27/2143/15/F	South View House Cole Lane Ivybridge Devon PL21 0DG		30/06/2016	0	1	2
Ivybridge	0242/18/FUL	Godwell House Godwell Lane Ivybridge Devon PL21 0LT	0242/8/FUL - Construction of detached dwelling and associated detached double garage in the garden area of Godwell House.	31/07/2018	0	0	1
Ivybridge	2577/17/FUL	Pound Farm Fore Street Ivybridge Devon PL21 9AE	Construction of detached single storey dwelling and replacement garage for adjacent farmhouse.	11/01/2018	0	0	1
Ivybridge	2387/18/ARM	Development Site At Ivydale Godwell Lane Ivybridge Devon PL21 0LE		10/01/2019	0	0	4
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2 No 3 bedroomed dwellings	12/06/2015	0	2	0
Ivybridge	1085/18/FUL	4 Western Road Ivybridge PL21 9AN	Conversion of building to provide two flats.	14/11/2018	0	0	2
Ivybridge	0345/16/FUL	Land To Rear Of Oate Villa Western Road Ivybridge	Demolition of existing garage/store and construction of single dwelling with parking	13/04/2016	0	0	1
Ivybridge	0655/17/FUL	First Floor 56 Fore Street Ivybridge PL21 9AE	Conversion of roof space to a 2-bedroom flat, there are also 3 flats which are being re furnished.	27/04/2017	0	0	1

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Kingsbridge	1381/17/FUL	Top Acre 12 Higher Warren Road Kingsbridge Devon TQ7 ILG	RE ADVERTISEMENT (Revised plans) Application for proposed new bungalow to rear.	23/10/2017	0	1	0
Kingsbridge	2815/18/FUL	Sunny Patch Western Backway Kingsbridge TQ7 IQB	1875/17/FUL - Erection of dwelling and associated works.	18/12/2018	0	0	1
Kingsbridge	4162/16/FUL	12 Buckwell Road Kingsbridge TQ7 INQ	Proposed erection of single detached dwelling	06/03/2017	0	0	1
Kingsbridge	0549/18/FUL	55 Henacre Road Kingsbridge TQ7 IDP	New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)	08/05/2018	0	0	1
Kingsbridge	2097/18/FUL	Land Off Derby Road Kingsbridge		07/09/2018	0	0	6
Kingsbridge	0256/17/FUL	Development Site Tumbly Hill Kingsbridge Devon	Construction of 5no.apartments	04/05/2018	0	0	5
Kingsbridge	0674/17/FUL	Culver Park Close Kingsbridge TQ7 ILD		03/10/2017	0	0	5
Kingsbridge	4140/16/FUL	Rivermaid Boatyard, Embankment Road, Kingsbridge, TQ7 IJZ		19/09/2018	0	4	0
Kingsbridge	3789/16/POD	Unit 3&5, Centurion Works Lower Union Road Kingsbridge Devon TQ7 IEF	Notification for prior approval for a proposed change of use from Office use to 3 dwellings.	03/04/2017	0	0	3

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Kingsbridge	3815/18/FUL	First And Second Floor 3 - 5 Mill Street Kingsbridge TQ7 1ED	Change of use of the first floor and second floor extension to create 4 flats (amendment to 28/0353/12/F and 0468/18/FUL)	18/12/2018		3	0
Kingsbridge	3949/18/FUL	89 Fore Street Kingsbridge TQ7 1AB	consent 2747/15/FUL for alterations	25/01/2019	0	0	2
Kingsbridge	1402/18/FUL	60 Fore Street Kingsbridge TQ7 1NY	Conversion of upper floors of existing retail unit to 3 no. apartments	28/06/2018	0	0	2
Kingsbridge	4023/18/FUL	14 Fore Street Kingsbridge TQ7 1NY	Internal alterations to create an additional first floor apartment (Resubmission of 0602/18/FL this application was withdrawn)	01/02/2019	0	0	1
Kingsbridge	0207/18/FUL	Development Site At Sx 7418 4302 Warren Road Kingsbridge Devon	Erection of two detached houses and garages	20/02/2018	0	0	1
Kingsbridge	3823/17/FUL	Site Rear Of 81 Fore Street Kingsbridge TQ7 1AB	Proposed conversion and alteration of outbuildings to the rear of 81 Fore St to single dwelling.	05/01/2018	0	0	1
Kingsbridge	0427/16/FUL	Widegates 56 Embankment Road Kingsbridge Devon TQ7 1LA		20/10/2015	0	0	1
Kingsbridge	3474/18/FUL	9 Fore Street Kingsbridge TQ7 1PG		19/12/2018	0	0	1

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Kingsbridge	3393/17/PDM	Willow Barn Willow Farm Ledstone Kingsbridge TQ7 2HF		01/12/2017	0	0	1
Kingston	1186/17/FUL	Proposed Development Site At SX6390 4802 Adj Trebles Cottage Kingston Kingsbridge TQ7 4PT, to be known as Heron House	1186/17/ARC - Proposed new dwelling to the west of Trebles Cottage Kingston	30/11/2015	0	0	1
Kingston	4241/17/FUL	Land at SX 634 475 Upper Townsend Park Scobbiscombe Lane Kingston TQ7 4QB	Application for erection of a single storey dwelling	05/02/2018	0	1	0
Kingswear	2072/17/FUL	Land adjacent to Creek Haven Lower Contour Road Kingswear TQ6 0AL	Application two bedroomed dwelling (revision of planning consent 30/2027/15/F)	31/08/2017	0	0	1
Kingswear	2231/18/FUL	Crofters Cottage Raddicombe Lane Hillhead TQ5 0EX	Creation of new two bedroom bungalow, with garage and relocation of garage to original house	14/11/2018	0	0	1
Kingswear	30/0838/14/F	Land adj. Littlecroft, Higher Contour Road, Kingswear, TQ6 0DE	Erection of new dwelling (amendment to approval 30/1580/11/F)	03/06/2014	0	0	1
Kingswear	1613/18/FUL	The Lane House Upper Wood Lane Kingswear TQ6 0DF	Proposed new dwelling in garden area of The Lane House and alterations to existing access to Mount Ridley Road	09/08/2018	0	0	1
Kingswear	3919/18/ARC	Plot 4, Lower Contour Road, Kingswear	3919/18/ARC - Application for approval of details reserved by conditions 3, 4 & 11 of planning consent 30/3212/14/F . Erection of 2no. flats	06/05/2015	0	2	0
Kingswear	0141/18/ARM	Ocean View Farm Raddicombe Drive Hillhead Devon TQ5 0EX	0141/18/ARM - Application for approval of reserved matters following outline approval 0566/17/OPA for agricultural worker's permanent dwelling	30/04/2018	0	1	0
Kingswear	2115/17/FUL	Reservoir House Upper Wood Lane Kingswear Devon TQ6 0DF	Proposed erection of dwelling (following planning approval 0253/16/FUL) and change of use of additional ground to residential garden ground	11/08/2017	0	0	1

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Kingswear	2947/15/FUL	The Garage Site Beacon Road Kingswear		15/04/2016	0	0	1
Kingswear	30/1724/15/F	Wayside Lower Contour Road Kingswear Dartmouth TQ6 0AL	Alterations to provide 2no. garages, lift and conversion to 2no. dwellings	21/12/2015	0	1	0
Littlehempston	1903/18/PDM	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG		30/07/2018	0	0	1
Loddiswell	3746/18/FUL	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ		07/07/2014	0	3	1
Loddiswell	2481/18/FUL	Post Office Loddiswell TQ7 4QH	Conversion of post office to 2 No studio dwellings	05/10/2018	0	0	2
Loddiswell	2773/17/PDM	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF		09/10/2017	0	0	1
Loddiswell	1155/18/PDM	Agricultural building at Stanton Cottage Loddiswell Devon TQ7 4EF		09/07/2018	0	0	1
Loddiswell	2078/17/FUL	The Orchard Well Street Loddiswell	Erection of residential dwelling.	12/09/2018	0	0	1

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Loddiswell	0172/18/FUL	Inner Weeke Loddiswell TQ7 4AQ		23/04/2018	0	0	1
Loddiswell	3387/18/ARM	Woolston Farm Loddiswell TQ7 4DU	3387/18/ARM - Application for approval of reserved matters for provision of an agricultural worker's dwelling following grant of outline consent 1329/18/OPA.	13/03/2019	0	0	1
Malborough	1391/16/OPA	Hi Ho White Cross To Malborough Green Malborough TQ7 3RR	Outline application with all matters reserved for two new detached dwellings (revised from three dwellings)	06/08/2018	0	0	3
Malborough	33/2944/11/F	143 Cumber Close, Malborough, TQ7 3DG	Change of use from community rooms to dwelling	03/01/2012	0	1	0
Marldon	34/1890/15/O	Development Site At RMC Quarry The Old Kiln Kiln Road Marldon Paignton TQ3 1SH		27/09/2017	0	0	5
Marldon	0178/18/FUL	Winsland Churscombe Road Marldon TQ3 1NA	Demolition of existing dwelling and garage and formation of 3 new build detached dwellings	03/08/2018	0	2	0
Marldon	1332/17/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 1RS		30/06/2017	0	0	1
Marldon	34/1133/15/F	Brownscombe Barn At Sx 8582 6468 Brownscombe Wood Ipplepen Road Marldon	Change of use of agricultural building to dwelling house (C3)	13/07/2015	0	1	0
Modbury	1649/18/FUL	The Old Vicarage Stable Modbury Devon PL21 0TA	Erection of single detached dwelling and garage with new access	21/09/2018	0	0	1

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Modbury	3369/16/PDM	Building at Penn Parks Farm Modbury Ivybridge Devon PL21 0TB	Prior approval for a proposed change of use of agricultural building to a dwellinghouse.	02/12/2016	0	0	2
Modbury	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheephams, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	06/02/2015	0	2	0
Modbury	3883/17/FUL	New Road Modbury PL21 0QQ	Conversion of former workshop to residential dwelling (loss of BI -78)	09/01/2018	0	1	0
Modbury	2545/17/FUL	The Coach House Back Street Modbury PL21 0RF	Conversion of a redundant stone coach house building into a dwelling	26/09/2017	0	1	0
Modbury	2303/16/PDM	Spindlebrook Farm Sheephams Bridge Modbury Devon	Prior approval for proposed change of use of agricultural building to dwelling house(class C3) and for associated operational development(Class Qa+b)	26/09/2016	0	1	0
Modbury	35/2413/15/F	Bonny Moor Barn At Sx 668 521 Modbury Modbury Devon	Conversion of barn to dwelling and relocation of access	22/12/2015	0	1	0
Modbury	3526/18/PDM	Barn at Widland Farm Cottage Modbury Devon PL21 0SA		10/12/2018	0	0	1
Modbury	3850/18/FUL	The Grey Barn land at SX690516 Modbury PL21 0SB	0850/18/FUL - Conversion of existing barn to dwelling (previously approved under Class Q ref. 0324/18/PDM) to include minor alterations, a new detached car port / garage and extension to the domestic curtilage	06/02/2019	0	0	1
Modbury	4154/17/OPA	Land at SX642512 Perry Farm Bluegate Hill Modbury, PL21 0TF	Outline application (with all matters reserved) for a permanent agricultural workers dwelling	25/07/2018	0	0	1

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Modbury	0203/18/PDM. Appeal Ref APP/K1128/W/18/3199823	Barn at SX676515 Babland Cross, modbury		17/09/2018	0	0	1
Newton & Noss	0778/18/FUL allowed on appeal APP/K1128/W/18/3212025	8 Perches Close, Membland, Newton Ferrers PL8 1HZ	Erection of self build dwelling (resubmission of 2477/17/FUL)	22/02/2019	0	0	1
Newton & Noss	1372/16/FUL	Land at The Fairway Newton Ferrers PL8 1DP	Construction of 5no. DDA-compliant dwellings and change of use of land	03/04/2017	0	0	5
Newton & Noss	2288/18/FUL	Cottage Green Parsonage Road Newton Ferrers Devon PL8 1AS	2288/18/ARM - Approval of reserved matters following outline approval 0791/16/OPA (erection of bungalow and detached garage).	16/10/2018	0	0	1
Newton & Noss	3976/16/FUL. Appeal ref no. APP/K1128/W/17/3173207	Whitegates Parsonage Road Newton Ferrers PL8 1AS	Demolition of single dwelling and the erection of two detached dwellings	21/09/2017	0	0	1
Newton & Noss	2037/17/FUL	10 Acre Archers Court Newton Ferrers Devon PL8 1BD	Application for replacement of barn with single dwelling requiring change of use of land from agricultural to residential.	07/09/2017	0	1	0
Newton & Noss	1434/17/FUL	The Old Workshop Pillory Hill Noss Mayo Devon PL8 1ED	Construction of new dwelling	20/07/2017	0	1	0
Newton & Noss	3471/16/FUL	Pillory Hill Noss Mayo PL8 1DX	Change of use of ancillary unit of self contained accommodation to permanent dwelling and minor changes to external terrace.	16/03/2017	0	0	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	11/06/2015	0	1	0
Newton & Noss	2490/18/FUL	Fourwinds 94 Court Road Newton Ferrers Devon PL8 1DD	Division of existing dwelling to create two 3 bed dwellings with parking	28/09/2018	0	1	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	21/02/2019	0	0	1
North Huish	38/2488/15/F	The Linhay Manor Farm Barns North Huish South Brent TQ10 9NN	Conversion of redundant agricultural stone barn to a dwelling	23/12/2015	0	1	0

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North Huish	1130/16/OPA	Colmer View Farm California Cross To Colmer Cross Modbury Devon PL21 0SG	Application for outline planning permission with all matters reserved for Agricultural dwelling.	03/06/2016	0	0	1
North Huish	0693/16/OPA	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Outline planning permission with all matters reserved for a permanent agricultural worker's dwelling	28/04/2016	0	0	1
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	03/05/2018	0	0	1
Rattery	3873/18/FUL	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).	25/01/2019	0	0	2
Rattery	1379/18/FUL	Newlight Syon Abbey Marley Head South Brent TQ10 9JX	READVERTISEMENT (Revised Plans Received) Retrospective application for creation of self-contained residential unit of the annex	01/10/2018	0	0	1
Rattery	2352/18/FUL	Holly Barn Rattery TQ10 9LF	Erection of dwelling on site of agricultural building	07/09/2018	0	0	1
Ringmore	2342/18/FUL	Higher Manor Farm Ringmore TQ7 4HL	Demolition of existing garden store, construction of a new single storey dwelling and associated landscaping and boundary treatments	19/09/2018	0	0	1
Salcombe	2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	Erection of new dwelling in garden plot	20/01/2017	0	0	1
Salcombe	41/2068/15/F	Salvora Grenville Road Salcombe Devon TQ8 8BJ	Erection of single detached dwelling	23/03/2016	0	1	0
Salcombe	2080/18/FUL	Cachel Onslow Road Salcombe TQ8 8AH	READVERTISEMENT (Revised Plans) New driveway to existing dwelling and new detached dwelling	12/11/2018	0	0	1
Salcombe	41/1023/15/F	Spion Lodge Bennett Road Salcombe Devon TQ8 8JJ		08/08/2017	0	0	5
Salcombe	4339/17/FUL	Cadmus Bonaventure Road Salcombe Devon TQ8 8BE	Planning application for the replacement of the existing dwelling with three dwellings	07/03/2018	0	0	2

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Salcombe	3838/18/FUL	St Valery Herbert Road Salcombe TQ8 8HW	READVERTISEMENT (Revised Plans) Extension and alterations to existing dwelling to create two separate dwellings	15/03/2019	0	0	1
Salcombe	3519/16/FUL, appeal ref: APP/K1128/W/17/3174774	Vantage Point Bonaventure Road Salcombe TQ8 8BE	Conversion of single dwelling house into two dwellings and extensions to front rear and sides	22/09/2017	0	2	0
Salcombe	2704/16/FUL	Ridge House Grenville Road Salcombe TQ8 8BJ	Demolition of Ridge House and replacement with two semi-detached dwellings with parking (amendments to approval 41/0314/14/F)	02/12/2016	0	1	0
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Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	15/08/2011	0	0	1
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1 no. dwelling (revision of 0877/17/FUL)	24/07/2018	0	0	1
Salcombe	3040/17/FUL	Vantage One Sandhills Road Salcombe TQ8 8JP	Alteration and extension of existing dwelling to form two dwellings	10/05/2018	0	0	1
Shaugh Prior	2112/17/FUL	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	Conversion of water tank to dwellinghouse, partial removal of earth bunds and site landscaping (resubmission of 0377/17/FUL)	27/09/2017	0	0	1
Shaugh Prior	1398/16/FUL		Application for planning permission for construction for new four bedroom detached dwelling	02/09/2016	0	0	1
Frogmore & Sherford	2071/18/FUL	Plots 10 & 11 Creek Close Frogmore Devon TQ7 2FG		27/11/2018	0	0	2
Frogmore & Sherford	3880/17/OPA. Appeal Ref No. APP/K1128/W/18/3205992	Proposed development site at SX 775 424 East Of Creek Close Frogmore Devon		27/12/2018	0	0	8

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Frogmore & Sherford	3889/18/FUL	Stancombe Manor Sherford TQ7 2BE	Continued use of property as two self-contained Class C3 dwellings.	31/01/2019	0	0	2
Frogmore & Sherford	1861/18/FUL	Eastern Field Barn Homefield Farm Sherford Devon TQ7 2AT	1861/18/FUL - Demolition of existing barn and construction of replacement dwelling (following approval 0338/17/PDM) with associated access and landscaping.	31/07/2018	0	0	1
Frogmore & Sherford	0683/17/OPA	Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA	Outline application with some matters reserved for provision of singleresidential dwelling (resubmission of 2331/16/OPA)	12/03/2018	0	0	1
Frogmore & Sherford	0716/17/FUL	The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE	Alteration and conversion of redundant farm building to single dwelling and ancillary works	08/05/2017	0	0	1
Frogmore & Sherford	1844/16/FUL	Annex, Oddicombe House Chillington Devon TQ7 2JD	Erection of dwelling, part retrospective (previously approved as ancilretrospective (previously approved as ancillary accommodation ref 43_53/1526/15/F)	17/08/2016	0	0	1
Frogmore & Sherford	43/2299/15/RM	Land at SX 778 439, Homefield Park Farm, Sherford	Outline application (all matters reserved) for permanent agricultural worker's dwelling to replace temporary mobile home	02/12/2015	0	1	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)	07/05/2014	0	1	0
Slapton	1736/17/OPA	Highclere Slapton TQ7 2PY	Outline Planning Application with some matters reserved for two new dwellings and alterations to existing road access	24/01/2018	0	0	2
Slapton	0399/18/FUL	The Milking Parlour Thorn Park Barns Kingsbridge TQ7 2RE	0399/18/FUL -Proposed residential conversion of redundant milking parlour (resubmission of 2667/17/FUL)	04/04/2018	0	1	0

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Slapton	1127/16/FUL	Barnfields Slapton TQ7 2QD		03/06/2016	0	1	0
South Brent	3011/16/PDM	The Trough South Brent TQ10 9JT		28/11/2016	0	2	0
South Brent	0880/18/PDM	Riverwood Barn Horsebrook South Brent TQ10 9EU		10/05/2018	0	0	1
South Huish	0435/18/FUL	Homefield, Hope Cove, Kingsbridge, TQ7 3HB	Erection of detached dwelling within the residential curtilage of 'Homefield' (resubmission of 46/0087/14/F)	19/07/2018	0	1	0
Sparkwell	49/2053/15/AGDPA	Birchland Barns Birchland Farmhouse Birchland Way Sparkwell Plymouth PL7 5DW	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (ClassQ)	02/11/2015	0	2	0
Sparkwell	20898/18/FUL	Baccamore Blacklands Cross To Stert Bridge Sparkwell Devon PL7 5DF	Prior approval for a proposed change of use from agricultural building to dwelling house.	05/09/2018	0	0	1
Sparkwell	3006/18/FUL	Smithaleigh House Smithaleigh PL7 5AX	3006/18/FUL - Demolition of existing granary building and erection of new build dwelling (part retrospective) (alternative scheme to approval 3284/17/FUL).	21/01/2019	0	1	0
Sparkwell	3831/17/FUL	Baccamore Mill Sparkwell Devon PL7 5DF	Conversion of barn to dwelling (resubmission of 0369/17/FUL)	02/01/2018	0	1	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Sparkwell	4400/17/FUL	Welbeck Manor Sparkwell PL7 5DF		19/09/2018	0	0	1
Sparkwell	1039/18/FUL	Former Hen House / Store Smitherleigh House Plymouth Smithaleigh PL7 5AX	Proposed new dwelling	19/06/2018	0	0	1
Sparkwell	0315/18/FUL	A38 West Bound Slip Road Smithaleigh PL7 5AX	Retrospective application for change of use from BI office to residential	15/06/2018	0	0	1
Staverton	0146/18/FUL (Not yet determined if this one is approved there will be 8 dwellings and not 9) 50/2308/15/PNNEW	Whiteways Farm Staverton Totnes Devon TQ9 6AL		07/12/2015	0	1	8
Staverton	2190/16/POD	Units 1-10 Staverton Offices Staverton Devon TQ9 6AR	Prior approval for proposed change of use of building from Office use (Class B1a) to 4no. dwellinghouses (Class C3)	05/09/2016	0	3	1
Staverton	0174/18/PDM	Agricultural Building at SX781637 Staverton TQ9 6AG		20/03/2018	0	0	1
Staverton	0710/17/FUL	Kingston Gate Barn Kingston Totnes TQ9 6AR	Proposed conversion from disused barn into a 3 bedroom residential dwelling.	17/05/2017	0	0	1

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Staverton	3552/16/FUL	Centre Barn Blackler Barton Blackler Barton Service Road Ashburton TQ13 7LZ		15/02/2017	0	1	0
Staverton	2558/16/PDM	The Building Land at Barkingdon Farm Wass Cross To Hillcroft Past Barkingdon Manor Staverton Devon TQ9 6AN		05/10/2016	0	0	1
Staverton	1731/16/PDM	Proposed dwelling at SX 7849 6521, Hillcroft, Staverton, Totnes TQ9 6AL	Prior approval of proposed change of use of agricultural building to residential dwelling (use class C3)	26/07/2016	0	0	1
Staverton	50/1891/15/F	Weston Barn At Sx 7568 6467 Stretchford Farm Buckfastleigh TQ11 0JY	Conversion of stone barn to residential dwelling	20/10/2015	0	0	1
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)	01/06/2018	0	0	1
Stoke Fleming	0678/18/FUL	Deer Park Inn, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0RF	0679/18/FUL - Demolition of existing building and construction of 14 no. new apartments, with associated car parking and landscape works.	10/01/2019	0	0	9
Stoke Fleming	2078/16/FUL	Premier Garage Dartmouth Road Stoke Fleming TQ6 0RE	Demolition of existing garage and filling station and erection of five dwellings with associated access, garaging and landscaping	29/11/2017	0	5	0

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Stoke Fleming	0791/17/PDM	The Barn Blatchmore Lane Bugford Dartmouth		26/06/2017	0	0	2
Stoke Fleming	1004/17/FUL	The Paddock Land at SX 864 487 South side of Redlap Lane Stoke Fleming Devon TQ6 0QU	New dwelling (resubmission of 2462/16/FUL)	07/08/2017	0	0	1
Stoke Fleming	0554/17/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	18/04/2017	0	0	1
Stoke Fleming	2198/16/FUL	Higher Bowden Farm Road From Ash House Farm To Bowden Cross Bowden Devon TQ6 0LH	Conversion of leisure building into single dwelling	28/09/2016	0	1	0
Stoke Gabriel	0011/16/OPA Appeal Ref No - APP/K1128/W/17/3179884	Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB		18/12/2017	0	0	9
Stoke Gabriel	52/2081/15/F	Marians Maples Vicarage Close Stoke Gabriel Devon TQ9 6QT	Demolition of existing dwelling and construction of new dwelling on footprint together with 3no. additional dwellings within the grounds	21/02/2017	0	0	3
Stoke Gabriel	3640/17/FUL	Rowes Farm Aish Road Stoke Gabriel Devon TQ9 6PX	Provision of 2no. residential dwellings	20/12/2017	0	0	2
Stoke Gabriel	3428/17/PDM	Barn at Little Aish North-East of Hill Park Aish Stoke Gabriel, TQ9 6PS		29/11/2017	0	0	1
Stoke Gabriel	3110/15/FUL	Bothy Bakehouse Lembury Road To Ningham Cross Stoke Gabriel TQ9 6PS	Demolition of existing barn and new dwelling with associated landscaping to replace (resubmission of 52/2519/15/F)	02/03/2016	0	1	0
Stoke Gabriel	52/0693/14/F	Land adjoining Rowes Farm, Aish Road, Stoke Gabriel, TQ9 6PX	Proposed single-storey dwelling (resubmission of 52/1096/12/F)	07/05/2014	0	1	0

Parish number	Application Number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Stokenham	2722/18/FUL	Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon		05/03/2019	0	0	1
Stokenham	1530/17/FUL	Langholm Chillington Kingsbridge TQ7 2JY		12/07/2017	0	0	1
Stokenham	3168/16/FUL	The Old Abattoir Tor Church Road Kingsbridge TQ7 2TH	Conversion of abattoir barn to single dwelling	08/12/2016	0	0	1
Strete	2031/18/FUL	Lower Court Barns, Old Byre A379 Strete Village Strete TQ6 0RW	Construction of new dwelling on land adjoining 'The Old Byre'	15/11/2018	0	0	1
Totnes	56/2524/15/F	Proposed Development Site At Sx 7846 6054 Follaton Farm Plymouth Road Totnes	Erection of 2no. three bedroomed semi detached dwelling houses with garages and parking	13/02/2017	0	0	2
Totnes	0995/16/FUL	18 Paige Adams Road Totnes Devon TQ9 5LL	Proposed affordable houses in the gardens of 18 Paige Adams Road	26/01/2017	0	1	0
Totnes	56/1893/15/F	1 Ashleigh Kingsbridge Hill Totnes TQ9 5SZ	Erection of single dwelling with an undercroft parking space (resubmission of 56/2362/14/F)	25/05/2016	0	0	1
Totnes	3672/18/FUL	Proposed Dwelling 47 Westonfields Totnes TQ9 5QX	Erection of dwelling (Previous Consent now lapsed - 56/0506/08/F)	20/12/2018	0	0	1
Totnes	0386/18/OPA	4 Argyle Terrace Totnes TQ9 5JJ	Outline planning application with all matters reserved for new dwelling in front garden at 4 Argyle Terrace	26/06/2018	0	0	1
Totnes	56/2221/15/O	Cocos Nursery Ashburton Road Totnes Devon TQ9 5JZ		14/09/2017	0	0	5
Totnes	0894/16/FUL	Private Car Park & Garages rear of 27-45 Fore Street (Accessed off Station Road) Totnes Devon TQ9 5RP	Re-advertisement (Amended Address) Development of three residential units	10/07/2017	0	2	1
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	19/10/2015	0	3	0

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Totnes	3617/17/FUL	The Old Stables Station Road Totnes TQ9 5HW	Change of use of studios to two Almshouses (resubmission of 3388/16/FUL)	12/12/2017	0	2	0
Totnes	2982/15/FUL	Hamlyn's Yard Castle Street Totnes TQ9 5NU		13/07/2017	0	2	0
Totnes	0668/16/OPA	Quisty Beeches Bourton Lane Totnes Devon TQ9 5JF	Re-Advertised Application (Revised Plans) Outline consent for the construction of 2 new dwellings	02/02/2017	0	0	2
Totnes	1062/17/FUL	5A South Street Totnes Devon TQ9 5DZ	Creation of a new dwelling from the ancillary spaces on the ground floor beneath an existing first floor apartment.	21/09/2017	0	1	0
Totnes	2103/17/POD	Rear of 24 Fore Street Totnes Devon TQ9 5DX	Prior Approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3)	14/08/2017	0	0	1
Totnes	1623/16/FUL	garages 1-3 adjacent to 1A Christina Park Totnes	Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes.	30/01/2017	0	0	1
Totnes	0266/16/FUL	5 Christina Parade Totnes Devon TQ9 5UU	READVERTISEMENT (Revised Plans Received) Erection of 3 bed terrace house with garden and relocation of garages	10/10/2017	0	0	1
Totnes	1180/18/FUL	The Proctors House 8 & 8A High Street Totnes TQ9 5RY		17/09/2018	0	0	1

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Ugborough	1811/16/ARM	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH		13/04/2017	0	0	1
Ugborough	0746/16/FUL	Earlscombe Farm Bittaford Devon PL21 0LD		28/11/2016	0	0	3
Ugborough	1792/17/PDM	The Barn, The Shippen Marridge Farm Ugborough Devon PL21 0HR	Prior approval for proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development.	16/08/2017	0	1	0
Ugborough	2299/16/PDM	Venn Farm A3121 Venn Cross To Kitterford Cross Ugborough Devon PL21 0PE	Prior approval application for change of use of agricultural building to dwelling house (Class C3)	16/09/2016	0	1	0
Ugborough	1700/18/FUL	Stone Barn Fowlescombe Farm Ugborough Devon PL21 0HW	Change of use of barn from agricultural to residential, demolition of barn and hardstanding and construction of garage	16/07/2018	0	0	1
Ugborough	1733/18/FUL	Haydens Farm Yellowberries Lane Wrangaton Devon TQ10 9HB	Replacement of existing temporary dwelling with permanent bungalow	22/10/2018	0	0	1
Ugborough	1629/18/OPA	Land At Combe Cross Filham Ivybridge PL21 0LR	Outline application with all matters reserved for permanent agricultural worker's dwelling	24/07/2018	0	0	1
Wembury	0040/17/FUL	Shiloh Veasy Park Wembury PL9 0ES	Erection of single dwelling with integral garage within the garden of the existing dwelling	08/03/2017	0	0	1
Wembury	2988/17/OPA	Land At West Hill, Adjacent To 'seaview' Heybrook Bay PL9 0BB	Outline planning application with all matters reserved for erection of detached dwelling.	01/12/2017	0	0	1

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Wembury	1560/18/OPA	Xanadu West Hill Heybrook Bay PL9 0BB	Outline planning application with all matters reserved for erection of detached dwelling	16/07/2018	0	0	1
Wembury	2865/17/FUL	Freebird Wembury Road Wembury PL9 0DH		31/10/2017	0	0	2
Wembury	0124/18/ARM	Proposed Development Site At Sx 5021 5026 Bovisand Lane Down Thomas Devon PL9 0AE		15/08/2018	0	0	1
Wembury	0865/17/FUL	Court Barton Renney Road Down Thomas PL9 0AQ	Amendments to planning application 3681/16/FUL to create one additional dwelling unit	06/06/2017	0	0	1
Wembury	58/2080/15/F	Wembury Reservoir Knighton Hill Wembury Devon PL9 0JD	Proposed dwelling to replace existing above ground water storage tank	02/06/2016	0	0	1
West Alvington	2432/16/FUL	Land south of The Ridings West Alvington Devon TQ7 3PP	Construction of new dwelling with integral garaging	16/02/2017	0	1	0
West Alvington	59/1574/12/RM	Woolston Court, Woolston, Kingsbridge, TQ7 3BH		16/09/2013	0	1	0

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Woodleigh	0261/18/FUL	Higher Torr Farm East Allington Totnes Devon TQ9 7QH		20/11/2018	0	0	4
Woodleigh	61/2588/14/F	Lowerdale, Woodleigh, Kingsbridge TQ7 4DJ	Conversion of 2 barns to 2 dwellings (Granary and Shippen), reinstatement of former cottage to residential dwelling and associated works to farmhouse.	23/04/2015	0	2	0
Woodleigh	2500/16/ARM		Application for reserved matters following outline approval	03/02/2017	0	1	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	26/04/2016	0	0	1
Woodleigh	0234/16/PDM	Stepping Stones Barn Torr Lane East Allington Totnes TQ9 7QH		13/04/2016	0	1	0
Yealmpton	2108/18/ARM	The Orchard Yealmpton Plymouth	2108/18/ARM -Application for approval of reserved matters following outline approval.	18/01/2019	0	0	1
Yealmpton	0390/17/FUL	Adj to Western Torr & South View Bowden Hill Yealmpton Devon PL8 2JX	Application for provision of single dwelling (application confirmed that this is a resubmission of planning ref no. 1240/14 & 1728/08)	15/05/2017	0	0	1
Yealmpton	2158/18/PDM	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB		17/08/2018	0	0	2

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Yealmpton	4320/17/FUL	Dunstone Barn Dunstone Yealmpton PL8 2EL	Conversion of redundant barn to dwelling (amendment to consent 62/0643/08/F)	01/03/2018	0	0	1
Yealmpton	0144/17/POD	New England Quarry New England Hill Plympton Devon	Prior approval for proposed change of use from Office use (Class B1 (a) to dwellinghouse (class C3)	15/05/2017	0	0	1
Yealmpton	0579/16/FUL	Site Of WI Hall Ford Road Yealmpton Devon PL8 2NA	Erection of a detached house on land previously used for WI hall	08/08/2016	0	0	1
Yealmpton	0010/18/ARM	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	03/01/2018	0	0	1
Yealmpton	3909/17/FUL	Wilburton Farm Burraton Yealmpton PL21 9LB	Barn conversion to dwelling	19/02/2018	0	1	0
Totals					5	144	337

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

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Beaworthy	0127/17/PDM	Patchacott Farm Barn Patchacott Devon EX21 5AR		14/03/2017	0	0	1
Bere Ferrers	2213/16/FUL	Land Adjacent To 45 Maynard Park Bere Alston Devon	Construction of No.4 detached single storey dwellings	31/10/2016	3	1	0
Bere Ferrers	0060/17/FUL	47 Station Road Bere Alston PL20 7EN	Resubmission of 2737/16/FUL for conversion of building to dwelling.	30/03/2017	0	0	1
Bere Ferrers	4043/17/OPA	8 Drakes Park Bere Alston Devon PL20 7DY	Outline planning application with all matters reserved for the erection of one dwelling	16/05/2018	0	0	1
Bondleigh	2246/18/FUL	Copplestone Barns Bondleigh Devon EX20 2AW	Conversion of barn to dwelling and change of use of agricultural land to residential curtilage	23/08/2018	0	0	1
Bratton Clovelly	2215/16/PDM	Barn Opposite South Fursdon Fursdon View Farm Building Bratton Clovelly Devon		23/01/2017	0	0	1
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	10/06/2016	0	1	0

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Bridestowe	2708/16/OPA	3 South Ball Cottage Bridestowe Devon EX20 4EN		05/04/2017	0	0	1
Broadwoodkelly	3655/16/PDM	Newer Park Broadwoodkelly Devon EX19 8EQ	Notification for prior approval for a proposed change of use of 1 redundant barn to residential use.	31/01/2017	0	0	1
Buckland Monachorum	4261/17/FUL	West Harrow Road From The Crescent To Woodend Crapstone Devon PL20 7PW	Application for construction of new detached 4 bedroom dwelling with integral double garage	12/12/2018	0	0	1
Buckland Monachorum	0875/18/FUL	Pilchers Field The Crescent Crapstone PL20 7PS		07/09/2018	0	0	6
Drewsteignton	3585/17/PDM	Agricultural Building at SX71306 93514 West Park Farm Drewsteignton		12/12/2017	0	1	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. dwellings)	25/10/2017	0	0	9

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Exbourne	00437/2015	Stone Farm, Fore Street, Exbourne, Okehampton, Devon		27/04/2015	0	1	0
Germansweek	0941/16/OPA	Road Past Higher Eworthy Farm Germansweek EX21 5AH	(Re-advertisement) Proposed agricultural workers supervisory dwelling.	07/11/2016	0	0	1
Gulworthy	00358/2010	Barns At Hurditch Horn, Gulworthy, Tavistock, Devon	Conversion of barns to 5 dwellings	14/01/2013	3	2	0
Hatherleigh	3423/16/PDM	Barn adjacent to Lower Upcott Farm Hatherleigh Devon EX20 3LN		13/06/2017	0	1	0
Hatherleigh	2214/17/PDM	Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH		22/08/2017	0	0	1
Hatherleigh	1553/17/ARM	Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon	1553/17/ARM - Application for approval of reserved matters following outline approval 2609/15/OPA for erection of 2no. dwellings	22/07/2016	0	0	2
Highampton	3685/17/ARM	Tree Tops Church Road Highampton Devon EX21 5LS	3685/17/ARM - Application for approval of reserved matters following outline approval 1033/17/OPA for 3no. dwellings	18/01/2018	1	2	0

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Highampton	0392/17/ARM	Clannica Land Adjacent To Village Hall Highampton Devon	Application for approval of reserved matters following outline approval. (0618/16/OPA)	11/04/2017	0	1	0
Highampton	2576/15/PDM	Willsland Sheds Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LQ	Prior approval for proposed change of use of 2no. agricultural buildings to 3no. dwellinghouses (Class C3)	09/02/2016	0	3	0
Highampton	01010/2015	Land Adjacent To Beacon Down Farm Highampton. Ex21 5le Highampton Devon EX21 5LE	Application for outline approval for a detached 4 bedroom house with all matters reserved.	01/07/2016	0	0	1
Iddesleigh	3970/16/FUL	Nethercott Barton Road From Week Moor Cross To R Iddeleigh EX19 8SN	Proposed alteration of the layout of a previously approved C3 barn conversion (2577/15/PDM)	21/04/2017	0	1	0
Inwardleigh	3408/18/PDM	Northwood Farm, Goldburn Close, Okehampton, EX20 1RW		25/01/2019	0	0	1
Inwardleigh	1286/18/PDM	Traditional Building Downhouse Farm Folly Gate Okehampton EX20 3AE	Prior approval of proposed change of use of agricultural building to 1no. dwellinghouse (Class C3)(Class Q(a))	25/07/2018	0	1	0

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
	2626/16/FUL	Barn East Of Five Oaks Folly Gate Okehampton	Change of use from barn to dwelling and associated work	28/10/2016	0	0	1
Inwardleigh	2023/16/PDM	Higher Oak Inwardleigh Okehampton Devon EX20 3AS	Prior Approval of proposed change of use of agricultural building to adwellinghouse (C3) and associated operational development (Class Qa+b)	28/10/2016	0	1	0
	00682/2014	Folly Gate Garage Folly Gate Okehampton Devon EX20 3AH	Demolition of garage and associated outbuildings. Erection of 8 dwellings and associated works.	21/04/2015	0	0	8
Inwardleigh	2636/17/FUL	Five Oaks Folly Gate Okehampton Devon EX20 3AA	Outline application with all matters reserved for three bedroom detached dwelling	02/10/2017	0	0	1
	0772/16/PDM	Durdon Farm Northlew Devon EX20 3PU	Prior approval for proposed change of use of Agricultural building to a dwellinghouse	04/05/2016	0	1	0
Kelly	0082/19/FUL	Former Kennels adjoining Grattons Kelly PL16 0HQ	Proposed change of use of agricultural barn (historically used as kennels) into a dwelling	22/03/2019	0	0	1
Kelly	0749/16/PAM	Mead Farm Meadwell Kelly Devon PL16 0HJ	Prior approval for change of use from storage/distribution buildings to dwellinghouses	10/05/2016	0	0	1
Lamerton	3274/17/ARM	Land adjacent to Ashton Court Lamerton Devon PL19 8QD	Outline planning permission with some matters reserved for proposed erection of 5 dwellings and improvement to access	08/05/2017	3	2	0
	0626/17/FUL	Unit I Down Farm Lamerton PL19 8QA	Change of use of building to dwelling	15/05/2017	0	0	1
Lamerton	1462/17/OPA	Kooshti Bok Lamerton Devon PL19 8RU	Outline application with some matters reserved for erection of 2no. semi detached houses and 3no. detached houses	19/02/2018	0	0	5
	0154/18/FUL	Village Hall Lamerton PL19 8RZ	2 new houses to replace redundant village hall.	28/08/2018	0	2	0
Lamerton	2382/17/FUL	Lower Hill Farm Road Past Lower Hill Farm Lamerton PL19 8RR	RE ADVERTISEMENT (CHANGE OF APPLICANT)Change of use of existing barn (barn 1) to holiday let and change of use of existing holiday let (barn 2) to a dwelling.	20/10/2017	0	0	1
Lamerton	2487/18/FUL	Land at SX442753 Western edge Of Ottery Tavistock	Proposed new dwelling house with associated access and parking.	22/10/2018	0	0	1
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	20/04/2018	0	0	1
	2242/17/OPA	Land previousley St Johns Adj to Rose Cottage Lamerton Devon PL19 8RZ	Outline planning permission with all matters reserved for Erection of a two bedroom bungalow.	21/11/2017	0	0	1
Lifton	4116/17/OPA	Borough House Fore Street Lifton PL16 0BH	Outline planning application with all matters reserved for the erection of 5 dwellings, following demolition of existing agriculturalbuilding	25/01/2019	0	0	5

Parish						Number of dwellings u/c	Number of dwellings committed and not yet started
Lifton	2501/17/ARM	The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA	Application for approval of reserved matters following outline approval 01865/2011	06/10/2017	0	0	2
Lifton	3495/16/FUL	Land opposite Selvi Cottage Liftondown Devon PL16 0DB	Readvertisement (amended address) Application for erection of building.	07/08/2017	0	0	1
	3528/16/FUL	Hillside Station Road Tinhay PL16 0AN	Proposal of 1 detached and 4 semi-detached dwellings	22/03/2017	0	5	0
	2862/15/FUL	Robins Croft Road From Liftondown Cross To Robins Croft Liftondown Devon PL16 0DA	Erection of 2 dwellings	08/09/2016	0	2	0
Lifton	01014/2015	Smallacombe Lifton Lifton Devon PL16 0EB	Application for the erection of a dwelling	05/08/2016	0	0	1
	00219/2015	Barn, Langham House, Liftondown, Devon	Prior Notification for change of use from agricultural building to C3 dwelling Class MB.	18/03/2015	0	1	0
Lifton	00345/2013	Gatherley Wood, Lifton, Devon	New planning permission to replace extant permission 00438/2010 for erection of gamekeeper/forestry workers dwelling.	29/07/2013	0	1	0
	3246/16/FUL	Car Park, Fox And Grapes Hotel, Tinhay, Devon	Reserved matters application for the erection of 3 dwellings. Retrospective application for extract flue	02/05/2014	0	0	3
	01686/2011	The Engineers Shop", Station Road, Tinhay, Lifton, Devon	Additional supporting information Residential development. Extension of time limit for residential development as per planning permission 10618/2007/TAV.	20/08/2008	0	2	2
	0917/17/PDM	Barn at Forest Lodge Lydford Devon EX20 4BP	Prior approval for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 0129/17/PDM)	08/05/2017	0	0	1
	3363/17/FUL	Homeleigh Chillaton Lifton Devon PL16 0HR	Construction of new dwelling in grounds of existing house	13/02/2018	0	0	1
	4170/18/OPA	Land at SX 404 792 Fore Street South West Of Milton Abbot Devon	Outline application for agricultural workers dwelling	29/03/2019	0	0	0
	0770/17/FUL	Enfield Barn The Village Milton Abbot Devon PL19 0PB	Application for the erection of a three bedroom house.	26/02/2019	0	0	1
	0887/17/FUL	Land Adjacent To April Cottage Chillaton Lifton PL16 0HR	Proposed erection of 2 bedroom dwelling	26/10/2017	0	0	1
	2592/16/FUL	Braemer House Chillaton PL16 0HS	READVERTISEMENT (Additional Plans Received) New dwelling	16/12/2016	0	1	0
	0634/16/FUL	Youngcott Barn Sydenham Damerel	Conversion of redundant barns to form a single residential dwelling with associated storage.	28/07/2016	0	1	0
	2939/16/FUL	The Forge Road From Monkokehampton Cross To Beare Farm Monkokehampton Devon EX19 8SE	Conversion of the forge to a dwelling house	09/01/2017	0	0	1

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
North Tawton	2265/18/PDM	Building at SS 682 031 Little Beare Farm North Tawton Devon EX20 2BT		30/08/2018	0	0	2
North Tawton	4237/17/FUL	Barn at Bouchers Hill North Tawton Devon	Part retrospective change of use of barn to residential accommodation.	11/04/2018	0	0	1
North Tawton	2411/16/FUL	Land adjacent to Greenslade Farm Greenslade Lane Sampford Courtenay Devon EX20 2SF	Change of use of agricultural building to 3no. residential dwellings, and agricultural field to gardens	15/03/2017	0	3	0
North Tawton	0752/16/FUL	12 High Street North Tawton Devon EX20 2HF	Revised application for erection of dwelling	21/09/2016	0	1	0
North Tawton	3254/17/OPA	Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA	Outline planning application with all matters reserved for residential development of two dwellings	14/12/2017	0	0	2
North Tawton	4009/18/CLE	Beere Moor Bungalow Road From Staddon Moor Cross To Chubs Cross North Tawton Devon EX20 2BS	Lawful development certificate for existing use for reconstruction of Beere Hill Bungalow and use as a single dwelling house	18/02/2019	0	0	1
North Tawton	03115/2012	Butts Farm, Barton Street, North Tawton, Devon	Reserved Matters Application for dwelling following outline approval number 00659/2010	22/11/2012	0	1	0

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Okehampton	0848/18/POD	10 St James Street Okehampton Devon EX20 1DH		18/04/2018	0	0	2
Okehampton	2777/15/FUL	Bobs Garage Park Row Okehampton Devon EX20 1DP		10/02/2016	0	1	0
Okehampton	3644/16/OPA	Land West Of Willow Tree Close Okehampton	Outline application with all matters reserved for the construction of three houses	21/03/2017	0	0	3
Okehampton	3891/16/FUL			07/02/2017	0	2	3
Okehampton Hamlets	1015/17/PDM	Barn at Knowle Farm Brightley Road Okehampton Devon EX20 1RH	Prior approval for proposed change of use of agricultural building to a dwelling house (Previous planning application number 3482/16)	26/06/2017	0	1	0
Okehampton Hamlets	2188/17/FUL	Place Farm Tavistock Road Okehampton Devon EX20 4LR	Change of use and conversion of barns into 1 no. dwelling, with hardstanding car parking and gardens	26/04/2018	0	0	1

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Okehampton Hamlets	2376/16/PDM	Fowley Barns Tavistock Road Okehampton Devon		29/09/2016	0	1	0
Samford Courtenay	0961/17/PDM	Glebe Farm Honeychurch North Tawton EX20 2AG	Prior Approval of proposed change of use of agricultural building to dwelling house (Class C3)(Class Q(a))	15/05/2017	0	0	1
Sampford Courtenay	2985/17/FUL	Langmead Farm North Tawton EX20 2AD	Barn conversion into 2 no. new semi-detached dwellings, with associated parking and amenity space	27/02/2018	0	2	0
Sampford Courtenay	3585/18/FUL	Oxenpark Barn Sampford Courtenay EX20 2AD		28/02/2019	0	0	1
Sampford Courtenay	0410/17/PDM	Hayrish Farm South Tawton Devon EX20 2LZ		28/03/2017	0	1	1
Sampford Courtenay	2089/16/FUL	Ballhill Farm Road From Church Hill Cross To Beer Cross Sampford Courtenay EX20 1SB	Change of use of barn to dwelling	31/01/2017	0	0	1

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Sampford Courtenay	00430/2015	Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT		09/06/2015	0	1	0
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	14/03/2019	0	0	1
Sourton	01109/2015	Bowerland Barns 1&2 Okehampton Devon Devon EX20 4LZ	Application for change of use of agricultural buildings to 2 dwelling houses.	21/12/2015	0	2	0
Spreyton	01396/2014	The Barton Spreyton Crediton Devon EX17 5AL		30/07/2015	7	1	0
Spreyton	1037/17/FUL	Skywood Spreyton EX17 5AF	Renewal of existing consent to replace mobile home with permanent dwelling (previous application 00408/4014, decision notice issued 03/06/2014)	16/10/2017	0	0	1

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Spreyton	2942/16/PDM	The Barn Great Begbeer Farm Spreyton Devon EX17 5AR		15/11/2016	0	1	0
Sydenham Damerel	1279/16/FUL	Derriton Farm Road From Derriton Cross To Sydenham Cross Sydenham Damerel Devon PL19 8PX	Conversion of redundant building to dwelling	25/08/2016	0	0	1
Tavistock	0168/18/FUL	Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG	Change of use from redundant chapel to one dwelling	13/03/2018	0	0	1
Tavistock	0944/17/FUL	Cornerways Down Road Tavistock Devon PL19 9AD	Demolition of existing swimming pool and erection of a dwelling with associated access and external works	19/05/2017	0	0	1
Tavistock	3283/18/OPA	Phoenix House Maudlins Park Tavistock PL19 8LJ	Outline application with all matters reserved for new detached dwelling	18/02/2019	0	0	1
Tavistock	3138/18/FUL	20 Canons Way Monksmead Tavistock PL19 8BJ	Two storey side extension and subdivision of existing dwelling to form 1 No. 3 bed house and 1 No. 2 bed house	10/12/2018	0	0	1
Tavistock	2225/18/FUL	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwelling house.	17/10/2018	0	0	1
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)	29/06/2018	0	0	4

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Tavistock	3423/17/FUL	Little Church Park Whitchurch PL19 9EL	Erection of single-storey detached dwelling on land adjacent to LittleChurch Park	04/12/2017	0	1	0
Tavistock	1564/17/FUL	72 Plym Crescent Tavistock PL19 9HX	Application for new dwelling.	07/08/2017	0	0	1
Tavistock	2266/16/ARM	Rosebank Butcher Park Hill Tavistock PL19 0EH	Application for approval of reserved matters following outline approval 00235/2015 for a new dwelling	30/09/2016	0	1	0
Tavistock	2301/17/OPA	Xanadu Launceston Road Tavistock PL19 8LQ	Outline planning application with some matters reserved for new detached dwelling	05/09/2017	0	0	1
Tavistock	00520/2015	Quicks Garden St Johns House St Johns Tavistock Devon PL19 9RF		25/09/2015	0	1	0
Tavistock	00889/2014	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.	26/09/2014	1	1	0

Parish	Application number	Address	Description	Date granted	Total dwellings completed to date	Number of dwellings u/c	Number of dwellings committed and not yet started
Yelverton	3390/17/OPA APP/Q1153/W/18/3194516	Tamar 11 Moorland Court Yelverton	Outline application (with some matters reserved) for erection of single detached dormer style bungalow with integral garage	18/07/2018	0	0	1
Totals					21	87	201

APPENDIX 8

**Small sites windfall allowance – historic
evidence**

Plymouth LPA - Small sites windfall allowance - historic evidence

	2006 07	2007 08	2008 09	2009 10	2010 11	2011 12	2012 13	2013 14	2014 15	2015 16	2016 17	2017 18	2018 19	Total 2006 2019	Average 2006 2019
Windfall Completions on sites less than 5 dwellings	41	37	17	29	23	31	29	14	18	19	28	30	12	328	25
Conversions (net change less than 5)	46	54	57	31	31	14	8	13	21	11	26	30	34	376	29
Communal Accomodation (net change less than 5)										2	-3	3	6	8	
Student Accommodation (net change less than 5)*									0	0	0	1	0	1	
Total Windfall Completions on sites less than 5 dwellings	87	91	74	60	54	45	37	27	39	32	51	64	52	713	55
Number of windfall completions that are Garden Development	16	13	4	10	16	17	15	5	9	3	12	11	9	140	11
Total Excluding Garden development	71	78	70	50	38	28	22	22	30	29	39	53	43	573	44
Demolitions (under 5 dwellings)	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	-26	-2
Windfall Allowance (Average Total Excluding Garden development (44) minus average demoltions under 5 (2))															42

*student accommodation included in windfall completions prior to 2014

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 has increased from to 54-56dpa to 91dpa. 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 2018/19. 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 1dpa 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 (8) between April 2011 and March 2019 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 64dpa, the annual windfall allowance rate in the South Hams for the 2019 Monitoring Point forecast is higher than the 42dpa in the previous 2018 Monitoring Point forecast. At 27dpa, the annual windfall allowance rate in West Devon for the 2019 Monitoring Point forecast is higher than the 11 to 12dpa in the previous 2018 Monitoring Point forecast. The previous forecast informed the December 2018 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. 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 2019 in each LPA area which

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

can reasonably be expected to be completed in 2019/20, and the extent of other small site commitments that are non-garden windfalls. It is therefore realistic to expect the updated, adjusted historic small windfall (excluding garden land) trends to continue.

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	Total 2011- 2019	Average 2011- 2019	Adjustment to avoid overlap with NP@	Small Windfall rate in trajectory
South Hams												
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	734	92		
Communal accommodation (net change less than 10)							0	0	0	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	179	22		
Total Windfalls Excluding Garden development:	50# (81)	42	55	44**	47	48	111	134	531**	66	- 1.25	64 to 65 dpa
West Devon												
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	389	49		
Communal accommodation (net change less than 10)							4	2	6	1		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	94	12		
Total Windfalls Excluding Garden development:	29	9	26	14	26	42	84	71	301	38	-10.83	27 to 28 dpa
Thriving Towns and Village Total Windfalls Excluding Garden development:	79	51	81	58	73	90	195	205	832	104	-12	91 to 93 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 2019 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 2018 Housing Position Statement. None of the new commitments in the South Hams approved in 2018/2019 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 2019 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2019 is 66dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 64dpa.

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 64dpa.

- b) West Devon: The 2019 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 now 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 in 2019 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 12 year period 2022/23 to 2033/34 (i.e. to the end of the JLP plan period). Dividing the total discount of 130 dwellings by 12 equates to the annual discount of 10.83 dws dpa.

The historic annual rate of unadjusted small windfall (excluding garden land) delivery in West Devon between 2011 and 2019 is 38dpa (see Table 1 in Appendix 8). Subtracting the 11dpa discount from this results in the adjusted small windfall (excluding garden land) rate of 27dpa.

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 27dpa.

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 - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2019 - 2024

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2019 20	2020 21	2021 22	2022 23	2023 24
	Captains House, 99 Craigie Drive	-1	-29		-16			
	Plymouth College, Ford Park	1	24		13			
				0	-3	0	0	0
Plan Period Total								-3

South Hams LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2019 - 2024

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2019 20	2020 21	2021 22	2022 23	2023 24
0440/16/CRM	Former Totnes Creamery, Totnes, TQ9 5JP	1	38	0	0	0	0	21
3136/16/FUL	Dawn Residential Home, Cott Lane, Dartington, TQ9 6HE	0	5	3	0	0	0	0
Year Totals				3	0	0	0	21
Plan Period Total								24

West Devon LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2019 – 2024

Application number	Site address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2019 20	2020 21	2021 22	2022 23	2023 24
0125/18/FUL	Fariway Lodge, Thorndon Cross, EX20 4NE	1	7	0	4	0	0	0
3917/16/FUL	Hart Care Nursing & Residential Home, Crapstone Road, Yelverton, PL20 6BT	0	14	0	0	8	0	0
1117/2010	Lower Maddaford Farm, Okehampton	0	8	4	0	0	0	0
Year Totals				4	4	8	0	0
Plan Period Total								16

Plymouth LPA - C3 Conversions losses forecast (net units), 2019 - 2024

Application Number	Site Address	2019 20	2020 21	2021 22	2022 23	2023 24
16/02184/FUL	4 West Hoe Road	-1				
17/01670/FUL	142A King Street	-1				
17/02444/FUL	95 Durnford Street	-2				
18/00139/FUL	1 Athenaeum Street	-2				
18/01395/LBC	2, 2A, 2B Athenaeum Street	-1				
17/02018/FUL	13 Alfred Street	-1				
17/01555/FUL	11 Beaumont Road	-1				
18/00674/FUL	7 Lower Compton Road	-1				
18/02067/FUL	29 Sutherland Road	-1				
17/02238/FUL	The Post Office, 10 Church Hill	-1				
16/01180/FUL	22 Springfield Road	-1				
Year Totals		-13	0	0	0	0
Plan Period Total						-13

Plymouth LPA - Demolitions Forecast, 2019 - 2024

Site Address	2019 20	2020 21	2021 22	2022 23	2023 24
PLY58.15 Savage Road Barne Barton	-150		-78		
PLY58.6 North Prospect phase 4	-140				
Year Totals	-290	0	-78	0	0
Trajectory Total					-368

APPENDIX 10

**Progress towards JLP Policy Area and
LPA monitoring targets at 2019
monitoring point**

Progress towards JLP Policy Area and LPA monitoring targets at 2019 Monitoring Point.

1.0 Plymouth Policy Area

- 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 (2014-2019)

- 1.2 A total of 4,667 dwellings (net) have been provided in the first 5 years of the plan period. Table 1 below provides a breakdown by year by type of development

Table 1: Net additions to the dwellings stock in the Plymouth Policy Area, by development type (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014/2019
Small Sites	25	30	33	31	14	133
Small Sites Student	0	0	0	1	0	1
Small Site Communal Accommodation	0	6	0	3	8	17
Small Extra care	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	140
Number of which are Affordable Dwellings	0	0	6	0	0	6
Total Small Site Gross	46	49	60	67	69	291
Large Sites	686	887	472	476	315	2836
Large Sites Student	65	67	58	386	15	591
Large Site Communal Accommodation	0	0	0	0	6	6
Large Extra Care	0	40	0	0	0	40
Large Site Conversions	6	8	21	11	9	55
Number of which are Affordable Dwellings	214	380	112	121	107	934
Total Large Site Gross	757	1002	551	873	345	3528
Allocated sites	100	145	129	489	615	1478
Number of which are Affordable Dwellings	19	29	23	191	286	548
Total Allocated	100	145	129	489	615	1478
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-525
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	-437
Communal Accommodation Loss	0	-4	-39	-29	-33	-105
Total Net	700	1129	557	1398	883	4667
Total Net Affordable Dwellings	30	363	26	312	320	1051

- 1.3 At the 2019 monitoring point the Plymouth Policy Area (PPA) is in a small shortfall position of 83 dwellings against the annualised monitoring target of 950dpa. To ensure the JLP is on track a net additional supply of 4,833 dwellings over the next 5 years (2019-2024) should be identified in the supply. The net supply identified in Plymouth² and the South Hams³ part of the PPA totals 5,408 dwellings which is 575 dwellings above the 4,833 dwellings required to remain on track in the policy area. No action is required at this point to address the supply in the PPA.

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 monitoring targets to ensure the JLP strategy is on track to be delivered.

² See appendix 2 of this Position Statement

³ See appendix 3 of this Position Statement

- 1.4 At the 2019 monitoring point a total of 10,802 dwellings have consent in the Plymouth Policy Area of which 1,656 dwellings had commenced construction. A total of 15,469 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 81% of the Policy Area monitoring target.
- 1.5 A total of 1,161 dwellings had commenced construction in the 2018/19 monitoring year and the forecast for next year (2019/20) is very high at 1,360 dwellings (net), which would move delivery in the Plymouth Policy Area into a surplus position of 327 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites.

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 5 years of the plan period (2014-2019) = 1,051 dwellings at an average of 210dpa. Although there is a shortfall of 87 dwellings at the 2019 monitoring point this is due to large scale regeneration programmes in Devonport and North Prospect in the early part of the plan period that has resulted in 437 losses of poor quality affordable houses being replaced by a supply of high quality affordable housing.

2.0 Thriving Towns & Villages Policy Area

- 2.1 Policy SPT3 refers to a target⁴ 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 (2014-2019)

- 2.2 A total of 2,547 dwellings (net) have been provided in the first 5 years of the plan period. Table 2 below provides a breakdown by year by type of development.

⁴ 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.

Table 2: Net additions to the dwellings stock in the Thriving Towns and Villages Policy Area, by development type (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014/2019
Small Sites including conversions and change of use	118	123	120	224	234	819
Small Sites Student	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	6
Small Extra care	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	2
Number of which are Affordable Dwellings	5	0	0	0	0	5
Total Small Site Net	118	123	120	230	236	827
Large Sites (new build and redevelopment)	175	408	347	148	108	1,186
Large Sites Student	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	-16
Large Extra Care	0	0	0	60	0	60
Large Site Conversions	0	5	0	0	14	19
Number of which are Affordable Dwellings	93	105	156	73	43	470
Total Large Site Net	175	413	347	208	106	1,249
Allocated sites	0	46	55	207	163	471
Number of which are Affordable Dwellings	0	0	30	64	43	137
Total Allocated Net	0	46	55	207	163	471
Demolitions and conversion Loss	n/a	n/a	n/a	n/a	n/a	n/a
Number of demolitions which are Affordable Dwellings	0	0	0	0	-14	-14
Communal Accommodation Loss	0	0	0	0	-16	-16
Total Net	293	582	522	645	505	2,547
Total Net Affordable Dwellings	98	105	186	137	86	612

- 2.3 At the 2019 monitoring point the Thriving Towns and Villages Policy Area (TTVPA) is in a surplus position of 622 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track a net additional supply of 1,296 dwellings over the next 5 years (2019-2024) should be identified in the supply. The net supply identified in West Devon⁵ and the South Hams⁶ part of the TTVPA totals 3,389 dwellings which is 2,093 dwellings above the 1,296 dwellings required to remain on track in the policy area. No action is therefore required at this point to address supply in the TTVPA.
- 2.4 At the 2019 monitoring point a total of 4,652 dwellings have consent in the TTVPA of which 548 dwellings had commenced construction. A total of 7,199 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 93% of the Policy Area monitoring target.
- 2.5 A total of 684 dwellings had commenced construction in the 2018/19 monitoring year and the forecast for next year (2019/20) is very high at 565 dwellings (net), which would increase the surplus in the TTVPA to 802 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites.

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 5 years of the plan period (2014-

⁵ See appendix 4 of this Position Statement

⁶ See appendix 3 of this Position Statement

2019) = 612 dwellings at an average of 122dpa and a surplus position of 100 dwellings at the 2019 monitoring point.

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 (2014-2019)

3.2 A total of 4,608 dwellings (net) have been provided in the first 5 years of the plan period. Table 3 below provides a breakdown by year by type of development

Table 3: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014/2019
Small Sites	25	30	33	30	12	130
Small Sites Student	0	0	0	1	0	1
Small Site Communal Accommodation	0	6	0	3	8	17
Small Extra care	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	47
Number of which are Affordable Dwellings	0	0	6	0	0	6
Total Small Site Gross	46	49	60	65	67	287
Large Sites	686	887	472	476	315	2836
Large Sites Student	65	67	58	386	15	591
Large Site Communal Accommodation	0	0	0	0	6	6
Large Extra Care	0	40	0	0	0	40
Large Site Conversions	6	8	21	11	9	55
Number of which are Affordable Dwellings	214	380	112	121	107	934
Total Large Site Gross	757	1002	551	873	345	3528
Allocated sites	100	145	129	465	584	1423
Number of which are Affordable Dwellings	19	29	23	188	274	533
Total Allocated	100	145	129	465	584	1423
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-525
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	-437
Communal Accommodation Loss	0	-4	-39	-29	-33	-105
Total Net	700	1129	557	1372	850	4608
Total Net Affordable Dwellings	30	363	26	309	308	1036

3.3 At the 2019 monitoring point the Plymouth LPA is in a surplus position of 1,308 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track a net additional supply of 1,992 dwellings over the next 5 years (2019-2024) should be identified in the supply. The net supply identified in the Plymouth LPA⁷ totals 4,117 dwellings which is 2,125 dwellings above the 1,992 dwellings required to remain on track in the Plymouth LPA area. No action is therefore required at this point to address supply in the Plymouth LPA.

3.4 At the 2019 monitoring point a total of 5,574 dwellings have consent in the Plymouth LPA area of which 1,414 dwellings had commenced construction. A total of 10,182 net dwellings

⁷ See appendix 2 of this Position Statement

therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 77% of the Plymouth LPA monitoring target.

- 3.5 A total of 932 dwellings had commenced construction in the 2018/19 monitoring year and the forecast for next year (2019/20) is very high at 1,156 dwellings (net), which would increase the surplus in the Plymouth LPA area to 1804 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites.

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 5 years of the plan period (2014-2019) = 1,036 dwellings at an average of 207dpa.

4.0 South Hams LPA

- 4.1 Annex 2 of the JLP refers to 2 monitoring targets for South Hams LPA. 5,800 net additional dwellings over the plan period 2014-34 in the South Hams part of the PPA, annualised to 290 dwellings per annum and 3,200 net additional dwellings over the plan period 2014-34 in the South Hams part of the TTV. 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 (2014-2019)

- 4.2 A total of 1,907 dwellings (net) have been provided in the first 5 years of the plan period. Table 4 below provides a breakdown by year by type of development

Table 4: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014/2019
Small Sites including conversions and change of use	86	64	75	139	159	523
Small Sites Student	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	0
Small Extra care	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	-1
Number of which are Affordable Dwellings	5	0	0	0	0	5
Total Small Site Net	86	64	75	138	159	522
Large Sites (new build and redevelopment)	91	330	227	95	102	845
Large Sites Student	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0
Large Extra Care	0	0	0	60	0	60
Large Site Conversions	0	5	0	0	14	19
Number of which are Affordable Dwellings	37	75	139	62	43	356
Total Large Site Net	91	335	227	155	116	924
Allocated sites	0	29	24	218	190	461
Number of which are Affordable Dwellings	0	0	18	55	55	128
Total Allocated Net	0	29	24	218	190	461
Demolitions and conversion Loss	0	0	0	0	0	0
Number of demolitions which are Affordable Dwellings	0	0	0	0	-14	-14
Communal Accommodation Loss	0	0	0	0	0	0
Total Net	177	428	326	511	465	1,907
Total Net Affordable Dwellings	42	75	157	117	98	489

- 4.3 At the 2019 monitoring point South Hams LPA is in a shortfall position of 668 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. To ensure the JLP is on track a net additional supply of 3,243 dwellings over the next 5 years (2019-2024) should be identified in the supply. The net supply identified in the South Hams LPA⁸ totals 3,453 dwellings which is 210 dwellings above the 3,243 dwellings required to remain on track in the South Hams LPA area. No action is therefore required at this point to address supply in the South Hams LPA.
- 4.4 At the 2019 monitoring point a total of 7,777 dwellings have consent in the South Hams LPA area of which 593 dwellings had commenced construction. A total of 9,684 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 94% of the South Hams LPA monitoring target.
- 4.5 A total of 699 dwellings had commenced construction in the 2018/19 monitoring year and the forecast for next year (2019/20) is high at 558 dwellings (net), which would reduce the shortfall in the South Hams LPA area to 625 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites.

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 5 years of the plan period (2014-2019) = 489 dwellings at an average of 98dpa.

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 (2014-2019)

- 5.2 A total of 699 dwellings (net) have been provided in the first 5 years of the plan period. Table 5 below provides a breakdown by year by type of development.

⁸ See appendix 3 of this Position Statement

Table 5: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2019)

Breakdown of Delivery	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total 2014/2019
Small Sites including conversions and change of use	32	59	45	87	77	300
Small Sites Student	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	6
Small Extra care	0	0	0	0	0	0
Mobile and Temporary	0	0	0	3	0	3
Number of which are Affordable Dwellings	0	0	0	0	0	0
Total Small Site Net	32	59	45	94	79	309
Large Sites (new build and redevelopment)	84	78	120	53	6	341
Large Sites Student	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	-16
Large Extra Care	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	114
Total Large Site Net	84	78	120	53	-10	325
Allocated sites	0	17	31	13	4	65
Number of which are Affordable Dwellings	0	0	12	12	0	24
Total Allocated Net	0	17	31	13	4	65
Demolitions and conversion Loss	n/a	n/a	n/a	n/a	n/a	n/a
Number of demolitions which are Affordable Dwellings	0	0	0	0	0	0
Communal Accommodation Loss	0	0	0	0	0	0
Total Net	116	154	196	160	73	699
Total Net Affordable Dwellings	56	30	29	23	0	138

- 5.3 At the 2019 monitoring point the West Devon LPA is in a small shortfall position of 101 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track a net additional supply of 901 dwellings over the next 5 years (2019-2024) should be identified in the supply. The net supply identified in the West Devon LPA⁹ totals 1,227 dwellings which is 326 dwellings above the 901 dwellings required to remain on track in the West Devon LPA area. No action is therefore required at this point to address supply in the West Devon LPA.
- 5.4 At the 2019 monitoring point a total of 2,103 dwellings have consent in the West Devon LPA area of which 197 dwellings had commenced construction. A total of 2,809 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 88% of the West Devon LPA monitoring target.
- 5.5 A total of 214 dwellings had commenced construction in the 2018/19 monitoring year and the forecast for next year (2019/20) is very high at 211 dwellings (net), which would reduce the shortfall in the West Devon LPA area to 47 dwellings at the 2020 monitoring point. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites.

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 5 years of the plan period (2014-2019) = 138 dwellings at an average of 27 dwellings per annum.

⁹ See appendix 4 of this Position Statement

6.0 Conclusion

- 6.1 The delivery and supply identified in the next 5 years within 2 Policy Areas and the 3 LPA areas is sufficient and each area is on track to meet the Policy Area and LPA monitoring targets.