



West Devon
Borough
Council



South Hams
District Council

Plymouth, South Hams & West Devon Local Planning Authorities' 2020, 5 Year Housing Land Supply Position Statement

**December
2020**

653

dwellings above target at the 2020 monitoring point.

8,663

net additional dwellings added to the dwelling stock 2014 to 2020.



1,933

net affordable homes provided.

139%

Housing Delivery Test 2019 Result.

89%

of the whole plan requirement has either been delivered, is under construction or has planning consent at April 2020 monitoring point.

84%

of the PPA target has either been delivered, is under construction or has planning consent at the 2020 monitoring point.

103%

of the TTVPA target has either been delivered, is under construction or has planning consent at the 2020 monitoring point.

6.1 YLS

can be demonstrated at the 2020 monitoring point.

15,232

dwellings either have consent or are under construction at the 2020 monitoring point. The equivalent of 11 year's worth of annualised housing requirement.



81%



of the Plymouth LPA monitoring target has either been delivered, is under construction or has planning consent at the 2020 monitoring point.

98%



of the South Hams LPA monitoring target has either been delivered, is under construction or has planning consent at the 2020 monitoring point.

100%



of the West Devon LPA monitoring target has either been delivered, is under construction or has planning consent at the 2020 monitoring point.

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1. Introduction

- 1.1 This position statement presents the 5 year housing land supply position for the Joint Local Plan (JLP) Authorities¹ as of 31st March 2020 for the five year period from 1st April 2020 to 31st March 2025. It sets out the JLP Authorities 2019 Housing Delivery Test result and 2020 five year land supply position in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG).
- 1.2 The Plymouth and South West Devon JLP was adopted by South Hams District Council on 21st March 2019, Plymouth City Council on 26th March 2019 and West Devon Borough Council on 26th March 2019. The 2020 5 Year Land Supply (5YLS) position is therefore set against the Housing Requirement in the JLP.

2. What is the 5 year land supply?

- 2.1 Paragraphs 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, South Hams & West Devon Local Planning Authorities

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

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

3. What is the Housing Delivery Test?

- 3.1 The government introduced the Housing Delivery Test (HDT) to determine local authorities' performance against its new standard method for LHN or adopted plan housing requirement (whichever is the lower). The HDT measures³ in percentage terms the net additional dwellings provided in a local authority area over the past three years against the lower of the adopted housing requirement or the authority's LHN over the past three years.
- 3.2 The NPPF indicates that the HDT results are to be published every November however the Secretary of State published the 2019 HDT results for each local authority in England in February 2020⁴.
- 3.3 The HDT has the following policy consequences
1. If delivery falls below 95% then an Action Plan must be published.
 2. If delivery falls below 85% then a 20% buffer should be added to the five year supply⁵
 3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁶
- 3.4 There are however transitional arrangements in place in relation to the application of the presumption in favour⁷ and this is set out in Annex I of the NPPF. For 2019 the

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

³ The method for calculating the HDT measurement is set out in the HDT measurement rule book <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

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

⁴ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

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

⁶ NPPF paragraph 11d and footnote 7

⁷ NPPF paragraph 11d and footnote 7

presumption in favour would apply the day after the publication of the HDT⁸ 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 dwellings⁹ with adjustments for net student accommodation and net other communal accommodation.¹⁰

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 dwellings¹¹ against plan requirement and LHN figures. Furthermore the Government introduced ratios to be applied to student communal and other communal accommodation¹² 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 local plan or a joint local plan, the minimum annual local housing need figure.¹³ Paragraph 21 of the rulebook then explains that there are transitional arrangements in place in

⁸ 14th February 2020

⁹ <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

¹⁰ 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>

¹¹ Provided they meet the government definition of a dwelling (see link to HFR guidance in footnote 13)

¹² Not previously accounted for in the JLP authority statistics due to the provisions of the old PPG which is superseded by the new guidance.

¹³

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

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 Book¹⁴”*

- 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 2017/18.¹⁵

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

¹⁴ 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”

¹⁵ For 2015/16 – the annual average taken of years 2015-2025 from the 2012-based household projections. For 2016/17 – the annual average taken of years 2016-2026 from the 2012-based household projections. For 2017/18 – the annual average taken of years 2017-2027 from the 2014-based household projections.

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

3.13 The adopted JLP sets out the HR 5 year land supply position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/PPG and HDT measurement rulebook, the HR, the HDT and the 5YLS can only be set out at the whole plan level or single authority level. On this basis the JLP's housing requirement and 5 year supply at the Policy Area level is inconsistent with the new NPPF & PPG. The JLP authorities post adoption of the JLP, notified the Ministry of Housing, Communities and Local Government of the newly adopted JLP containing a new HR, and that the JLP Authorities have chosen the whole plan option for the purposes of the application of the HDT and 5YLS. In accordance with Paragraph 18 of the Housing Delivery Test Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government then recalculated the HDT measurement for 2018 (see appendix I) which confirms that under the provisions of transitional arrangements the HDT and 5YLS 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 PPG paragraph 043¹⁶

The Housing Delivery Test measurement for 2019¹⁷

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 (2016-2019). The number of homes required¹⁸ is the lower of the latest adopted housing requirement or the minimum LHN figure¹⁹. Table I below shows that for the HDT measurement the minimum LHN figure²⁰ is to be used as it is lower than the JLP whole plan housing requirement annualised.

¹⁶ Reference ID:3-063-20180913 (PPG 2018) & Paragraph 043 Reference ID:68-043-20190722 (PPG 22 July 2019) .

¹⁷ At the time of writing this report MHCLG have yet to publish the 2020 HDT. The JLP Authorities expect the 2020 HDT result to be approx. 140%

¹⁸ 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

¹⁹ See paragraph 3.8 and 3.9 above which explains that under transitional arrangements LHN is replaced by household projections

²⁰ See footnote 21

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

	Number of Homes Required ²¹			Total number of Homes Required
	2016/17	2017/18	2018/19	2016-2019
Plymouth CC (relevant annual average Household (HH) projections)	475	562	630	1,667
South Hams DC (relevant annual average HH projections)	213	240	362	815
West Devon BC (relevant annual average HH projections)	290	235	324	849
(Total annual HH projections for all three District Authorities)	979	1,037	1,316	3,332²²
JLP Whole Plan Area Housing Requirement (Annualised)	1,335	1,335	1,335	4,005

3.15 The number of homes delivered (the numerator) over the period 2016-2019 is shown below in table 2. As the HDT measurement therefore uses as its denominator in the equation the minimum LHN for District Authorities²³ this includes Dartmoor National Park (DNP) the HDT methodology therefore has to include the number of homes delivered in the DNP to ensure the test is a fair test. It is important to note that the JLP HR relates only to the area covered by the JLP and does not include DNP. If the JLP HR was lower than the minimum LHN²⁴ and became the denominator in the equation then the delivery in DNP would be excluded from the total number of dwellings delivered (the numerator).

²¹ All numbers in the table are rounded to the nearest whole number.

²² See HDT 2019 Measurement <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

²³ See footnote 21

²⁴ See footnote 21

Table 2: Number of Homes Delivered (the numerator)

	Number of Homes Delivered ²⁵			Total number of Homes Delivered
	2016/17	2017/18	2018/19	2016-2019
Plymouth CC	489	1,439	850	2,778 ²⁶
South Hams DC (inc DNP)	326 ²⁷	551 ²⁸	471 ²⁹	1,348
West Devon BC (inc DNP)	196 ³⁰	176 ³¹	128 ³²	500
Whole Plan Area	1,011	2,166	1,449	4,626

3.16 The 2019 HDT measurement as a result of the adoption of the JLP is therefore applied to the JLP Local Authorities combined and is shown in table 3 below.

Table 3: 2019 HDT measurement

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT 2019 measurement	HDT 2019 consequence
2016-17	2017-18	2018-19		2016-17	2017-18	2018-19			
979	1,037	1,316	3,332	1,011	2,166	1,449	4,626	139%	None

²⁵ 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>

²⁶ The actual figures for each year were as follows: 2015/16 = 1,129 (net additional supply data series reports 1,130), 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 recorded since 2015 is consistent. This is discussed further in the 5 year supply section (Section 5 and appendix 6)

²⁷ 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.

²⁸ This figure does include 40 dwellings delivered in DNP

²⁹ This figure includes 6 dwellings delivered in DNP

³⁰ 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.

³¹ This figure does include 16 dwellings delivered in DNP

³² This figure includes 55 dwellings delivered in DNP

Which buffer should therefore be applied to the 5YLS?

- 3.17 The 2019 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 Land Supply

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

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

“Deliverable: *“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

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

National Planning Practice Guidance (PPG)

- 4.3 The PPG³³ provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission, (major development - 10 dwellings and

³³ 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 PPG³⁴ 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 PPG³⁵ also states that Local Planning Authorities (LPA’s) need to engage with stakeholders who have an impact on the delivery of sites to provide a robust challenge and to seek as much agreement as possible on the potential delivery on sites which contribute to the 5 year land supply.

4.5 The JLP authorities, 2020 5 year land supply assessment has been produced in line with NPPF ‘deliverability’ definition and the guidance set out in PPG. The JLP authorities have liaised with developers/promoters of sites contained within the JLP Housing supply between July and September 2020³⁶ 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 including whether Covid 19 and the National Lockdown has had an effect on delivery/deliverability, and
- whether there is a developer on board

³⁴ NPPG Paragraph: 048 Reference ID: 3-048-20180913

³⁵ NPPG Paragraph: 051 Reference ID: 3-051-20180913

³⁶ The liaison with developers took place over the summer as the National Lockdown during the March to May period prevented the housing survey from taking place until the end of May. Although the housing survey was undertaken in May/June the position on sites reflected the status as at 1st April given sites were closed down during the lockdown period,

- 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 (2020-2025) 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 4³⁷. These appendices indicate:
- the site's planning status, including how many dwellings have commenced construction if applicable.
 - whether there is an agreement in relation to the delivery profile with the developer/promoter.
 - the assumptions that the LPA's have made with regard to lead in times and delivery rates where applicable.
 - whether there is 'clear evidence' to support its inclusion in the 5YLS where applicable and whether there is 'no clear evidence' to justify a site's exclusion from the 5YLS where applicable.
- 4.7 Some sites³⁸ previously identified in the 2019 year supply have been moved out of the 5 year supply due to their progress or status changing since 2019 and the latest evidence on their delivery. The sites that have been removed from this year's 5YLS and the reasons for their removal are identified in appendix 5. Whilst delivery on some of these sites may well occur in the 5 year supply, the evidence at this stage and their current planning status suggests there isn't a realistic prospect of delivery in the 5 year supply and therefore a cautious approach is taken in line with the NPPF 'Deliverability' definition. Should progress occur on these sites during the next 12 months then they could be brought forward into the 5 year supply if there is clear evidence to justify delivery can be realistically assumed.

The impact of COVID 19 and the National Lockdown

- 4.8 The National Lockdown during the March to May 2019 period delayed the progression of sites under construction and the commencement of sites. The liaison process with developers over the summer has revealed that whilst progress on sites have clearly been affected by up to 3 months, developers as a whole have not indicated at this stage any longer term effects on delivery as clearly this is unknown. The majority of responses indicated a return to construction or commencement on site delayed by the National Lockdown and forecasts were revised accordingly to take account of the 3 month delay on completion of dwellings and start on site for new developments where applicable. The forecasts set out in the 5YLS therefore reflect the 3 month delay of construction activity. There is no evidence at this juncture to determine whether there are any longer term effects to the ongoing pandemic that may or may not affect the 'deliverability' of sites.

³⁷ Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

³⁸ Appendix 5 identifies the list of sites previously identified in the 2019-24 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.

5. JLP whole plan delivery 2014-2020 & 5 Year Housing Land Supply Position (2020 monitoring point)

Net additions to the dwelling stock in 2019/20

- 5.1 Across the whole plan area a further 1,449 net additions to the dwelling stock have been delivered during 2019/20. This is the 3rd successive year that housing delivery for the year is greater than the JLP Housing Requirement (annualised). Table 4 below shows the Housing Survey results for 2019/20 by whole plan, policy and LPA area.

Table 4: Net additions to the dwelling Stock in 2019/20

Geographical Area	Net additional dwellings – 2019/20
Plymouth LPA	693
South Hams LPA	507
West Devon LPA	249
JLP Whole Plan Area Total	1,449
Policy Area- Plymouth	852
Policy Area – Thriving Towns & Villages	597

Total net completions from the plan base date by year

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

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

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total (net additions 2014- 2020)
Plymouth LPA	700	1,129	557	1,372	850	693	5,301
South Hams LPA ³⁹	177	428	326	511	465	507	2,414
West Devon LPA ⁴⁰	116	154	196	160	73	249	948
JLP whole plan area total ⁴¹	993	1,711	1,079	2,043	1,388	1,449	8,663
Policy Area - Plymouth	700	1,129	557	1,398	883	852	5,519
Policy Area – Thriving Towns & Villages	293	582	522	645	512	597	3,144

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 2020 monitoring point 8,663 net additional dwellings have been added to the dwelling stock in the first 6 years of the plan period across the JLP whole plan area. This represents a surplus of 653⁴² dwellings above the housing requirement annualised at this point of 8,010 dwellings (1,335 x 6 years).

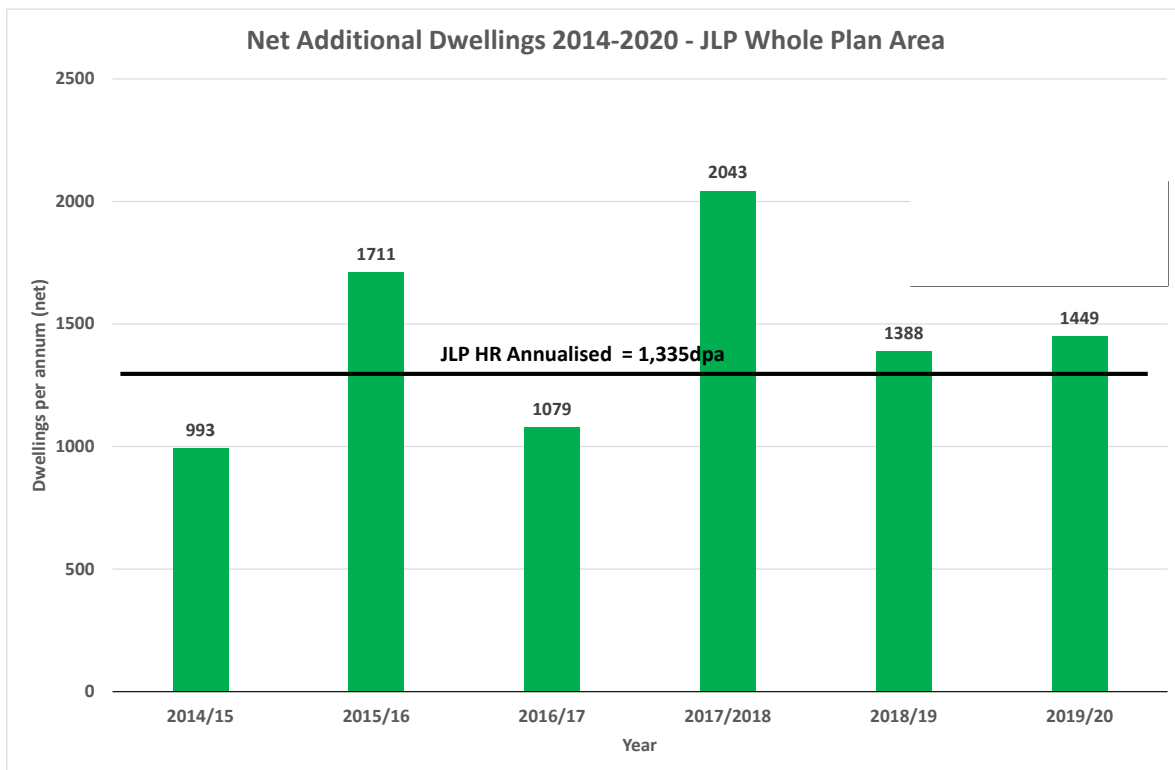
³⁹ Therefore does not include delivery in DNP

⁴⁰ Therefore does not include delivery in DNP

⁴¹ Taking account of revised NPPF/PPG changes regarding how student and communal accommodation should be counted for the HDT & 5YLS. Appendix 6 identifies the difference in the net additional supply compared to the position set out in the JLP which was examined under the transitional arrangements and against the NPPF 2012 and PPG prior to July 2018.

⁴² The surplus position has increased from 539 dwellings to 653 dwellings as a result of delivery in the 2019/20 monitoring year

Chart I: JLP – Net additions to the dwelling stock in the whole plan area (2014-2020)



5.4 Table 6 below provides a breakdown by development type of the 8,663 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 (2014-2020)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,355	7,967
Student	65	67	58	387	15	60	652
Communal Accommodation (net)	0	2	-39	-22	-33	16	-76
Extra Care	0	40	0	60	0	12	112
Mobile and Temporary	0	0	0	2	0	6	8
Total Net	993	1,711	1,079	2,043	1,388	1,449	8,663
Total New Affordable Dwellings	128	468	212	449	406	270	1,933

Net additional affordable housing from development 2014-2020

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 6 years of the plan period (2014-2020) = 1,933

dwellings at an average of 322dpa and a shortfall position of 47 dwellings at the 2020 monitoring point. Although there is a minor shortfall of 47 dwellings at the 2020 monitoring point this is due to the large scale regeneration programmes within Plymouth at Devonport and North Prospect in the early part of the plan period. These regeneration schemes have resulted in 437 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. The JLP & 5YLS identifies a significant headroom of housing against the housing requirement and a more than sufficient supply of affordable housing is expected from the supply to be on track to deliver the policy target.

What is the 5 year land supply for the JLP whole plan area for the period 2020-2025?

- 5.6 The supply identified in the next 5 years (2020-2025) 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 8,234 dwellings for the 2020-2025 period.

Table 7: 5YLS – Total net supply across the whole plan area 2020-2025

	2020/21	2021/22	2022/23	2023/24	2024/25	Total Supply (net) 2020-2025
Plymouth LPA	670	610	597	817	611	3,305
South Hams LPA	511	663	756	977	637	3,544
West Devon LPA	198	283	295	353	262	1,391
Whole Plan Area 5YLS Total	1,379	1,556	1,648	2,147	1,510	8,240

- 5.7 At April 2020 a total of 15,232 dwellings had consent in the whole plan area, 1,865 of which had commenced construction. A total of 23,895 dwellings therefore have either been delivered are currently under construction or have planning consent at April 2020, which represents nearly 90% of the JLP housing requirement. 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 undeliverable⁴³.

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

- 5.8 All large sites⁴⁴ 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

⁴³ see appendix 5

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

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 5YLS. Where there is 'clear evidence' to suggest that any site with any form of consent could be considered undeliverable it has been removed from the 5YLS. These sites are identified in appendix 5. On this basis there is no need to apply a lapse rate to sites identified from this source as all sites in this category have been assessed and sites removed where they are considered undeliverable.

- 5.9 Where applicable the lead-in-times and delivery rate methodologies that informed the 5 year supply assessment in the JLP examination in early 2018 have been used to inform assumptions and to sense check against developer's forecasts and assumptions⁴⁵.

Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites⁴⁶ contained in the 5YLS are provided in Appendix 7 broken down by LPA area. The NPPF 'deliverable' definition makes clear that these sites should be considered deliverable unless there is clear evidence to indicate they will not be delivered. A lapse rate⁴⁷ 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 dpa 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 91dpa to 99da. 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

⁴⁵ [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>

⁴⁶ 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.

⁴⁷ 10% in the Plymouth Policy Area (Plymouth LPA and SH urban fringe) 15% in Thriving Towns & Villages Policy Area

- 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. 59 dwellings are forecast to be delivered in the 5 year period in the TTV from this supply category. They are on 3 sites with consent but are not JLP allocations nor counted as other large site commitments. These 3 sites are listed in Appendix 3.

Supply Source – Student Accommodation

- 5.13 The changes to the NPPF and PPG post July 2018 make clear that student accommodation in the form of cluster flats is to be counted against adopted housing requirements and LHN as single dwellings. This represents a change to the previous planning framework where student accommodation could only be counted on the basis of the amount of accommodation released to the market. The JLP authorities' demonstrated evidence of such a release of market housing as a result of the provision of purpose built student accommodation within Plymouth.
- 5.14 The JLP authorities produced a methodology to count the effective release of student bed spaces in HMO's to the open market. The methodology⁴⁸ used to inform the housing supply in the JLP is now superseded by new Government guidance and the parameters of the HDT⁴⁹. The 5 year supply now contains the student accommodation sites that are under construction or with consent and their respective dwelling numbers as per the requirements of the HDT. The deliverability of these sites and their delivery profile has been assessed in liaison with responses provided by developers/promoters. Where a site with consent has been considered to be undeliverable it has been removed from the 5 year supply and a list of such sites is provided in appendix 5. On this basis there is no need to apply a lapse rate to the sites contained in the supply as they have been assessed and are considered deliverable in accordance with the NPPF 'deliverable' definition and guidance set out in PPG and the HDT measurement rule book.

Supply Source – Communal Accommodation

- 5.15 The PPG⁵⁰ provides a methodology for the counting of communal accommodation⁵¹. 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.

⁴⁸ <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

⁴⁹ PPG paragraph 041 Reference ID: 68_041-20190722

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

⁵⁰ Paragraph: 041 Reference ID: 68-041-20190722 <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁵¹ 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.

The 2020 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 2020 monitoring point.

Table 8: 5 YLS 2020-2025 against JLP Whole Plan Housing Requirement

5 Year Land Supply 2020-2025 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 2020	8,663
Di	Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x5=6,675) - C	-653 (i.e. a surplus)
Dii	Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/15)x5	-233 ⁵²
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement with shortfall/surplus (E + Dii)	6,442
G	F with 5% buffer	6,764
H	JLP authorities deliverable supply 1 st April 2020 – 31 st March 2025 (3,305+3,544+1,391) ⁵³	8,240
I	Five year land supply position (H/ (G/5)	6.1 years supply

⁵² PPG paragraph 032 Reference ID: 68-032-20190722 does not require the surplus to be residualised. It states “Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years”. This would seem to imply that all of the surplus could be deducted from the requirement for the 5 year supply, In light of the implications of the HDT however a more cautious approach would be to residualise the surplus over the plan period.

⁵³ Plymouth + South Hams + West Devon (deliverable supply 2019-2024, identified in table 7). See also appendices 2, 3 & 4 supply tables.

Conclusion

- 5.17 A 6.1 year land 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. A mapping series showing the Housing Delivery & Supply over the period 2014-2025 by Policy and LPA area is also provided in Appendix 11.

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 (2020-2025)**

**PLYMOUTH LOCAL PLANNING AUTHORITY - 2020 MONITORING POINT
HOUSING SUPPLY FORECAST 2020/21 to 2024/25**

Plymouth Administrative Area Monitoring Point : 31 March 2020 Delivery forecasts: made at October 2020

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)				206	1	81	80	45							
Large Sites Commitments															
	LP061 NHS Trust Plymouth Hospitals, Plymouth Royal Eye Infirmary	14/01228/FUL	Under Construction	42	30	12							As at April 2020 all 12 dwellings (flats) had commenced construction. Developer did not respond to consultation to provide an update.	N/A	As development is under construction assumed delivery in 2020/21
	Former Plymouth Preparatory School, Beechfield Grove	14/00128/FUL & 19/00598/FUL	Under Construction	12	11	1							Leftover dwelling (residue of large site). As at April 2020 the dwelling had commenced construction. Case Officer has recently visited the site and the dwelling is nearing completion, so delivery assumed by end of March 2021.	N/A	N/A
	Land off Towerfield Drive	14/00135/FUL 14/00223/FUL 18/00018/FUL	Under Construction	93	79	14							As at April 2020 the remaining 14 dwellings had commenced construction. Developer indicated the delivery slowed slightly in 2018/19 than that previously envisaged due to sales rates and build delays. Developer anticipates completion of the remaining 14 dwellings before end of March 2021.	Yes	N/A
	Land off Aberdeen Avenue	17/01227/REM	Under Construction	85	54	31							As at April 2020, the remaining 31 dwellings had commenced construction. Developer indicates that site delivery has been slower than previously envisaged due to adverse weather conditions and closure of the site due to COVID 19. The developer indicated that although the effects of COVID 19 has delayed delivery due to site closure, supply of materials and labour back to pre COVID 19 levels the remaining dwellings are due to be complete by the end of March 2021.	Yes	N/A
	Nightingale Close	17/00570/S73	Under Construction	72	69	3							As at April 2019, the remaining 3 dwellings had commenced construction and nearing completion. Developer confirms that dwellings have now completed.	Yes	N/A
	Mannamead Centre, 15 Egguckland Road	14/02336/FUL	Under Construction	29	19	10							As at April 2020 the remaining 10 dwellings had all commenced construction. Developer indicated site has been 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 the remaining dwellings nearly complete and will therefore complete in the current year.	Yes	N/A
	The Presbytery, Hendwell Close	07/02110/FUL	Under Construction	8		8							As at April 2019 all 8 dwellings had commenced construction and hadn't completed as envisaged	No response from developer	Assumed all 8 dwellings under construction will now complete by end of March 2021
	Dudding Court 8 Craige Drive	17/00009/FUL	Under construction	10		10							As at April 2020 the development (large conversion) had commenced construction. Planning case officer confirmed that all units have completed post April 2020 and are currently being advertised on Rightmove	N/A	N/A
	St Budeaux Library Victoria Road	18/00643/FUL	Under Construction	24		24							As at April 2020 all 24 dwellings had commenced construction. Developer indicates completion of site was delayed due to a cash flow issue followed by the impact of COVID 19 National Lockdown. Developer confirms that all 24 dwellings will be now be complete by end of November 2020.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
	Colebrook House, 51 Newnham Road	17/02471/FUL	Under Construction	14	13	1							As at April 2020, 13 dwellings had completed and 1 remaining dwelling had yet to complete but was nearing completion. Planning case officer indicates that the remaining dwelling has completed post April 2020.	N/A	N/A
	2 Ker Street	19/00104/GP2	Under Construction	14		14							As at April 2020, all 14 dwellings had commenced construction. Developer indicates that COVID 19 National Lockdown caused a 2 month delay to completion. Completion of all dwellings was anticipated by July 2020 but now completion envisaged by end of September 2020.	Yes	N/A
	Former Lark Early Years Centre Ham Green Lane	19/00841/FUL	Under Construction	5		5							As at April 2020, all 5 dwellings had commenced construction. No response in writing from developer however developer confirmed over phone that dwellings nearing completion and expected to complete by December 2020	Yes	N/A
	Admiralty House, Mount Wise Crescent	16/02212/FUL	Under Construction	12			12						As at April 2020 all 12 dwellings had commenced construction. Developer indicates that development had ceased due to the COVID 19 National Lockdown however works have now recommenced and estimate that completion likely to now occur in 2021/22.	Yes	N/A
	Ford Baptist Church Alfred Road	18/01855/FUL	Under Construction	10		10							As at April 2020 all 10 dwellings had commenced construction. Developer indicates that all dwellings have now completed	Yes	N/A
	5-12 Arundel Crescent	05/00862/FUL	Under Construction	24		24							As at April 2020 all 24 dwellings had commenced construction. No response from developer however case officer visited site and confirmed that all dwellings nearing completion.	N/A	N/A
	Brown Bear, 20 Chapel Street	19/00296/FUL	Under Construction	6		6							As at April 2020 all 6 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by end of September 2020.	Yes	N/A
	Foliot House Budshead Road (conversion)	18/01494/GP2	Under Construction	21		21							As at April 2020 all 21 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by end of August 2020.	Yes	N/A
	Captains House, 99 Craige Drive (conversion)	18/01182/FUL	Under Construction	14			14						As at April 2020 all 14 dwellings had commenced construction. Developer anticipates completion of scheme by Spring 2021	Yes	As developer has indicated potential delivery by Spring 2021 we have assumed completion likely in 2021/22
	Tamar House, St Andrews Cross	17/01911/S73	Under Construction	77	56	21							As at April 2020 the development (student accommodation) had commenced construction. No response from developer and building control records indicate development still under construction.	N/A	Assumed delivery in 2020/21 in time for September 2020 intake. One of the dwellings marketed for occupation in September 2020 so reasonable to assume dwellings will complete in the year 2020/21.
	Derry's Department Store, 88 Royal Parade	17/00586/S73M	Under Construction	205		205							As at April 2020 All 205 dwellings had commenced construction (large conversion -student flats). Developer did not indicate reasons for delays in completing scheme as previously envisaged completion in time for September 2019 intake. However developer now indicates that 182 units have now completed and the remainder due to complete by Christmas 2020	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
	Crescent Point, The Crescent	14/01264/FUL	Under Construction	137		137							As at April 2020 the development (student accommodation) is still considered to be under construction as it is not ready for occupation. Development has now received a practical completion certificate and has appeared on the valuation list and council tax register. Development is now owned by the bank who are actively pursuing potential tenants.	N/A	On the basis of practical completion certificate and appearance on the council tax register development assumed complete in 2020/21.
	47A North Road East	15/01251/FUL	Under Construction	39			39						As at April 2020 the development had yet to commence. Site has presently stalled as developer has gone into liquidation	N/A	Development has substantially progressed however assumed completion of the development pushed back to 2021/22 given developer has gone into liquidation. Reasonable to assume that site will progress to completion upon sale to a new developer.
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Planning permission - Not Yet Started	6			6						Minor development with detailed consent for 6 dwellings. As at April 2020 all 6 dwellings had yet to commence construction under new consent as previous consent considered unviable. No response from developer regarding delivery profile however pre commencement conditions have been discharged.	No response from developer	Assumed delivery of all 6 dwellings in 2021/22 as site had yet to commence construction at April 2020.
	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						Minor development. Site has detailed consent for 7 dwellings. As at April 2019 all 7 dwellings had yet to commence construction, however some site preparation work seemed to have commenced when site visited. No update response from developer	No response from developer	Assumed delivery of all 7 dwellings with detailed consent in 2021/22 as site had yet to commence construction at April 2020.
	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 2020 the site had not commenced construction. Site delivery has been delayed and developer has entered administration and receivers have been appointed. Receivers have indicated that they have marketed the site and have accepted an offer from a housebuilder.	N/A	Under the provisions of the Business and Planning Act 2020 the consent is extended until 1st May 2021. As the receivers have received an offer from a housebuilder there is clearly still a realistic prospect of delivery within the next 5 years and therefore no clear evidence that site is undeliverable. Delivery has been assumed to move backwards to years 2023/25 given site is under offer from a new developer albeit site could come forward earlier. Lead in times and delivery rates for a site of this size is consistent with the SHLAA lead in time and delivery rate methodology.
	Southway Shopping Centre, Southway Drive	17/01020/FUL	Planning permission - Not Yet Started	14		2					12		Site has detailed consent for 14 dwellings. The development is a conversion of existing dwellings therefore the net gain is 7 dwellings (gross figures are recorded here and adjusted to net in the demolitions/conversion losses category of the SYLS table.) The developer has confirmed that 2 flats are due to be completed by end of March 2021. 4 dwellings have been refurbished and not converted into 8 flats and there are no proposals yet to convert the remaining 2 properties into 4 flats.	Yes	We have assumed 2 flats (gross) will be delivered by end of March 2021. We have removed the remainder of the dwellings consented from the SYLS and moved back to years 6-10 given the developer has refurbished 4 properties and has no firm proposals to convert the remaining 2 dwellings. The site will continue to be monitored as the remaining dwellings consented could still come forward.
	16-20 Duke Street	17/01770/FUL	Planning permission - Not Yet Started	24				24					Major development. Site has detailed consent for 24 dwellings. As at April 2020 the development had not commenced. No update on progress provided by Developer. Consent is extant and progress is being made through building regs applications and commencement of works.	No response from developer	As dwellings have yet to commence construction as at April 2020 we have assumed delivery pushed back to 2022/23. No clear evidence at this stage that the detailed consent is undeliverable given progression of Building Regs applications and the fact that some works have commenced and the consent is extant.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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 Adj to 790 Wolsley Road	18/01153/FUL	Sites with Planning Permission not started	6				6					Minor development. Site has detailed consent for 6 dwellings. As at April 2019 all 6 dwellings had yet to commence construction. No response from landowner however site recently marketed for sale.	No response from landowner/developer	As site had not commenced construction at April 2020, we have assumed delivery pushed back to 2022/23. Site is minor development with detailed consent and the provisions of the Business and Planning Act 2020 extend consent until April 2021 which enhances the realistic prospect that site could be delivered in the 5 year supply post sale of the site to a house builder. No clear evidence to suggest there isn't a realistic prospect the site is deliverable.
	Bostons Boat , Baylys Road	17/02074/FUL	Sites with Planning Permission not started	15			15						Major development. Site has detailed consent for 15 dwellings. As at April 2020 development had yet to commence. Site in the process of discharging pre commencement conditions and developer now anticipates delivery of the scheme in 2021/22	Yes	The provisions of the Business and Planning Act 2020 extend consent to April 2021 and developer currently in the process of discharging pre commencement conditions therefore realistic prospect the consent will be implemented and the site delivered within the 5YLS
	Land Adj 29 Compton Park Road	18/01888/FUL	Sites with Planning Permission not started	8			8						Minor development. Site has detailed consent for 8 dwellings. As at April 2020 all 8 dwellings had yet to commence construction. Developer indicates that COVID 19 National Lockdown preventing commencement on site in April 2020, however they returned to commence site in June 2020. Developer indicates completion of all dwellings by end of March 2021	No	Given site commencement was delayed due to the COVID 19 National lockdown and commencement only took place in June 2020, we have taken the cautious approach and assumed delivery of all dwellings in 2021/22
	Mount Pleasant Hotel, 12 Millbay Road	19/01394/PIP	Sites with Planning Permission not started	9					9				Minor development. Site has recent in principle consent for maximum of 9 dwellings. No response from developer indicating timeframes for detailed consent or delivery of scheme. Existing pub has now closed.	No response from developer.	Site is subject to a new in principle consent and is minor development. We have therefore assumed delivery towards the end of the 5 YLS in 2023/24 to allow sufficient time for a detailed consent to come forward. Given recent in principle consent granted there is a realistic prospect of delivery within the 5 YLS particularly given current use has ceased trading.
	Land Between 2-10 Haystone Place	19/00574/FUL	Sites with Planning Permission not started	9				9					Minor development. Site has a recent detailed consent for 9 dwellings. As at April 2020 the development had yet to commence construction. No response from developer	No response from developer.	As site yet to commence construction at April 2020 we have assumed delivery in 2022/23. The scheme is minor development and given site subject to recent detailed consent there is a realistic prospect that the site is deliverable within the 5YLS.
	1 WOODLAND TERRACE GREENBANK ROAD	19/00538/FUL	Sites with Planning Permission not started	10				10					Major development. Site has recent detailed consent for 10 dwellings. No response provided by developer. Only once pre commencement condition remaining and demolition on site has already occurred.	No response from developer.	As site yet to commence construction at April 2020 we have assumed delivery in 2022/23. The scheme recently attained detailed consent and has one pre-commencement remaining to discharge. Demolition on site has occurred therefore a realistic prospect of delivery within the 5YLS.
	Clifford Club Moses Close	19/01052/FUL	Sites with Planning Permission not started	13			13						Major development. Site has recent detailed consent for 13 dwellings. Developer indicates site commencement imminent and anticipates delivery of all dwellings in 2021 .	Yes	As the development had not commenced as at April 2020 and developer only indicated delivery in 2021, we have assumed delivery of all dwellings would be complete in 2021/22

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
	Perimeter Building Royal William Yard (conversion)	19/00313/FUL	Sites with Planning Permission not started	24				24					Major development. Site has recent (March 2020) detailed consent for 24 dwellings. As at April 2020 all 24 dwellings had yet to commence construction. Developer indicates site assessment work has commenced in preparation for discharge of pre commencement conditions. Developer envisages start on site towards end of 2021 with a construction programme of circa. 15 months and reasonable assumption of completion of all units in 2022/23 at the latest.	Yes	N/A
	Sandon Court Craigie Drive (conversion)	18/00568/FUL	Conversion with Planning Permission	5			5						Minor conversion development. Site has detailed consent for 5 dwellings. As at April 2020 all 5 dwellings had yet to commence construction.	N/A	Site is minor development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	1 The Crescent (conversion)	17/02104/FUL	Conversion with Planning Permission	7			7						Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	9 Parade (conversion)	18/02111/FUL	Conversion with Planning Permission	6			6						Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	The River View Centre Astor Drive (conversion)	18/01222/FUL	Conversion with Planning Permission	6		6							Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Building Control records indicate that the development have now completed post April 2020
Large Sites Commitments (students)															
	41 North Hill	17/02091/FUL	Sites with Planning Permission not started	41					41				Major development. Site has detailed consent for 41 dwellings (student studio flats). As at April 2020, the development had yet to commence. The developer indicates that they are due to submit an application to discharge the pre commencement conditions and then intend to make a lawful implementation of the planning consent. The developer indicates that in the current climat they do not intend to construct the development immediately for viability reasons but advise a cautious projection of delivery in 2022/23	No	The site has detailed consent and the developer intends to make a lawful commencement imminently. On the basis of the developer's response regarding the current climate and viability issues we have assumed a more cautious delivery projection than the developer envisages of 2023/24. Whilst the developer indicates there are issues to overcome there is clearly still an intent to implement and deliver the scheme and thus a realistic prospect of deliverability in the 5YLS.
Allocated Sites															
PLY15	Civic Centre	None	Planning Permission Not Yet Started	248					144		104		Major Development. The site has detailed consent for 144 dwellings. As at April 2020 the development has yet to commence construction. The developer indicates that start on site is expected in December 2021 and practical completion by December 2023. The developer indicates that phase 2 of the allocated site would be due to start on site in February 2024 and practical completion envisaged by September 2025.	Yes	As flatted conversion scheme all completions would occur in same year. Site has detailed consent for phase 1 and there is a realistic prospect that the site is deliverable within the 5YLS. Phase 2 remains outside the 5YLS in year 6 on the basis of the developer's indication of expected completion in 2025/26.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
PLY24	Sutton Road West	19/01487/S73	Planning Permission Not Yet Started	194				14			180		Major development. Site has detailed planning consent for part of the site (14 dwellings) No update provided by developer in relation to the delivery of the dwellings with detailed consent. 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. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is now more likely in 2022/23 rather than 2021/22 as the developer previously indicated. The developer is currently in pre-app negotiations for further major developments in the vicinity including revisions to PLY 25 however these new proposals do not affect the delivery of the consented scheme. All pre commencement conditions have been discharged apart from 1 in relation to the listed building consent and as such there remains a realistic prospect of delivery within the 5YLS.
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	325					123	70	132		Part of wider regeneration scheme that has yielded dwellings prior to plan period as well as earlier in plan period. At April 2020 there were 217 dwellings currently under construction and 58 dwellings with detailed consent yet to commence. A total of 325 dwellings are remain with outline consent. The developer has provided the following delivery profile for the 4 remaining phases as follows: Plot A3 submission of reserved matters for 68 dwellings Q1 2021, target start on site Q1 2022 and estimated build duration of 18 months; Plot C3 submission of reserved matters for 55 dwellings Q2 2022, target start on site Q3 2022 and estimated build duration of 21 months; Plot C4 submission of reserved matters for 75 dwellings Q1 2023, target start on site Q2 2024 and estimated build of duration of 21 months; Plot H submission of reserved matters for 140 dwellings Q4 2022, target start on site Q4 2023 and estimated build duration of 24 months. These totals are higher than outline consent which will need to be addressed under future detailed consents however not all dwellings would be anticipated to deliver within the 5YLS	Yes	on the basis of the developer's response regarding target start on site and build duration we have assumed that Plots A3 and C3 will complete in 2023/24 and half of Plot H will complete 2024/25 with the remainder of Plot H and Plot C4 in full delivering outside the 5YLS. These delivery profiles accord with SHLAA lead in times and delivery rates. As some schemes are flatted developments they all therefore complete in one year. For example Plot A2 for 127 dwellings is due to complete by end of March 2021 so realistic prospect that both phases plots A3 and C3 would complete in the same year.
PLY29	Millbay Waterfront - Land at Millbay, Millbay Road Plot A2	16/00751/AMD	Under Construction	137	10	127							Plot A2 has detailed consent for 137 units. As at April 2020 10 dwellings had completed and the remaining 127 dwellings had commenced and were nearing completion. Developer confirms that the remaining 127 dwellings will be completed by March 2021.	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					Plot C2 Site with detailed consent for 80 units. The development (80 extra care units - flatted scheme) is substantially under construction as at April 2020. Developer has indicated that construction progress has been delayed and does not anticipate completion of the development until mid 2022 at the earliest.	Yes	Delivery Rate accords with SHLAA Delivery rate methodology - flatted development therefore will all complete in same year. Site moved back to 2022/23 as per developer's response given construction has been delayed.
PLY29	Millbay Waterfront - Plot C1	18/00995/REM	Planning permission - Not Yet Started	58				58					Plot C1. Major development. This phase has detailed consent for 58 dwellings. As at April 2020 this phase had yet to commence construction. Developer indicates that all pre-commencement conditions are now discharged and site has been hoarded off for pre-enabling works. Developer now indicates that delivery of all units has slipped to 2022/23.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY50	Saltram Meadow - Plymstock Quarry, The Ride	07/01094/OUT	Under Construction	1134			56	90	90	90	808		Site has delivered 484 dwellings in the first 6 years of the plan period at a rate of 81 dwellings per annum. At April 2020 there were 64 dwellings under construction. The developer indicates that 41 dwellings are due to be complete by October 2020 and the remaining 23 dwellings with detailed consent are due to complete by May 2021. The developer indicated that a slow down in sales had occurred which reduced delivery rates from its peak of 105dpa in the early phases to just over 70dpa in recent years. The developer indicates that this was due to the delays in the consent and delivery of the primary school. The primary school is currently under construction and due to complete in 2021. The developer did not provide an indication of future delivery rates however the developer has submitted a further reserved matters application for 56 dwellings.	Yes	In the absence of a updated delivery programme from the developer we have assumed that the 56 dwellings that form part of a detailed application recently submitted by the developer would complete by end of March 2022 bringing the delivery rate in 2021/22 to 79dpa. From 2022/23 onwards we have assumed that the delivery rate is likely to increase upwards to approx 90dpa (developer had previously indicated a future build rate of 93dpa) which is more akin to the delivery rate of the opening phases (105dpa) There is a realistic prospect of a bigger delivery rate going forward given the current construction of the primary school due to open in 2021 and the completion of the 2nd access to the site which is currently being constructed.
PLY50	Saltram Meadow - Plymstock Quarry, Broxton Drive	12/01171/REM & 13/00941/REM and 16/00488/REM 17/00166/REM 17/00835/REM	Under Construction	550	484	41	23						The site has been acquired by Homes England. Homes England has submitted an outline application for 550 dwellings. The process of remediation of the land has begun and demolition of some of the former industrial buildings has taken place. Homes England anticipate attaining consent by end of 2020 and will commence marketing of the site and the completion of the remediation works. In 2021 Homes England envisage selection of the main developer partner, the submission of detailed applications and the commencement of construction. Homes England anticipate a delivery programme of 75 dwellings per year from 2022/23 onwards. Homes England indicate that they are using their procured list of developers in order to speed up the marketing and selection of their main developer and are looking to select third party developers for smaller parcels, to include SME developers together with older persons developer, custom build, private rented and other housing forms in order to diversify delivery.	Yes	Major development. Homes England are the Government's accelerated house building agency and have acquired the site to unlock the previous availability and viability issues. Homes England have a live application for 550 dwellings awaiting determination. Given Homes England are now the landowner and preparing the site through demolition and remediation work there is clearly a realistic prospect that the site will deliver dwellings within the 5YLS and expediently due to the use of their procured list of developers and the diversification of tenures proposed with multiple outlets. The delivery rates put forward by Homes England 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.
PLY53	Former China Clay site, Coypool	None	JLP Allocation	400				75	75	75	175				
PLY58.5	North Prospect phase 4	19/00133/FUL	Planning permission - Not Yet Started	196			11	85	87	13			Major Development. Site is the last phase of the North Prospect regeneration and follows phase 5. Site has detailed consent for 196 dwellings. As at April 2020 site all dwellings had yet to commence construction. Developer indicates that start on site was delayed to the COVID19 National lockdown however site commenced works in June. Demolition phase is aimed to complete by end of October early November and construction of dwellings commencing in November 2020. Developer has indicated the following delivery programme: 11 dwellings 2021/22, 85 dwellings 2022/23, 87 dwellings 2023/24 and the remaining 13 dwellings 2024/25	Yes	A high proportion of affordable housing within this phase and the delivery rates accord with the SHLAA methodology for a site of this size and also are less than has been achieved in earlier phases. Demolitions at North Prospect are accounted for in the summary table and identified in the Appendices to the Housing Position Statement.
PLY58.6	North Prospect phase 5	17/01701/FUL	Under Construction	143	9	79	55						Major Development. Site has detailed consent for 143 dwellings. As at April 2020 9 dwellings completed in 2019/20 of the remaining 134 dwellings 118 were under construction. Developer indicates a revised delivery profile of 79 completions in 2020/21 and 55 completions in 2021/22	Yes	High proportion of affordable housing provision within scheme and delivery rate accords with SHLAA delivery rate methodology and previous phases have delivered higher rates. Demolitions at North Prospect are accounted for in the summary table and identified in the Appendices to the Housing Position Statement.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
PLY58.15	Savage Road, Barne Barton	18/01288/FUL -	Planning Permission Not Yet Started	204			50	50	50	54			Major Development. Site has detailed consent for 204 dwellings. As at April 2020 all dwellings had yet to commence construction. Developer indicates that demolition of phase 1 (150 dwellings) commenced in May/June 2020 and anticipate completion of the demolition phase by end of Sept 2020. An additional 78 dwellings are to be demolished in phase 2 however the demolition of this phase will come later as some residents have been moved from the properties to be demolished in phase 1 into phase 2. Developer does not provide an updated delivery profile at this stage as a contractor is in the process of being appointed. The developer is an RP and funding has been secured.	No delivery profile provided by the developer	Assumed a delivery rate of 50dpa at this stage as developer has not provided detailed delivery programme. Given the site has commenced demolition which is anticipated to be complete by end of September it is reasonable to assume a realistic prospect of delivery of 50 dwellings in 2021/22. We have assumed a lengthier delivery programme than the developer indicated last year due to the properties in phase 2 housing residents temporarily who would then move into the completed phase 1 properties on completion. Delivery profile to be updated when developer provides further detail on programme. Demolitions are accounted for in the summary table and identified in the Appendices to the Housing Position Statement.
PLY59.5	Stirling House & Honicknowle Clinic, Honicknowle Green	19/01160/FUL	Planning permission - Not Yet Started	25				25					Major Development. Site has detailed consent for 25 dwellings. As at April 2020 all dwellings had yet to commence construction. Developer indicates that the impact of the COVID 19 National Lockdown has delayed progress and now anticipates commencement on site by end of January 2021 and completion of all dwellings by end of August 2022	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5 YLS given developer's response
PLY59.17	Chaucer Way School	15/00858/OUT	Under Construction	133	121	12							Major Development. As at April 2020 the remaining 12 dwellings with detailed consent had commenced construction. Developer confirms that all dwellings will be complete by March 2021	Yes	N/A
PLY59.17	Chaucer Way School		Expired consent	4					2	2			Minor Development. The remainder of the allocation previously had outline consent for 4 self build dwellings which has now lapsed. The developer is in the process of selling this site to an SME with a view to marketing the site for self build plots and bringing forward detailed consents for each plot and anticipation of delivery in 2021/22.	N/A	We have assumed that there is a realistic prospect of the delivery of the remaining 4 self build dwellings on the allocation within the SYLS given the interest in self build and given the remainder of the development on site will complete this year. As detailed consents need to come forward we have assumed completion is more likely in years 4 and 5 in the SYLS.
PLY60.7	Land between Undercliff Road and Barton Road, Turnchapel	17/01246/FUL	Under Construction	7	1	6							Minor development. Site has detailed consent for 7 dwellings. 1 dwelling completed in 2018/19 and as at April 2020 the remaining 6 dwellings had commenced construction. Developer confirms that all dwellings nearing completion and will complete in 2020/21	Yes	N/A
PLY60.9	Land at Plympton House	17/01675/S73 17/01676/S73 15/02229/ful & 15/02230/Ful	Under Construction	14	6	8							Minor development. Site is a mixture of new builds and conversions. As at April 2020 site is under construction and had completed 6 dwellings in 2018/20. 3 new build dwellings were nearing completion and 2 new builds had yet commence. No response provided by the developer.	No update from developer	All dwellings (conversions and new builds) have detailed consent and site has already completed 6 dwellings. Reasonable to assume given status of the site at April 2020 that delivery of the remaining 8 dwellings are likely 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		3	40						Major development. Site has detailed consent for 43 dwellings. As at April 2020 all 43 dwellings had yet to commence construction. However developer indicates that development has commenced post April 2020 and indicates a delivery profile of 3 completions by end of March 2021 and the remaining 40 units by end of March 2021.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY48	Sherford New Community Land South/Southwest of A38	15/00519/REM BOVIS	Site Under Construction	115	106	3			6				Major Development. Site is a major new settlement with outline consent for 5,500 dwellings. The site straddles the city boundary and 299 dwellings with detailed consent are within the city boundary of which 261 dwellings have now completed. There are only 38 dwellings remaining within the Plymouth LPA area and the developer consortium has indicated the delivery profile for the remaining dwellings all of which are expected to be delivered within the 5YLS.	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	133	111				22				The remaining dwellings associated with Sherford fall within the South Hams LPA area (see South Hams LPA supply table for detail regarding delivery profile and phasing)		
PLY48	Sherford New Community Land South/Southwest of A38	19/00225/REM	Site Not Started	7			7								

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2020 to 2025						
Supply Categories	5 Year Supply Total	2020-21	2021-22	2022-23	2023-24	2024-25
Allocated Sites	2,477	339	381	562	676	519
Large Sites Commitments at March 2020	878	565	132	73	58	50
Large Sites Commitments at March 2020 (Student Accommodation)	41	0	0	0	41	0
Small Sites Commitments at March 2020 (before applying discount for future lapsing)	206	81	80	45	0	0
Small Sites Commitments at March 2020 (Student Accommodation)	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-17	-4	-8	-5	0	0
Small Windfalls Forecast	84	0	0	0	42	42
Communal Accommodation (Net)	9	-16	25	0	0	0
Demolition and Conversion Loss	-373	-295	0	-78	0	0
TOTAL	3,305	670	610	597	817	611

APPENDIX 3

**South Hams LPA supply over the next 5
years (2020-2025)**

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV SOUTH HAMS LARGE SITES															
	West Alvington Hill, KINGSBRIDGE	28/0508/15/O	Planning permission- Not Yet Started	52	0	0	10	20	22	0	0	0	The site has detailed consent for 52 dwellings. As at April 2020 the site has yet to commence construction. The developer indicates that a start on site is expected early in 2021 and practical completion envisaged by March 2024. Site landowner/developer is a house-builder (Baker Estates).	Yes	The site has detailed consent for 52 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer agrees with build rate assumptions (20dpa). Developer provided delivery trajectory and anticipates first dwellings in 2021/22. There is a clear intent to implement and deliver the scheme and thus a realistic prospect of delivery in the 5YLS.
	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	The site has detailed consent (full) for 15 dwellings. No update provided by developer in relation to the delivery of the dwellings. Landowner was Vision Residences - site has been marketed. Previous information from the developer's agent :- the build contract had been out to tender.	No update provided by the developer.	Site has detailed consent for 15 dwellings. Previous forecast was based on an increased lead in time taking information from the developer into account; and build programme indicated in the application for this conversion of a listed building + 2 new build dwellings. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is more likely in 2023/24 rather than 2022/23 as the developer previously indicated (ie All 15 dws forecast for delivery in the 5 year period).
	Rainbow View, Parkers Wway TOTNES	1483/17/POD 3895/17/POD	Under construction	26	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 also confirmed delivery of the scheme providing 26 dwellings (apartments). Some demolition works within the Prior Approval occurred in 2018. Site started by end March 2019 and was substantially progressed as at April 2020. Developer is Leading Homes and main build contractor is SEG Building Services.	No response from the developer.	Reasonable to assume given status of the site at April 2020 that delivery of the scheme is expected in 2020/21. (i.e. All 26 dws forecast for delivery in the 5 year period).
	Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ	2826/15/FUL	Under construction	10	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 at April 2020 all 10 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by March 2021. Landowner is Harbour Hotel Ltd.	Yes	N/A
	Land at SX805 510, Town Farm, BLACKAWTON	06/0992/14/F	Under construction	60	33	27	0	0	0	0	0	0	Site is under construction following detailed consent (full) for 60 dwellings. 33 completions with 11 completed in 2019/20 which is slower than the 25 that had been forecast. 24 dwellings under construction at the 2020 Monitoring Point. Linden Homes is the site developer.	No response from developer	Given 24 dwellings were under construction at the 2020 monitoring point we have assumed the remaining 27 dwellings will complete in 2020/21

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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 3480/18/ARM	Planning permission- Not Yet Started	28	0	0	10	18	0	0	0	0	Site had outline consent for 29 dws, but the site now 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 2020 Monitoring Point. Agent confirms that landowner is possibly looking to sell the site and therefore envisages start on site towards end of 2021 with a construction programme of circa. 18 months and reasonable assumption of completion of all units by the end of 2022/23.	Yes	As site yet to commence construction at April 2020 we have assumed delivery will be completed in 2022/23. Given the 2019 detailed consent there is a realistic prospect that the site is deliverable within the 5YLS.
	Hareston Farm, BRIXTON		Under construction	14	6	8	0	0	0	0	0	0	Site is under construction following detailed consent for conversion of barns to dwellings. 6 built and 8 under construction at the 2020 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 indicates that development had ceased for 3 months due to COVID 19 National Lockdown however works have recommenced and estimate that completion still likely to occur in 2020/21. (Note: the developer also indicates 2 other dwellings with Class Q Prior Approval which the Council does not include in the large site forecast will be delivered in 2021/22).	Yes	N/A
	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 2019/20. Developer Jameson Homes is the housebuilder and agrees with forecast build rate, lead in times and the trajectory (for 12 dws).	N/A	Assumed completion of the development pushed back to 2022/23 given developer looking to sell the site. Reasonable to assume the site will progress to completion upon sale to a new developer.
	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 2020. Agent confirms that landowner intends to implement application 2071/18/FUL (2 dwellings). (Note: the developer also indicates 8 other dwellings with Outline consent granted on Appeal which the Council does not include in the large site forecast, will be delivered in 2022/23).	Yes	Assumed delivery of remaining 2 dwellings with detailed consent in 2021/22 as these 2 units had yet to commence construction at April 2020.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
	SX612592 Land North of Church Hill Holbeton	25/1720/15/O	Planning permission- Not Yet Started	14	0	0	0	0	14	0	0	0	Site has outline consent for 14 dws. ARM application (0127/19/ARM) for 14 dws validated in March 2019 was withdrawn. A further ARM application (0868/20/ARM) was validated in April 2020 and is pending a decision (Resubmission of 0127/19/ARM). There were no completions in 2019/20 as the site had only outline consent. A detailed application 0868/20/ARM is progressing through the development management process. No update from the developer, Verto Homes, this year. However, developer indicated last year that delivery of the site would be in the 5 year period.	No response from the developer.	Site has outline consent for 14 dwellings. We have cautiously assumed delivery in 2023/24 in view that there is a live detailed application. Therefore there is a realistic prospect of delivery of the 14 dwellings within the 5YLS. Site remains available and developable.
	The Dennings, Wallingford Road, KINGSBRIDGE	2574/16/OPA	Planning permission- Not Yet Started	13	0	0	0	3	10	0	0	0	Site has outline consent for 14 dws (net 13). Full application (3599/20/FUL) for 8 dws validated but subsequently withdrawn in November 2020. Developers are South Hams Eco Developments and South Devon Rural Housing.	No response from developer.	Site has outline consent for 14 dwellings (net 13). We have cautiously assumed delivery by March 2024 as there is a realistic prospect of delivery of the 14 dwellings within the 5YLS.
	Land at Alston Gate, MALBOROUGH TQ7 3BT	33_46/0918/14/O 3577/17/ARM	Planning permission- Not Yet Started	16	0	0	0	16	0	0	0	0	Site (Alston Gate Phase 2 Malborough) has detailed consent (RM) for 16 dwellings following outline consent granted December 2017. 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 at April 2020 the dwellings had yet to commence construction, however some site preparation work seemed to have commenced when site visited. No update response from developer.	No response from developer	Assumed delivery of all 16 dwellings with detailed consent in 2022/23 as site had yet to commence construction at April 2020.
	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 windfall site was granted conditional approval in 2018/19. As at April 2020 all 10 dwellings had yet to commence construction. No application yet received to discharge conditions. No update response from developer (Lite Homes Ltd)	No response from developer	Assumed delivery of all 10 dwellings with detailed consent in 2022/23 as site had yet to commence construction at April 2020.
	Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ	22/1967/13/F	Under construction	12	10	2	0	0	0	0	0	0	Site is under construction, with 10 dwellings built 2014-20. Landowner confirms that the remaining 2 dwellings under construction are intended to be completed by December 2020. Development had ceased for about 3 months due to COVID 19 National Lockdown however works have now recommenced. Landowner is project managing the house-building.	Yes	

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
	Sx 5670 4944, west of Collaton Park, NEWTON FERRERS	37/2548/14/O	Planning permission- Not Yet Started	70	0	0	0	20	30	0	20	0	<p>Site has outline consent for 70 dws.</p> <p>Detailed planning application for approval of one of the Reserved Matters (layout)-withdrawn 14 May 2020.</p> <p>Further RM applications will be submitted.</p> <p>Application to discharge condition 2 (phasing) was approved 20 August 2018. Applications to discharge other conditions - yet to be received.</p> <p>As expected, the site has not started and there were no dwelling completions as at the 2020 Monitoring Point.</p> <p>The Design and Access Statement in the RM application, stated that Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. Hand Drawn Home website indicates they are working with the landowners to deliver the first 26 dwellings. The development is to be delivered in 3 phases. No update response from developer.</p>	No response from developer	<p>The Councils are mindful that the first RM application (landscape only) has been withdrawn, other RM applications are needed and other pre-commencement planning conditions need to be discharged. Applications for other Reserved Matters are expected to be linked to the land sale to the developer/ builder).</p> <p>As dwellings have yet to commence construction at April 2020 we have assumed delivery of the first dwellings in 2022/23. There is a realistic prospect that 50 of the 70 dwellings consented will be delivered in the 5 year period from the 2020MP.</p>
	Yealm Hotel, 104 Yealm Road, NEWTON FERRERS	0607/17/FUL 2975/17/VAR	Under construction	15	0	15	0	0	0	0	0	0	<p>As at April all 15 dwellings had commenced construction.</p> <p>Developer (Red Earth Yealm Ltd) indicates that all dwellings have now completed.</p>	Yes	N/A
	Sx 8502 5769 Paignton Road, STOKE GABRIEL	52/1503/15F	Under construction	53	40	13	0	0	0	0	0	0	<p>As at April 40 dwellings were completed and the remaining 13 dwellings had commenced construction. Developer (Cavanna Homes) indicates that COVID 19 National Lockdown caused a delay but all dwellings have now completed.</p>	Yes	N/A
	Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL	3903/16F	Under construction	12	2	5	5	0	0	0	0	0	<p>As at April 2020 of the gross 13 dwellings with detailed consent, 2 had completed, gross 7 (net 6) dws were under construction and 4 had not commenced. With only 2 completions the development was slow compared to the forecast of 12. Developer/builder Park Green (SW) Ltd indicates that COVID 19 National Lockdown caused a delay however works have now recommenced and estimate that completion now likely to occur in 2021/22.</p>	Yes	N/A
	Development site at Knighton Road, WEMBURY	58/1352/12/F	Under construction	26	24	2	0	0	0	0	0	0	<p>As at April 2020 24 dwellings were complete. Although the development accelerated in 2017/18 with 13 dwellings completed, the development slowed in 2018/19 with only 2 completions and 1 in 2019/20. The remaining 2 dwellings were under construction at April 2020 and are forecast for completion in 2020/21, which is agreed by the developer J and M Homes Ltd.</p>	Yes	N/A

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Fort Bovisand, BOVISAND, Devon PL9 0AB	2821/17/FUL	Planning permission- Not Yet Started	79	0	0	4	0	75	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 consent for engineering works to stabilise the cliff below the access road, work currently underway. The developer is Fort Bovisand Developments Ltd. As at April 2020 none of the dwellings had commenced construction as expected. No response in writing from the developer but the agent confirmed over the phone that the project will still go ahead but indicated that COVID 19 National Lockdown caused a 6-12 month delay.	Yes. Information by telephone from agent for developer (Fort Bovisand Developments Ltd) : forecast of gross 6 dws the coastal cottages completions at end 2022, and the remaining 75 dwellings completions at end 2024.	Council agrees with the developer (Fort Bovisand Developments Ltd) forecast of gross 6 dws (-the coastal cottages) completions in 2021/22 (net 4 counting the demolitions elsewhere on site), and the remaining 75 dwellings completions in 2023/24. 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.
	Land Adjacent To Siding Cross, Wrangaton	1317/16/OPA	Planning permission- Not Yet Started	36	0	0	25	11	0	0	0	0	Site has detailed (RM) consent for 36 dwellings. Applications to discharge conditions validated 09 September 2020. Kier Living have acquired the site and are the developer.	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5YLS given developer's response.
PPA SOUTH HAMS LARGE SITES															
	ALLERN LANE, TAMERTON FOLIOT, SOUTH HAMS, PLYMOUTH FRINGE		Under Construction	65	43	22	0	0	0	0	0	0	Site is under construction following detailed consent (full) for 65 dwellings. Discharge of conditions approved 05 October 2018. Site started in October 2018. As at April 2020, 43 dwellings completed in 2019/20 and the remaining 22 dwellings were under construction. Developer, Taylor Wimpey, indicates completions of the scheme is envisaged by March 2021.	Yes	N/A
	PINEWOOD DRIVE, WOOLWELL		Planning Permission - Not Yet Started	38	0	0	0	0	19	19	0	0	Site has outline consent for 38 dwellings (1954/18/OPA). Current live reserved matters application (1266/20/ARM) for 38 dwellings validated 30 April 2020 and an application to discharge conditions was validated on 01 May 2020. The developer Kier Living, has not provided an indication of delivery rates but there is a realistic prospect the site will be delivered in the 5 year period.	No delivery profile provided by the developer	Kier Living have outline consent for 38 dwellings and live reserved matters application and an application to discharge conditions. We have cautiously assumed delivery by March 2025 as there is a realistic prospect of delivery of the 38 dwellings within the 5YLS.
TTV SOUTH HAMS ALLOCATIONS															
TTV4	Land at Cotton, DARTMOUTH	15_51/1710/14/O	Planning permission- Not Yet Started (ground works underway)	450	0	0	45	45	45	45	270	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). Baker Estates has acquired the site & have now submitted 3 RM applications: for 3 dws (Phase 1A) validated 06 February 2019, subsequently withdrawn 17 April 2020; for Phase 1 (240 dws) was validated 15 March 2019, but not determined as at 9 December 2020; and for approximately half of Phase 1 for 116 dwellings (granted 7 February 2020). Ground works have commenced but as expected there were no completions at the 2020MP.	Yes	With forecast first completions (45) in 2021/22 and a build rate of 45 dpa thereafter, 180 dwellings are forecast for completion in the 5 year period. With the site owned and being developed by a housebuilder, the first RM applications granted consent and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 180 dwellings will be begun and delivered in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
TTV5	Noss-on-Dart, DARTMOUTH	2161/17/OPA	Planning permission-site started	126	0	-4	0	39	30	30	31	0	<p>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 9 December 2020. A full application has been received for the creation of 5 further units within the residential accommodation (0528/20/FUL) validated 25 February 2020, pending decision.</p> <p>Previous 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, Believe 4 existing dwellings have been demolished 2019/20 but have not received verification from the developer. As expected no dwellings completed by the 2020 Monitoring Point. Developer previously advised that the new Philips building is expected to be completed in mid 2022. Current 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 previous response but no updated has been received.</p>	<p>No updated response from developer but broad agreement previously. 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 assumed their current phasing is still a reasonable assumption at this stage.</p> <p>Note: Premier Marinas website data (October 2020) : Construction of the new floating marina has begun and is being provided by specialist contractors Walcon Marine, who plan to complete the works for the start of 2021 boating season. Website update 27 August 2020: announced the commencement of 3 further phases of the redevelopment project, including Phase 5: new stacked car park, Phase 6: new water treatment plant & Phase 7: new commercial building planned to be open by September 2021. commercial buildings in July 2019 & new boatyard in October 2019.</p>	<p>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 but many have now commenced as of December 2020.</p> <p>The Council previously revised the trajectory with a longer lead in time, in line with developer information. Thus, gross 39 dwellings are 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 2020MP.</p> <p>The remaining 31 units with outline are forecast for delivery after the 5 year period. On these assumptions, anticipate all 130 dwellings being completed by March 2026.</p>
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	190	19	13	60	80	70	108	0	<p>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, 190 dwellings completed and 24 under construction at the 2020MP. The BDW site accelerated due to greater demand for units.</p> <p>The Wainhomes site now has detailed consent (when the applicant for 57/2472/14/O had been Hannick Homes) for 198 dws - granted 27 February 2020. As at April 2020 this site had not commenced construction.</p> <p>The remaining part of the site has detailed planning application by Taylor Wimpey for 111 dws which is pending a decision (3623/19/FUL).</p> <p>As expected there was no site start and no completions on the Wainhomes and Taylor Wimpey parts of the site at the 2020MP.</p>	<p>Barratt David Wilson - yes.</p> <p>Wainhomes - yes. Developer indicates that COVID 19 National Lockdown has caused delay on site and at head office, staff being furloughed has delayed progression of detailed design and preparation of discharge of conditions.</p> <p>Taylor Wimpey - Yes, (the Councils accept their trajectory).</p>	<p>The Councils have revised the initial 2020MP trajectories in light of information received from the 3 developers. BDW development is in progress and well advanced. The start of forecast completions on the Wainhomes & Talor Wimpey outlets are in the year after the BDW development completes. The Council considers there is sufficient clear evidence that 110 dwellings on the Wainhomes outlet and 100 dwellings on the Taylor Wimpey outlet will be delivered in the 5 year period.</p>

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV7	Land at Filham, IVYBRIDGE	3703/18/OPA	Planning Permission - Not Yet Started	200	0	0	40	40	74	40	6	0	<p>The site has hybrid planning consent for 200 dws granted in June 2020. No reserved matters applications received as of 9 December 2020 but the developer Bloor Homes has indicated that these will be submitted in Spring 2021.</p> <p>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 194 dwellings delivered in the 5 year period, but is more cautious, with first completions forecast in 2021/22.</p>	<p>Yes in part. Bloor Homes forecasts 194 dwelling completions in the 5 year period.</p> <p>Their total completions forecast is based on the 200 dwellings with consent in the hybrid application.</p>	<p>The Council considers there is sufficient evidence to include 194 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 5 completions in October 2020/21 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 40 dws in 2021/22 & 2022/23 then increase rate to 74 dpa in 2023/24 and drop back down to 40 dpa in 2024/25.</p>
TTV8	Land at Stibb Lane, IVYBRIDGE	3954/17/FUL	Under Construction	101	6	45	45	5	0	0	0	0	<p>Site is under construction following detailed consent (full) in March 2019 for 101 dwellings, with 6 dwellings completed in 2019/20 compared to the 5 previously forecast. The developer Persimmon have previously provided a trajectory but no new update has been provided.</p>	<p>Yes previously, but no update provided by developer.</p>	<p>All dwellings have detailed consent and site has already completed 6 dwellings.</p> <p>Reasonable to assume given status of the site at April 2020 that delivery of the entire site is likely in the 5 years.</p>
TTV9.1	Stowford Mill, IVYBRIDGE	27/1336/15/F	Under Construction	97	6	25	0	39	0	0	27	0	<p>Site under construction following detailed consent (Full) for Mixed use including 97 dws (regeneration of Stowford Mill (27 dws) plus erection of 38 new dws & 32 later living apartments.) Application to vary consent (net gain of 6 dws from increasing later living apartments by 11 to 43 and reducing number of terraced dwellings by 5) approved 2019/20.</p> <p>Site started 6 October 2018. 6 dwellings completed in 2019/20 compared to the 16 previously forecasted. 17 units were under construction at April 2020. (post 2019MP) & 3 others were under construction at 2019MP.</p> <p>Delivery profile reflects previous information supplied by the the developer, Expedite, but no updated intelligence has been provided. Continue to forecast the 27 mill conversion apartments after the end of the 5 years from the 2020 MP. So 70 dws are forecast for completion in the 5 year period.</p>	<p>Yes, broadly but no updated response from the developer.</p>	<p>In the absence of a updated delivery programme from the developer we have assumed that 70 dwellings will complete in the 5 year period.</p> <p>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.</p>
TTV11	West of Belle Hill, KINGSBRIDGE	0299/17/OPA	Planning Permission - Not Yet Started	94	0	4	42	46	2	0	0	0	<p>The site has detailed consent for 94 dwellings. As at April 2020 the development is yet to commence construction. The developer confirmed a site start in June 2020 and practical completion envisaged by March 2024. The start had been delayed due to COVID 19 and the National Lockdown.</p> <p>LiveWest and Devonshire Homes confirmed site is available & they will jointly progress the consent.</p>	<p>Yes</p>	<p>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. Site has detailed consent and there is a realistic prospect that the site is deliverable within the 5YLS.</p>

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV22.3	Transition Homes, TOTNES	2927/15/FUL	Planning Permission - Not Yet Started	31	0	0	19	12	0	0	0	0	<p>Site has detailed consent (full) for 27 dws (part of hybrid consent). Application to vary consent (net gain of 4 units, replacing the 2 units with: 2 x 1 bed flats and 4 x studio flat. 0197/18/ARM erection of a Community Building approved June 2019. As expected, no site start & no completions at 2020MP. Have appointed a building contractor for stage 1 of the build contract. Site benefits from significant funding awarded to or secured for the CLT:</p> <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 <p>The developer indicates that they are due to submit a further application to vary the consent. They also indicated that they intend to make a lawful implementation of the planning consent at the start of 2021.</p>	Yes - agrees with trajectory and build rate (Project Coordinator for Transition Homes Totnes CLT - advised that this is a 2 year programme in total, with a 17 month construction period indicating a build rate equating to about 20dpa.	<p>Trajectory reflects latest information from the CLT Project Coordinator about scheme funding to support the latest delivery programme. Significant funding was awarded to or secured for the CLT in the last year :</p> <p>Ryearch are the selected builder. Lead in time:</p> <ul style="list-style-type: none"> site start has been put back to January 2021, due to need to COVID 19 National Lockdown 4-5 months of post commencement site works are expected (now implying completion in April/May 2021) 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 January 2022 ie in financial year 2021/22) 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 October 2022 ie in financial year 2022/23).
TTV22.5	ATMOS (former Dairy Crest site) TOTNES	0440/16/CRB	Planning Permission - Not Yet Started	62	0	0	0	13	26	0	23	0	<p>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.</p> <p>A site start had previously been expected in October 2019 but as at April 2020 the development had yet to commence.</p> <p>As expected, no completions at 2020MP.</p> <p>Totnes Community Development Society previously agreed with trajectory and build rate but no updated response from the Director indicating timeframes for detailed consent or delivery of scheme.</p> <p>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). Neither are these 37 units counted in the supply as C2 accommodation.</p>	No response from the developer.	<p>The trajectory shows that 39 of the 62 x C3 dwellings are forecast for delivery in the 5 year period. Site start previously expected in October 2019 but this has not happened. First completions expected 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.) but no updated advice from TCDS Director.</p> <p>Remaining 23 xC3 dwellings forecast for delivery after the 5 year period.</p> <p>The 37 xC2 older peoples units (communal accommodation) is currently not counted in the trajectory and would be additional units.</p>
TTV24.4	Brimhay Bungalows, DARTINGTON	14/0142/15/F	Under Construction	14	0	14	0	0	0	0	0	0	<p>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.</p> <p>14 of the existing dwellings were demolished in 2018/19. 14 dwellings were completed at the 2020MP (including the SDRHA apartments). SDRHA are progressing the consent in conjunction with their subsidiary Rural Homes Ltd.</p>	<p>No update on progress provided but Council agreed with previous SDRHA information- forecast :</p> <p>Phase 1 - 12xSDRHA apartments plus 5xopen market dws forecast completion in December 2019. Delivery slightly slower than expected with only 14 of the 17 units completed at the 2020MP but 3 of the open market units were under construction.</p> <p>Phase 2 - 7 x open market dwellings. Forecast completion by March 2021.</p> <p>Phase 3 - 8 x ROC flats forecast completion March 2021.</p>	<p>All gross 32 dws (net 14) forecast for completion in the 5 year period from the 2020 MP.</p>

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.7	Sawmills Field , DARTINGTON	3841/20/OPA - pending decision (validated 03 December 2020)	Allocation	40	0	0	0	10	25	5	0	0	The site is a JLP allocation. Current outline application (3841/20/OPA) for 40 dwellings submitted by The Dartington Hall Estate (landowner) and Baker Estates was validated 03 December 2020. Application within consultation/publicity period. Current full application also pending a decision for the construction of an attenuation basin and associated works to support the residential site. The site remains available and Baker Estates is the developer. The developer indicates a delivery profile of 10 completions in 2022/23, 25 in 2023/24 and 5 completions in 2024/25.	Yes - agrees with trajectory.	The Dartington Hall Estate and Baker Estates have a live outline application for 40 dwellings. We have cautiously assumed delivery by March 2025 as there is a realistic prospect of delivery of the 40 dwellings within the 5YLS. Developer agrees with the forecast.
TTV24.14	West of Barracks Road, MODBURY	1391/18/FUL	Under Construction	40	9	31	0	0	0	0	0	0	Site has detailed consent (Full) for 40 dwellings granted November 2018. Site started May 2019. As at April 2020, 9 dwellings were completed and 28 were under construction. The developer, Bloor Homes anticipates the remaining dwellings will complete by the end of March 2021.	Yes	All 40 dwellings forecast for completion in the 5 year period from the 2020MP.
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 2020MP. Development slowed in 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. No update response from developer.	No response from developer	All remaining 12 dws forecast for completion in the 5 year period from the 2020 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 2020MP. BBH Architects, the agent for developer (Yellow Bridge Developments) previously advised they are expected to be completed in 2020/21. No update response from developer. No planning applications on the remainder of the site and no builder engaged at this time for the remainder of the site. Consequently the trajectory for the remaining 12 is similar to the previous forecast, with completions for the remaining 12 dws forecast after the 5 year period.	Yes -SHDC as promoter and part landowner - agrees with trajectory.	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 LPA 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.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.19	Green Park Way , CHILLINGTON	0771/16/OPA	Planning Permission - Not Yet Started	65	0	0	0	10	25	25	5	0	Site has outline consent for 65 dwellings. A detailed application (Reserved Matters) for 64 dwellings submitted by Acorn Property Ltd (landowner) was validated 1 November 2018. The RM application was taken to Development Management Committee with an officer recommendation for conditional approval but the application was refused on 13 September 2019. Subsequently an appeal has been lodged and a decision is pending. A further RM application was submitted on 07 February 2020 which was also refused by DM Committee on 09 October 2020 as the proposed layout is not considered to facilitate a satisfactory scheme of surface water drainage to adequately manage floodrisk. Agent confirmed over telephone that the landowner Acorn Property will manage the development and remains committed to delivering the site. As expected, the site had not started and there were no completions at the 2020MP. Agent envisages start on site towards the end of 2021 with first completions in 2022 and completion of all units in 2025/26.	Yes - agreed trajectory and build rate. (Acorn Property Group previously confirmed that Acorn will manage the development, using build contractors)	The site does not yet have detailed consent so the 2020MP forecast is based on the 65 dwellings capacity in the outline consent. Whilst there are issues to overcome there is still clearly an intent to implement and deliver the scheme and thus a realistic prospect of deliverability of the majority of the units (60) in the 5YLS.
PPA SOUTH HAMS ALLOCATIONS															
PLY48	Sherford New Community Land South/Southwest of A38	7_49/2426/06/OUT	Under construction	4251	169	0	0	0	93	242	2501	1246	Site is a major new urban extension with outline consent for 5,500 dwellings. Site has detailed consents for 1,270 dwellings as at end March 2020. It straddles the LPA boundaries with detailed consent for 299 dws in the city and 971 dwellings in the South Hams LPA area. The remaining 4,230 dwellings with outline consent are in the South Hams.	Yes The Consortium developers (Linden, Taylor Wimpey and Bovis) agree that the delivery rate of 264dpa (88dpa per developer) is a reasonable assumption from 2021/22 onwards. However, their Planning consultants advise that the Consortium may want to increase to 100dpa each to a delivery rate of 300dpa and can review this at the 2021MP.	As at April 2020 there were a total of 103 dwellings under construction on the whole site (3 in Plymouth and 100 South Hams) and on the basis of development progress it has been assumed that 122 completions are likely to be completed by end of March 2020. 119 of these 122 are forecast to be built in the South Hams in 2020/21. The delivery rate then rises to 265 dws forecast to be built in the South Hams in 2021/22 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.
PLY48	Sherford New Community Land South/Southwest of A38	07/0678/15/RM BOVIS	Under construction	97	57	40	0	0	0	0	0	0	S73 application to vary outline consents including amendments related to the Town Code and Sustainability chapters, granted consent October 2017.		
PLY48	Sherford New Community Land South/Southwest of A38	07/0677/15/RM 0523/16/ARM 4430/17/ARM TAYLOR WIMPEY	Under construction	76	51	25	0	0	0	0	0	0	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 is provided by detailed (RM) consents for another 203 dws (Phase 1a) granted consent in May 2019, and additional (RM) consents for 457 dws were granted consent in February 2020.		
PLY48	Sherford New Community Land South/Southwest of A38	07/0679/15/RM LINDEN HOMES	Under construction	145	61	44	40	0	0	0	0	0	As at end March 2020, total of 430 completions had occurred (261 in Plymouth and 169 in the South Hams) . Of these 430, 151 were completed in 2019/20, 37 were completed in Plymouth and 114 in the South Hams.		
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	BOVIS	Planning Permission - Not Yet Started	54	0	0	54	0	0	0	0	0	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.		
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	TAYLOR WIMPEY	Planning Permission - Not Yet Started	83	0	0	73	10	0	0	0	0			

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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 PHASE 1A	LINDEN	Planning Permission - Not Yet Started	59	0	10	33	16	0	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	BOVIS	Planning Permission - Not Yet Started	116	0	0	0	64	52	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	TAYLOR WIMPEY	Planning Permission - Not Yet Started	115	0	0	30	57	28	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	LINDEN	Planning Permission - Not Yet Started	116	0	0	35	41	40	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	CANNON KIRK	Planning Permission - Not Yet Started	110	0	0	0	37	51	22	0	0			
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	25	20	8	0	0	0	0	0	The site has detailed (RM) consent for a total of 53 dwellings and construction started on site in 2019. As at April 2020, 25 dwellings were completed and 21 were under construction. The developer, Baker Estates anticipates the remaining dwellings will complete by the end of March 2022. Developer agrees with the trajectory.	Yes	All 53 dws forecast for completion in the 5 year period from the 2020 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	NPA Land adjacent to Parsonage Farm, NEWTON FERRERS	3139/16/OPA	Planning Permission - Not Yet Started	12	0	0	0	12	0	0	0	0	Site has detailed (RM) consent for 12 dwellings. Number of applications to discharge conditions. Pearce Fine Homes have acquired the site and are the developer. As expected, the site has not started and there were no completions at the 2020 MP. Developer indicates over the telephone that completion of all 12 units is anticipated by March 2023.	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5YLS given developer's response. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	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	Site has detailed consent (Reserved Matters) for 19 dws, following outline approval 1554/17/OPA. As expected, the site had not started and there were no completions at the 2020 Monitoring Point. Developer indicates that the COVID 19 National Lockdown has caused a delay to the implementation of the scheme. Developer Blue Cedar Homes agrees with trajectory.	Yes	All 19 dws forecast for completion in the 5 year period from the 2020 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2020 to 2025	5 Year Supply Total	2020-21	2021-22	2022-23	2023-24	2024-25
Supply Categories						
PPA Plymouth Fringe ALLOCATIONS	1,137	119	265	225	264	264
PPA Plymouth Fringe Large Site Commitments at 2020 Monitoring Point	60	22	0	0	19	19
PPA Plymouth Fringe Small Sites - Commitments at 2020 Monitoring Point	9	2	2	2	2	1
TTV - South Hams Large Sites ALLOCATIONS	1,233	140	212	329	332	220
TTV - South Hams Large Sites Commitments at 2020 Monitoring Point	440	108	66	100	166	0
TTV - South Hams Small Sites Commitments at 2020 Monitoring Point	477	100	100	100	100	77
Discount for small sites lapsing	-45	0	-9	-12	-12	-12
TTV-South Hams NEIGHBOURHOOD PLAN ALLOWANCE - consents	59	20	27	12	0	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	136	0	0	0	68	68
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	38	0	0	0	38	0
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0
SOUTH HAMS LPA 5 YEAR SUPPLY TOTAL (NET)	3,544	511	663	756	977	637

SOUTH HAMS DISTRICT COUNCIL ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2020 to 2025	5 Year Supply Total	2020-21	2021-22	2022-23	2023-24	2024-25
Supply Categories						
SOUTH HAMS LPA TOTAL	3,544	511	663	756	977	637
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
SOUTH HAMS DISTRICT	3,619	526	678	771	992	652

APPENDIX 4

**West Devon LPA supply over the next
5 years (2020-2025)**

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
WEST 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	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 2019/20. Trajectory delivery profile has been moved back 1 year from previous forecast as suggested by agent on behalf of applicant Leander Developments.	Yes	Site has detailed consent for 43 dwellings and has started but stalled. The Council agrees with the developer's updated delivery programme. Realistic prospect of delivery of all 43 dwellings in the 5 year period.
	Land South Of North Road LIFTON Devon	1834/19/ARM 2323/16/OPA	Planning permission- Not Yet Started	20	0	0	10	10	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.
	Cross Roads Farm Road from Huddispitt Closs to Cross Road, LEWDOWN	2099/19/ARM 0035/16/OPA 2878/16/F	Under construction	17	0	3	14	0	0	0	0	0	Detailed consent (full) for 17 dws (consent for 14 dwellings on part of the site and 3 dwellings on the remainder of the site). As at April 2020 the development had commenced construction. As expected, no dwellings completed in 2019/20. The developer, Southern Properties, indicated there is significant progress on site and 9 dwellings are under construction.	Yes	Previous trajectory for 2019MP supported the expectation of delivery of the 3 dwellings with detailed consent at that time in 2020/21, but didn't consider there was sufficient clear evidence that the 14 dwellings with outline consent would be delivered in the 5 year period. As all 17 dwellings now have detailed consent at the 2020MP and construction has commenced there is sufficient clear evidence that the site will be delivered in the 5 year period.
	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 2019/20 following the approval in September 2017. Current application to discharge conditions (0514/20/ARC) validated 03 March 2020. Applicant is Vallis Developments, but a housebuilder has not been identified at this time. No response provided by the developer. 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	Site has detailed consent (full) for 11 dwellings. Current application to discharge conditions (0574/20/ARC) validated 03 March 2020 pending a decision. Forecast is for 6 completions in 2021/22 and the other 5 in 2022/23. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5 YLS.
	Bathway Fields, NORTH TAWTON	1549/18/FUL	Planning Permission - Not Yet Started	65	0	0	0	30	35	0	0	0	Site has detailed consent (full) for 65 dwellings. As expected, the site has not started and no dwellings were completed in 2019/20 following the approval in July 2019. Current application to discharge conditions (0514/20/ARC) validated 03 March 2020. Developer/ housebuilder is Wain Homes. Response from the developer indicates a 2 year build programme with dwelling completions in 2022/23 and 2023/24. The Council considers that at this time there is a realistic prospect that the site will be delivered in the 5YLS.	Yes	Site has detailed consent (full) for 65 dwellings. Forecast is for 30 dwelling completions in 2022/23 and the other 35 in 2023/24. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5YLS.
	Former Garage Site, Follygate, OKEHAMPTON	4147/17/FUL	Under construction	10	0	4	6	0	0	0	0	0	Site has detailed (full) consent for 11 dwellings (net 10). As at April 2020, 5 dwellings (net 4) were under construction and 6 had not started. Developer indicates completion of all units by March 2022.	Yes	N/A
	Abbey Meadows, CRAPSTONE	2451/19/ARM 0147/17/OPA	Planning permission- Not Yet Started	22	0	0	8	14	0	0	0	0	Site has detailed (RM) consent for 22 dwellings. As expected the site has not started and no dwellings were completed as at the 2020 Monitoring Point. The site has been purchased by Poltair Homes/Classic Builder and the developer is Poltair Ventures. No response provided by the developer.	No response from the developer	Site has detailed consent and a developer on board. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2020.

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
WEST DEVON ALLOCATIONS															
TTV14	East of OKEHAMPTON	01089/2013/O 4059/16/VAR 4394/17/ARM 2731/15/OPA	PARCEL 2 Part under construction (148 dws with RM) Part Allocation) PARCELS 3 & 4 Planning Permission - Not Yet Started	682	27	50	50	70	91	60	334	0	Parcel 2 has detailed (RM) consents for a total of 282 dwellings. The site is part of JLP allocation TTV14. Some conditions have been discharged. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings and 2 May 2019 for 75 dwellings (Redrow) and 30 April 2019 for 111, 17 & 6 dwellings (for ADPAD). Development of Parcel 2 has started, with 27 completions and 44 dwellings under construction on Redrow (Phase 1) as at the 2020MP. 221 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. Parcel 3 & 4 have outline consent for a total of 400 dwellings and are also part of JLP allocation TTV14. Current detailed (RM) application for 220 dwellings validated 15 June 2020 is pending a decision. As expected, these parcels had not started although a housebuilder is on board (Barratt Developments) and 100 dwellings on Parcel 3/4 are forecast for completion in the first 5 years. Residue of parcel 3 & 4 is forecast for delivery after the 5 year period.	No update provided by developer. Agent for developer/housebuilder Redrow (with consents for 148 dws) agreed the trajectory and a build rate 50 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 the 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 27 completions and 44 under construction. Sufficient lead in time available for the ADPAD development for their part of the site to start delivering in 2020/21. On this basis the Council forecasts 221 dwellings completions in total on Parcel 2, and 100 dwellings on Parcel 3/4 in the 5 year period from the 2020 MP.
TTV16	Callington Road, TAVISTOCK	00554/2013/O 2780/18/ARM	Part under construction	600	0	30	40	40	40	40	410	0	Site has detailed (Reserved Matters) consent for 157 dwellings granted 5 March 2019 (Phase 1) and 241 dwellings granted 27 September 2019 (Phase 2). Phases 3 and 4 on the residue of the site benefit from conditional outline consent granted in 2015. Whole site is a JLP allocation. Number of applications for discharge of conditions approved. As at April 2020, construction had commenced on Phase 1 and 13 dwellings were under construction. As expected, there were no completions by the 2020MP. Developer's agent confirms the trajectory reflects their client's intentions. The developer is Bovis Homes who are now part of the Vistry Group.	Yes	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 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 late 2020 and a total of 30 completions in 2020/21. There is sufficient clear evidence to include 190 dwelling completions in the first 5 years from the 2020MP. 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.
TTV17	Plymouth Road, TAVISTOCK	3614/OPA/18	Planning Permission on part - Not Yet Started Part allocation	250	0	0	0	0	35	60	205		Outline planning consent granted June 2020 for 250 dwellings on the southern part of the site. Application was submitted by developer/housebuilder Linden Homes. Current hybrid application on the northern remainder part of the site for 45 dwellings and an extra care facility submitted by Baker Estates, validated 18 November 2020 and currently within consultation/publicity period. As expected, the site has not started and there were no completions at the 2020 Monitoring Point.	No update received from Linden Homes but a response received from Baker Estates	No information received about when detailed applications would be submitted and no trajectory provided by the developer on the southern part of the site. Baker Estates assume a 2 year build of the northern part of the site with dwelling completions in 2023/24 and 2024/25. The Council considers that at this time there is a realistic prospect that the northern part of the site will be delivered within the 5 YLS and approximately 20% of the southern part of the site. The delivery rates accord with SHLAA lead in times/delivery rate evidence.
TTV19.1	New Launceston Road, TAVISTOCK	1472/18/ARM 2022/16/OPA	Under Construction	148	16	21	38	34	32	7	0	0	Site has detailed (RM) consent for 148 dws, granted in December 2018. Site started in May 2019. As at April 2020 16 dwellings completed in 2019/20, of the remaining 132 dwellings 14 were under construction. Developer indicates a revised delivery profile as the impact of COVID 19 and the National Lockdown has delayed progress and now anticipates completion of the site in 2024/25.	Yes - in part (the number of dwellings forecast in year 1 is different but the following 4 years are as the developer advised)	Site has detailed consent and is under construction. Realistic prospect of delivery in the 5 year period given developer's response.

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	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)
TTV19.2	Butcher Park Hill, TAVISTOCK	00610/2015/O 4371/17/ARM	Under Construction	110	51	36	23	0	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 at April 2020 51 dwellings completed in 2019/20, of the remaining 59 dwellings 38 were under construction. Developer (Barratt David Wilson Homes) agrees with trajectory and assumptions.	Yes	N/A
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	Full planning application for 23 dwellings granted conditional approval 12 October 2018 which supersedes the previous outline consent for 23 dwellings. As expected there were no completions at the 2020MP. Application to discharge conditions not yet received. Current application to discharge conditions of planning consent 0946/17/FUL for the proposed engineering works to form surface water swales to serve the residential development site. Developer (Westward Housing Group) previously agreed with the trajectory and build rate assumption and advised: Autumn 2019 site start. No updated response provided by the developer. Site start moved back to Summer 2021.	No update provided by developer	Site has detailed consent for 23 dwellings. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is now more likely in 2021/22 - 2022/23 rather than 2020/21 as the developer previously indicated. All 23 dwellings are forecast for completion in the 5 year period from the 2020 MP.
TTV19.4	The Trendle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Planning Permission - Part complete, 1 dwelling not started	13	12	0	1	0	0	0	0	0	Site has detailed consent (full) for 13 dwellings, with 12 dwellings complete at the 2020 Monitoring Point. Application 4121/17/FUL for Plot 13 received conditional full approval on 30 January 2018. However, the 13th dwelling has not started. Developer (Blue Cedar Homes) confirmed over the telephone (13.08.20) that they were looking to appoint a small contractor and indicated that a start will be made by Dec 2020 and expect a 12 month build.	Yes	Application 4121/17/FUL for Plot 13 has not expired and can still be developed as it is understood that site access gates to the main development site were constructed as per application 4121/17/FUL. The 1 remaining dwelling forecast for completion in 2021/22 as advised by the developer.
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Planning Permission - Not Yet Started	106	0	0	24	24	24	24	10	0	Site has detailed consent (full) for 102 dwellings. Delay in delivery of a year was consequential to outline consent (Mixed use development including 106 dws) expiring 1 August 2017. 17 September 2019 detailed planning permission was granted for the redevelopment of the site including 102 dwellings. Site works have commenced but as expected there were no dwelling completions at the 2020 Monitoring Point. Developer (Kingswood Homes) indicates that development had ceased for 2-3 months due to the COVID 19 National Lockdown, however, works have now recommenced and estimates that first completions still likely to occur in 2020/21.	Yes, in part	Site has detailed consent for 102 dwellings and construction has commenced. Assume development proceeds in phases. Mindful of developer's view that delivery depends on sales, the Councils' cautious delivery profile forecasts completions of 24dpa a year starting in 2021/22 rather than 2020/21 as developer had indicated. This results in 96 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).

WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2020-2025	5 Year Supply Total	2020-21	2021-22	2022-23	2023-24	2024-25
Supply Categories						
Allocated Sites	917	137	193	174	222	191
Large Sites Commitments at March 2020	188	7	44	79	58	0
Small sites Commitments at March 2020 (before applying discount)	246	50	50	50	50	46
Discount for small sites lapsing	-26	0	-4	-8	-8	-6
Neighbourhood Plan Allowance - consents	0	0	0	0	0	0
Small Windfall Allowance	62	0	0	0	31	31
Communal Dwellings	4	4	0	0	0	0
Mobile and Temporary	0	0	0	0	0	0
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)	1,391	198	283	295	353	262

WEST DEVON BOROUGH ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2020 to 2025	5 Year Supply Total	2020-21	2021-22	2022-23	2023-24	2024-25
Supply Categories						
WEST DEVON LPA TOTAL (NET)	1,391	198	283	295	353	262
WEST DEVON WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
WEST DEVON DISTRICT	1,466	213	298	310	368	277

APPENDIX 5

**Sites removed from 5YLS by LPA area
(lapsed and undeliverable consents &
sites now considered developable not
deliverable in 2020-2025)**

Plymouth LPA - Sites with extant consent considered to be undeliverable in 2019 and position not changed

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

Plymouth LPA - Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2020-2025)

Commitments			
Application Number	Address	Reason	Dwellings
16/01422/REM	Former Tothill Sidings, Desborough Road		50
18/00570/FUL	28 George Place		9
17/02141/FUL	I The Moneycentre I Drake Circus		163

Allocations			
Policy Number	Address	Reason	Dwellings
PLY25	Sugar House, Sutton Harbour		170
PLY28	Land north of Cliff Road, The Hoe		88

Allocations			
Policy Number	Address	Reason	Dwellings
PLY59.16	Whitleigh Community Centre		27
PLY60.5	Land at 60 Vinery Lane		5

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

Application Number	Address	Dwellings
17/00760/FUL	Sherwell House 30 North Hill	14
16/02073/FUL	Blake Lodge	10
16/02429/FUL	Land at Raglan Road Plymouth	6
16/02351/FUL	436 Tavistock Road	11
17/01944/FUL	Seawings, 101 Lawrence Road	7

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

Application Number	Address	Dwellings
17/01827/FUL	Highland Cottages, New Street	1
16/01651/FUL	Rear of New Meze Grill Restaurant, Pin Lane	3
17/02276/FUL	Braidwood Terrace Lane	2
17/00675/OUT	Land at Maidstone Place	4
17/01007/FUL	1 Delgany Villas Delgany Drive	1
17/00726/FUL	4 Delgany Villas Delgany Drive	1
16/02117/FUL	5 Southwell Road	1
18/00154/FUL	50 Hallerton Close	1
16/01262/FUL	Rehoboth, Torbridge Road	1
17/02349/FUL	16 Randwick Park Road	1
17/02298/FUL	1 Hawthorn Close	1

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

Parish name	Application Number	Address	Net gain on site
Cornworthy	2679/16/PDM	West Dreyton Farm A3122 Collaton Cross To Dreyton Cross Blackawton Devon TQ9 7DJ	1
Halwell & Moreleigh	2617/16/FUL	4 Gripstone Cottages Road Serving Gripstone Cottage Halwell TQ9 7JF	1
Harberton	0400/18/ARM (Withdrawn) & 2634/15/OPA	Little Grove Farm Harberton Totnes TQ9 6EW	1
Kingswear	2947/15/FUL	The Garage Site Beacon Road Kingswear	1
North Huish	1130/16/OPA	Colmer View Farm California Cross To Colmer Cross Modbury Devon PL21 0SG	1
Shaugh Prior	1398/16/FUL		1
Totnes	56/1893/15/F	1 Ashleigh Kingsbridge Hill Totnes TQ9 5SZ	1

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

Parish	Application number	Address	Net gain on site
Bratton Clovelly	2215/16/PDM (00457/2015)	Barn Opposite South Fursdon Fursdon View Farm Building Bratton Clovelly Devon	1
Inwardleigh	2626/16/FUL	Barn East Of Five Oaks Folly Gate Okehampton	1
Northlew	01169/2015	Land To Rear Of South Meadow Northlew Okehampton Devon EX20 3NY	1
Sampford Courtenay	1870/16/PDM	Highridge Farm Road From Sampford Cross To Belstone Corner Cross Sampford Courtenay Devon EX20 2TF	1
Sydenham Damerel	1279/16/FUL	Derriton Farm Road From Derriton Cross To Sydenham Cross Sydenham Damerel Devon PL19 8PX	1

APPENDIX 6

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

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

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

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

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

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

APPENDIX 7

List of small sites in 5YLS by LPA

Small sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31st March 2020	Site Total	2014-20	Trajectory				
					2020-21	2021-22	2022-23	2023-24	2024-25
17/02379/FUL	22 Grand Parade	Under Construction	1	0	1	0	0	0	0
06/01971/FUL	225 Embankment Road	Under Construction	1	0	1	0	0	0	0
17/00137/FUL	8 Woodland Terrace, Greenbank Road	Under Construction	1	0	1	0	0	0	0
16/00118/FUL	Land adjacent 71 Sefton Avenue	Under Construction	1	0	1	0	0	0	0
18/01380/FUL	Land adjacent Lelant Nursing Home, Glen Road, Mannamead	Under Construction	1	0	1	0	0	0	0
18/00873/FUL	Land adjacent to 17 Beauchamp Road	Under Construction	2	0	2	0	0	0	0
15/02327/FUL	127 Healy Place	Under Construction	1	0	1	0	0	0	0
17/00367/FUL	54 Beaconfield Road	Under Construction	1	0	1	0	0	0	0
15/02183/FUL	Land adjacent 865 Wolseley Road	Under Construction	1	0	1	0	0	0	0
17/00783/FUL	166 Victoria Road	Under Construction	1	0	1	0	0	0	0
15/02120/FUL	861 Wolseley Road	Under Construction	1	0	1	0	0	0	0
16/00599/REM	Plot 11, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01392/REM	Plot 22, land adjoining Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01533/REM	Plot 3, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01696/REM	Plot 8, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01276/FUL	Plot 5, land adjoining Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01274/REM	Plot 13, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01058/REM	Plot 27, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
16/01641/REM	Plot 24, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
17/00572/REM	Plot 29, land adjoining Wanstead Grove	Under Construction	1	0	1	0	0	0	0
18/01466/FUL	Land At Looseleigh Lane	Under Construction	1	0	1	0	0	0	0
16/00050/FUL	Chrikama, 7 Station Road	Under Construction	2	0	2	0	0	0	0
12/00783/FUL	Holtwood, Plymbridge Road	Under Construction	2	0	1	1	0	0	0
17/00326/FUL	Land at Forget-Me-Not Lane Riverford Estover Close	Under Construction	1	0	1	0	0	0	0
16/00870/OUT	Land adjacent 8/10 Dale Avenue	Under Construction	2	0	2	0	0	0	0
17/01967/FUL	Great Woodford Cottages, Great Woodford Drive	Under Construction	1	0	1	0	0	0	0
18/01304/FUL	24 The Spinney	Under Construction	1	0	1	0	0	0	0
17/02023/FUL	19 Treby Road	Under Construction	1	0	1	0	0	0	0
10/00856/FUL	2 Ridge Park	Under Construction	2	1	1	0	0	0	0
15/01545/FUL	Hardwick Nurseries, Ridge Road	Under Construction	2	0	2	0	0	0	0
12/02015/FUL	108 Billacombe Road	Under Construction	1	0	1	0	0	0	0

Application Number	Address	Site Status at 31st March 2020	Site Total	2014-20	Trajectory				
					2020-21	2021-22	2022-23	2023-24	2024-25
17/01352/FUL	118 Billacombe Road	Under Construction	1	0	1	0	0	0	0
07/00107/FUL	Hazelhurst, Station Road	Under Construction	1	0	1	0	0	0	0
19/00129/FUL	51 Fursehett Road	Under Construction	1	0	1	0	0	0	0
16/01875/FUL	21 Meadow Park	Under Construction	1	0	1	0	0	0	0
18/00083/FUL	45 Tapson Drive	Under Construction	1	0	1	0	0	0	0
17/02055/FUL	Land At Petersfield Close	Under Construction.	4	0	4	0	0	0	0
19/01398/FUL	5 Market Street	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/02109/FUL	19 St James Place West	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00284/FUL	1 Elliot Terrace	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00380/FUL	Land to the rear of 127 Old Laira Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/00857/FUL	19 Compton Park Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00060/FUL	54 Priory Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
17/02163/REM	18 Torland Road	Planning permission - Not Yet Started	2	0	0	2	0	0	0
17/00327/FUL	26 Powderham Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01055/FUL	82 - 84 Higher Compton Road	Planning permission - Not Yet Started	2	0	0	2	0	0	0
18/00567/FUL	Land to rear of 41 Higher Compton Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01256/FUL	Land at Thorn Park Lodge, Thorn Park	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/00801/S73	Glen Lodge, Glen Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01198/FUL	26 Wilderness Road	Planning permission - Not Yet Started	4	0	0	4	0	0	0
18/00644/OUT	Land at Kensington Place	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01840/FUL	Land to the rear of Greenbank Cottages, Greenbank Road	Planning permission - Not Yet Started	2	0	0	2	0	0	0
19/00950/FUL	114-116 North Road East	Planning permission - Not Yet Started	4	0	0	4	0	0	0
19/00905/FUL	11 Mount Street Devonport	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01031/FUL	28 Dryburgh Crescent	Planning permission - Not Yet Started	1	0	0	1	0	0	0
16/02091/FUL	680 Wolseley Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
17/01172/REM	Plot 4, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
16/01542/REM	Plot 12, West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01005/REM	Plot 20 West Park Primary School, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01073/FUL	2 Conqueror Drive	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00602/FUL	Land adjacent to 8 Yeats Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
16/02363/OUT	Pengarth, Tamerton Foliot Road	Planning permission - Not Yet Started	2	0	0	0	2	0	0

Application Number	Address	Site Status at 31st March 2020	Site Total	2014-20	Trajectory				
					2020-21	2021-22	2022-23	2023-24	2024-25
17/00428/OUT	128 Looseleigh Lane	Planning permission - Not Yet Started	1	0	0	0	1	0	0
19/00351/FUL	Adjacent 107 Cunningham Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00045/PIP	36 Bonville Road	Planning permission - Not Yet Started	1	0	0	0	1	0	0
18/01480/REM	505 Tavistock Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01979/FUL	5 Trentham Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
17/00555/OUT	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1	0	0	0	1	0	0
18/00391/OUT	Odoorn Lodge, Riverford Estover Close	Planning permission - Not Yet Started	1	0	0	0	1	0	0
18/00127/OUT	442 Tavistock Road	Planning permission - Not Yet Started	1	0	0	0	1	0	0
18/01814/FUL	Land adjacent to Elizabeth Cottage, Riverford, Estover Close	Planning permission - Not Yet Started	1	0	0	0	1	0	0
18/01935/FUL	Land at St Annes Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00636/FUL	Land to the rear of 1 Cardigan Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01066/FUL	15 Frogmore Avenue	Planning permission - Not Yet Started	3	0	0	0	3	0	0
19/01037/OUT	1 Woodlands Lane	Planning permission - Not Yet Started	1	0	0	0	1	0	0
19/01456/FUL	Land to rear of shops on Colebrook Road	Planning permission - Not Yet Started	3	0	0	0	3	0	0
19/00845/OUT	3 Morley Cottages, Boringdon Hill	Planning permission - Not Yet Started	1	0	0	0	1	0	0
19/01443/S73	Boringdon Croft, Boringdon Hill	Planning permission - Not Yet Started	2	0	0	0	2	0	0
18/01659/FUL	19 Chaddlewood Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/02078/FUL	18 Brookingfield Close	Planning permission - Not Yet Started	3	0	0	3	0	0	0
17/02468/FUL	124 Billacombe Road	Planning permission - Not Yet Started	3	0	0	3	0	0	0
17/02469/FUL	126 Billacombe Road	Planning permission - Not Yet Started	3	0	0	3	0	0	0
17/00247/OUT	Land to the front of 56 Vinery Lane	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01220/REM	2 Springfield Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01759/FUL	Small Acres, Arcadia	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/02137/FUL	21 Nettlehayes	Planning permission - Not Yet Started	2	0	0	2	0	0	0
19/01701/FUL	159 Stanborough Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00892/FUL	Down Horn Farm, Horn Lane	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01942/PIP	Benhay, 100 Furzehatt Road	Site with Planning Permission in Principle - Not Yet Started	1	0	0	0	1	0	0
18/00913/FUL	13 Meadow Park	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01912/PIP	Land at 13 Westfield Avenue	Site with Planning Permission in Principle - Not Yet Started	2	0	0	0	2	0	0
18/00083/FUL	2 Marine Road	Planning permission - Not Yet Started	2	0	0	2	0	0	0
18/00055/FUL	90 New George Street	Conversion with Planning permission*	3	0	3	0	0	0	0

Application Number	Address	Site Status at 31st March 2020	Site Total	2014-20	Trajectory				
					2020-21	2021-22	2022-23	2023-24	2024-25
17/00568/GP2	20 - 21 Oxford Place	Conversion with Planning permission*	1	0	1	0	0	0	0
18/00095/FUL	Valletort Flats, Valletort Place	Conversion with Planning permission*	1	0	1	0	0	0	0
18/00487/FUL	8 Wyndham Square	Conversion with Planning permission*	2	0	2	0	0	0	0
18/00823/FUL	21 Neswick Street	Conversion with Planning permission*	1	0	1	0	0	0	0
18/01034/PRUS	65 Union Street	Conversion with Planning permission*	2	0	2	0	0	0	0
17/02120/FUL	Wyndham Street East	Conversion with Planning permission*	1	0	1	0	0	0	0
18/00123/GP2	16A Manor Street	Conversion with Planning permission*	1	0	1	0	0	0	0
19/01884/FUL	39 Wyndham Street East	Conversion with Planning permission*	1	0	1	0	0	0	0
16/01456/FUL	24 Walker Terrace	Conversion with Planning permission*	1	0	1	0	0	0	0
18/00131/FUL	Grand Hotel, 24 Elliot Street	Conversion with Planning permission*	1	0	1	0	0	0	0
19/01858/FUL	45 Citadel Road	Conversion with Planning permission*	4	0	4	0	0	0	0
18/01191/FUL	155 Vauxhall Street	Conversion with Planning permission*	1	0	1	0	0	0	0
16/01781/FUL	15 Whitefield Terrace, Greenbank Road	Conversion with Planning permission*	2	0	2	0	0	0	0
18/01036/FUL	5 Marlborough Road	Conversion with Planning permission*	2	0	2	0	0	0	0
19/01908/FUL	18 Addison Road	Conversion with Planning permission*	4	0	4	0	0	0	0
17/00592/GP3	118 Grenville Road	Conversion with Planning permission*	1	0	1	0	0	0	0
18/00713/FUL	22 Cromwell Road	Conversion with Planning permission*	1	0	1	0	0	0	0
17/01594/FUL	78 Lipson Road	Conversion with Planning permission*	3	0	3	0	0	0	0
18/01440/FUL	16 Neath Road	Conversion with Planning permission*	1	0	1	0	0	0	0
19/00507/FUL	10 Tothill Avenue	Conversion with Planning permission*	1	0	1	0	0	0	0
19/01072/FUL	17A Seymour Avenue	Conversion with Planning permission*	1	0	1	0	0	0	0
20/00137/GP3	48 Durham Avenue	Conversion with Planning permission*	1	0	1	0	0	0	0
16/00663/FUL	28 Smeaton Square	Conversion with Planning permission*	1	0	0	1	0	0	0
18/01461/FUL	42 Mannamead Road	Conversion with Planning permission*	1	0	0	1	0	0	0
17/01358/GP2	66 Mutley Plain	Conversion with Planning permission*	1	0	0	1	0	0	0
18/00258/FUL	7 St Gabriels Avenue	Conversion with Planning permission*	1	0	0	1	0	0	0
18/00564/FUL	2A Belgrave Lane	Conversion with Planning permission*	1	0	0	1	0	0	0
18/00775/FUL	Ground Floor Flat, 24 Gifford Terrace Road	Conversion with Planning permission*	1	0	0	1	0	0	0
18/00800/FUL	48 - 50 Mutley Plain	Conversion with Planning permission*	4	0	0	4	0	0	0
18/01138/FUL	51A Mutley Plain	Conversion with Planning permission*	1	0	0	1	0	0	0
18/01479/GP2	53 Mutley Plain	Conversion with Planning permission*	2	0	0	2	0	0	0
18/02016/FUL	45 Mutley Plain	Conversion with Planning permission*	1	0	0	1	0	0	0

Application Number	Address	Site Status at 31st March 2020	Site Total	2014-20	Trajectory					
					2020-21	2021-22	2022-23	2023-24	2024-25	
18/01490/FUL	29 Holdsworth Street	Conversion with Planning permission*	1	0	0	1	0	0	0	
18/01669/FUL	31 Devonport Road	Conversion with Planning permission*	1	0	0	1	0	0	0	
19/01092/FUL	The Edgcombe Hotel, 2 Molesworth Road, Stoke	Conversion with Planning permission*	1	0	0	1	0	0	0	
19/01884/FUL	39 Wyndham Street East	Conversion with Planning permission*	1	0	0	1	0	0	0	
17/00732/FUL	1 Marlborough Street	Conversion with Planning permission*	2	0	0	2	0	0	0	
17/00854/FUL	237 Albert Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/00583/FUL	50 Marlborough Street	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/00743/FUL	11 Cumberland Street	Conversion with Planning permission*	2	0	0	0	2	0	0	
16/02063/FUL	140 Albert Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/02002/FUL	19 Pasley Street	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/00472/GP2	17 College Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/00827/FUL	2 Alfred Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
16/01994/FUL	14-16 Victoria Road	Conversion with Planning permission*	4	0	0	0	4	0	0	
18/01324/PRUS	21 - 23 Victoria Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/01845/FUL	9 Hazel Close	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/01448/GP3	1 Dale Avenue	Conversion with Planning permission*	1	0	0	0	1	0	0	
19/02035/GP2	2A Plymouth Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/01411/FUL	Foresters Arms, 44 Fore Street, Plympton	Conversion with Planning permission*	1	0	0	0	1	0	0	
19/01671/FUL	76 Ridgeway	Conversion with Planning permission*	1	0	0	0	1	0	0	
16/02208/FUL	46 Market Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/00600/FUL	9 - 9A Underwood Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/00746/FUL	Scott Cottage, Millway Place	Conversion with Planning permission*	1	0	0	0	1	0	0	
17/00595/FUL	1 Hooe Manor, Belle Vue Road	Conversion with Planning permission*	1	0	0	0	1	0	0	
18/01225/FUL	Coombe House, The Quay	Conversion with Planning permission*	2	0	0	0	2	0	0	
Year Totals						81	80	45	0	0
Trajectory Total										206

**Small conversions (under 10 units) are monitored for completion only, works may have commenced*

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

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Aveton Gifford	1923/19/FUL	Lower Lixton Farm Loddiswell Kingsbridge TQ7 4EG	Demolition of existing agricultural building and construction of new residential dwelling.	09/09/2019	0	0	1
Aveton Gifford	0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/317770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	Provision of dwelling and associated landscaping including restoration works 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
Berry Pomeroy	3287/18/FUL	Week Berry Pomeroy Devon	Restoration of derelict residential property, incorporating partially demolished adjoining lincay (barn) into the main house	20/02/2020	0	0	1
Berry Pomeroy	0361/20/OPA	Land adjacent to 9 Hope Close Totnes TQ9 5YD	Outline application with some matters reserved for proposed 2 storey dwelling	19/03/2020	0	0	1
Bickleigh	4004/18/FUL	The Cottage Tavistock Road Roborough PL6 7BB	Demolition of existing outbuildings and erection of new disability living accessible dwelling	15/04/2019	0	0	1
Bigbury	3545/17/FUL	Seafront Marine Drive Bigbury On Sea TQ7 4AS		07/06/2018	0	0	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Bigbury	2873/18/FUL	Former Royal Oak Bigbury Kingsbridge TQ7 4AP	Change of use from former pub restaurant to 3no. dwellings. Removal of modern additions and outbuildings. Reconstruction of rear sections	05/04/2019	0	3	0
Bigbury	3743/18/FUL	Land At Sx 652 442 adjacent to Southway Marine Drive Bigbury On Sea Devon TQ7 4AS		22/11/2019	0	0	4
Blackawton	3551/19/FUL	Forder Barn Blackawton TQ9 7AL	3551/19/FUL - Demolition of existing agricultural building and construction of dwelling.	27/01/2020	0	1	0
Blackawton	0263/19/FUL	Blacksmiths Cottage Adj. Woodcott Woodford Blackawton TQ9 7AA	Conversion of building to dwelling	03/04/2019	0	0	1
Blackawton	1381/18/ARM	Land at SX806521 West Hartley Blackawton TQ9 7DT	Application for approval of reserved matters following outline approval 1212/17/OPA for a permanent agricultural worker's dwelling.	15/11/2018	0	1	0
Blackawton	0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	10/07/2018	0	0	1
Blackawton	0620/19/FUL	Watson Barn Park Lane Blackawton Totnes Devon TQ9 7AA	EADVERTISEMENT (Revised plans received) Demolition of existing barn and erection of dwelling.	23/01/2020	0	0	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Blackawton	0481/16/FUL & 1097/19/ARC	West Dreyton Farm Blackawton Devon TQ9 7DJ	0481/16/FUL - Full planning application for the conversion of stone barns to 3 residential dwellings.	02/09/2019	0	0	3
Brixton	1962/18/FUL	Brixton House A379 Chittleburn Hill To Red Lion Hill Brixton Devon PL8 2AL	Erection of single storey dwelling with attached garage.	16/07/2019	0	1	0
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	2946/18/OPA	Hilltops Caravan Park Brixton Devon PL8 2AY	Outline application with all matters reserved for the erection of 2no.self-build dwellings with associated garages	24/06/2019	0	0	2
Brixton	0854/18/FUL & 3511/16/OPA & appeal ref no. APP/K1128/W/17/3170695	The Old Station Chittleburn Hill Brixton PL8 2BH		25/06/2018	0	1	0
Charleton	1935/18/FUL & 4003/16/FUL	Greenridge Curlew Drive West Charleton TQ7 2AA	1935/18/FUL - Construction of dwelling. 4003/16/FUL - Proposed replacement of dwelling and annexe to two detached dwellings.	23/08/2018	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	1	0
Chivelstone	2964/17/FUL Appeal Ref No APP/K1128/W/18/3199782	Plot adjacent Old Coastguard Store Prawle Point Cottages to East Prawle Green East Prawle Devon TQ7 2BY	Proposed construction of dwelling, with associated access, parking and landscaping works	28/11/2018	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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	1	0
Churchstow	2053/19/FUL	Barn South Of Spread Eagles Aveton Gifford	Proposed conversion of former agricultural barns to dwelling	22/08/2019	0	0	1
Churchstow	0969/18/FUL	Little Court Churchstow TQ7 3QW	Erection of 2no. dwellings with associated landscaping work	31/01/2019	0	1	1
Churchstow	4269/17/FUL	Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF		20/03/2019	0	0	1
Cornworthy	3019/17/FUL	2 Cornworthy Cottage Lower Tideford Farm Cornworthy Devon TQ9 7HH	Change of use of holiday cottage to full residential use	25/01/2018	0	0	1
Cornworthy	1697/17/PDM	Buzzard Barn Lower Tideford Farm Cornworthy Devon TQ9 7HH	Prior approval for a proposed Change of use of agricultural building to 2 dwellings and for associated operational development.	11/07/2017	0	0	2
Dartington	2378/18/FUL	Northern Hay Droridge Lane Dartington TQ9 6JG	Demolition of existing dormer bungalow and construction of a new family dwelling house to Passivhaus standards.	07/09/2018	0	0	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

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Dartington	3911/16/FUL	Land To West Of Lownard Youth Hostel Totness Dartington		23/05/2017	0	1	0
Dartington	3360/19/FUL	Cat Bells Droridge Lane Dartington TQ9 6JG	Conversion of an existing, redundant rural building into a dwelling	06/12/2019	0	0	1
Dartmouth	1275/19/FUL	Land Northeast Of 3 Vicarage Hill Vicarage Hill Dartmouth Devon	Construction of a new 3 bedroom dwelling with associated car parking, access and landscaping.	30/07/2019	0	0	1
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	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	2018/16/PDM	Lower Norton Barn Lower Norton Cottage Dartmouth		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	1	0

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Dartmouth	4031/19/FUL	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	Erection of single storey dwelling within the curtilage of High View. Relocated parking and associated turning area	03/03/2020	0	0	1
Dartmouth	3558/16/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH		05/01/2017	1	1	1
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
Dean Prior	0849/19/FUL	Pennywell Farm And Wildlife Centre Lower Dean TQ11 0LT	Erection of permanent manager's dwelling	16/08/2019	0	0	1
Diptford	1270/19/FUL	Land at Wagland Park Farm Diptford TQ9 7LB	Demolition of existing barn and erection of single dwelling house.	05/07/2019	0	0	1
Diptford	0673/17/PDM	Barn at Higher Ashwell Farm Diptford 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	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

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Diptford	3480/19/FUL	Crabadon Cottage Farm Halwell Totnes TQ9 7JZ		18/12/2019	0	0	1
Diptford	2096/18/FUL	Barn adjacent Hastings Farm Diptford Devon TQ9 7NQ	Demolition of barn to create two dwellings.	16/10/2018	1	1	0
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/car port	09/01/2019	0	0	1
East Allington	3819/17/FUL & 1985/19/FUL	Blackdown Barn SX771474 Cross Farm East Allington	1985/19/FUL - Conversion of barn, provision of lean-to extension and landscaping of traditional stone barn. 3819/17/FUL - Conversion of agricultural barn to dwelling	09/03/2020	0	0	1
East Allington	2163/18/PDM	Waydown Barn, Rimpston Farm Track West Of Kingsbridge Fork Cross East Allington Devon		30/08/2019	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	1	0

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Ermington	2767/17/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	Conversion of barn to dwelling	07/12/2017	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	0262/19/PDM	Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA		11/03/2020	0	0	1
Ermington	3912/19/FUL	The Workshop, Cowsberry Farm Burraton Devon PL21 9JZ		04/02/2020	0	0	1
Halwell & Moreleigh	0911/19/FUL	The New Inn Moreleigh Devon TQ9 7JH	New dwelling house	26/09/2019	0	0	1
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	0	1
Halwell & Moreleigh	2240/18/PDM	Ritson Barton Farm Halwell Devon TQ9 7JG		24/08/2018	0	0	1
Harberton	0638/19/FUL	Higher Dorsley Barton Green Lane To North Of Copperthorne Cross Harberton Devon TQ9 6DN		23/07/2019	0	1	0

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Harberton	3306/19/FUL	Garages at Bow Road Harbertonford Totnes TQ9 7TQ	Construction of single storey unit of accommodation above existing garages	10/02/2020	0	0	1
Harberton	4242/18/FUL	Belsford Court Harberton TQ9 7SP		21/03/2019	0	0	2
Ivybridge	0242/18/FUL	Godwell House Godwell Lane Ivybridge Devon PL21 0LT	Construction of detached dwelling and associated detached double garage in the garden area of Godwell House.	31/07/2018	0	0	1
Ivybridge	3216/19/FUL	Former chapel of rest /garage off of Zion Place rear of Western Road Ivybridge PL21 9AN	READVERTISEMENT (Clarification of site address) Demolition of existing shed and replace with one dwelling house	12/03/2020	0	0	1
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2No 3 bedroomed dwellings	12/06/2015	0	2	0
Ivybridge	1700/17/FUL	Proposed Development Site At Sx 624 562 Kennel Lane Ivybridge PL21 9LG	Proposal to erect 3 residential dwellings, with improvements to existing access-way and demolish two semi-derelict agricultural buildings.	24/07/2017	1	0	2
Ivybridge	3074/15/FUL	Greenwood Western Road Ivybridge Devon PL21 9AN	Erection of 5 new dwellings	20/05/2016	0	5	0
Kingsbridge	0427/16/FUL	Widegates 56 Embankment Road Kingsbridge Devon TQ7 1LA		20/10/2015	0	0	1
Kingsbridge	0697/19/FUL	136 Fore Street Kingsbridge TQ7 1AW	Change of Use from Office to Living Accommodation	29/04/2019	0	0	1

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Kingsbridge	3474/18/FUL	9 Fore Street Kingsbridge TQ7 1PG		19/12/2018	0	0	1
Kingsbridge	0549/18/FUL	55 Henacre Road Kingsbridge TQ7 1DP	New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)	08/05/2018	0	0	1
Kingsbridge	3393/17/PDM	Willow Barn Willow Farm Ledstone Kingsbridge TQ7 2HF		01/12/2017	0	1	0
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	2	0
Kingsbridge	3552/18/FUL	129 Fore Street Kingsbridge Devon TQ7 1AL	READVERTISEMENT (Revised Plans) Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge	23/03/2020	0	0	4
Kingsbridge	0674/17/FUL	Culver Park Close Kingsbridge TQ7 1LD		03/10/2017	0	5	0
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
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

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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	1	0
Kingswear	30/3212/14/F & 3919/18/ARC	Plot 4, Lower Contour Road, Kingswear	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
Littlehempston	1903/18/PDM	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG		30/07/2018	0	0	1
Loddiswell	3387/18/ARM	Woolston Farm Loddiswell TQ7 4DU	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	1	0
Loddiswell	1155/18/PDM	Agricultural building at Stanton Cottage Loddiswell Devon TQ7 4EF		09/07/2018	0	0	1
Loddiswell	2773/17/PDM	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF		09/10/2017	0	0	1
Loddiswell	3746/18/FUL	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	Conversion of 3 barns to 3 dwellings with associated works and landscaping. (Alternative proposal to consents 32/0689/14/F and 32/0690/14/LB). T	07/07/2014	2	1	1

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Marlborough	33/2944/11/F	143 Cumber Close, Marlborough, TQ7 3DG	Change of use from community rooms to dwelling	03/01/2012	0	1	0
Marlborough	4028/19/CLE	Lower Forge Chapel Lane Marlborough TQ7 3SB	Lawful development certificate for existing use of property as dwelling	27/01/2020	0	0	1
Marldon	1332/17/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 IRS		30/06/2017	0	0	1
Marldon	34/1890/15/O	Development Site At Rmc Quarry The Old Kiln Kiln Road Marldon Paignton TQ3 ISH		27/09/2017	0	0	5
Modbury	2886/19/FUL	Barn at Widland Farm Cottage Modbury Devon PL21 0SA	Replacement dwelling following Class Q approval 3526/18/PDM.	04/02/2020	0	0	1
Modbury	4055/19/FUL	Babland Barn, Babland Cross, Modbury Barn at SX676515 Babland Cross, modbury		11/02/2020	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	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

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Modbury	3850/18/FUL	The Grey Barn land at SX690516 Modbury PL21 0SB		06/02/2019	0	1	0
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	2288/18/FUL	Cottage Green Parsonage Road Newton Ferrers Devon PL8 1AS	Approval of reserved matters following outline approval 0791/16/OPA (erection of bungalow and detached garage).	16/10/2018	0	1	0
Newton & Noss	0396/19/OPA	92 Court Road Newton Ferrers PL8 1DA	Outline application (with all matters reserved) for erection of detached dwelling with associated parking and landscaping.	04/04/2019	0	0	1
North Huish	4107/18/ARM	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Application of reserved matters following outline consent 0693/16/OPA for permanent agricultural worker's dwelling -	01/04/2019	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)	03/05/2018	0	0	1
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	2605/19/FUL	Barns at Torne House Rattery TQ10 9LQ		18/10/2019	0	0	1

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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	1	0
Salcombe	0439/19/FUL APP/K1128/W/19/3233438	Rock Point, Knowle Road, Salcombe TQ8 8EQ	Demolition of existing bungalow and detached garage and erection of 2no. dwellings	08/02/2019	0	0	1
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	2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	Erection of new dwelling in garden plot	10/12/2019	0	0	1
Salcombe	4147/18/FUL	Weststowe Lower Batson Salcombe TQ8 8NH	Change of use of annexe from holiday lets to provide full time residential letting accommodation.	26/06/2019	0	0	1
Salcombe	4339/17/FUL	Cadmus Bonaventure Road Salcombe Devon TQ8 8BE	Planning application for the replacement of the existing dwelling with three dwellings	07/03/2018	0	2	0

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Salcombe	0390/19/CLE	The Hollies Devon Road Salcombe TQ8 8HQ	Certificate of lawfulness for existing renovation and internal refurbishment of property and reduction of no. of flats from 3 to 2.	04/04/2019	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
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	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	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
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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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	1	1	0
Sparkwell	4079/16/FUL	Loughtor Mill Newham Plympton Devon PL7 5BN	Repair and conversion of former mill buildings to form 5 residential units	19/05/2017	0	0	5
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	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
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

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Staverton	1221/19/FUL	The Old Barn Waddons Farm Staverton Totnes TQ9 6AS	Change of Use of Office to Dwelling including Extensions to Existing Building	04/07/2019	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	0146/18/FUL	Whiteways Farm Staverton Totnes Devon TQ9 6AL		07/12/2015	1	0	8
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	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 Fleming	1908/18/FUL	Redcroft Dartmouth Road Stoke Fleming TQ6 0RE	Demolition of existing bungalow and construction of 4 new dwelling houses with associated landscaping and parking.	19/10/2015	0	3	0

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Stoke Fleming	0678/18/FUL	Deer Park Inn, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0RF	Demolition of existing building and construction of 14no. new apartments, with associated car parking and landscape works.	10/01/2019	0	9	0
Stoke Gabriel	3428/17/PDM	Barn at Little Aish North-East of Hill Park Aish Stoke Gabriel, TQ9 6PS		29/11/2017	0	1	0
Stoke Gabriel	1033/19/FUL	Bulls Field Barns Waddeton Brixham Devon TQ5 0EL	Conversion of traditional stone barns to 2 dwellings with parking/garages & curtilage	22/05/2019	0	0	2
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	3	0
Stokenham	2722/18/FUL	Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon	Conversion of agricultural derelict barn into habitable dwelling with associated external works, garage and log store (2805/17/FUL)	05/03/2019	0	0	1
Strete	3400/18/FUL APP/KI 128/W/19/3228098	Blindwells, Hynetown Road, Strete, Devon TQ6 0RS	Demolition of buildings and redevelopment of site with 3no. detached dwellings	12/06/2019	0	0	1
Thurlestone	0216/19/FUL	Land to the rear of Cowrie House Ilbert Road Thurlestone Devon TQ7 3NY	Erection of new dwelling, double garage and associated works	24/01/2020	0	0	1

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Totnes	1180/18/FUL	The Proctors House 8 & 8A High Street Totnes TQ9 5RY		17/09/2018	0	1	0
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	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	1	0
Totnes	3102/19/ARM	4 Argyle Terrace Totnes TQ9 5Jj	Approval of reserved matters following outline approval 0386/18/OPA.	14/01/2020	0	0	1
Totnes	3639/19/FUL	25 Fore Street Totnes TQ9 5HN	Creation of 2no. flats with new access	07/02/2020	0	0	1
Totnes	0332/19/FUL	Garages 7, 9 and 11 Christina Park Totnes Devon TQ9 5UT	READVERTISEMENT (Revised Plans Received) Construction of a new three storey private residence on a brownfield site currently occupied by three garages	17/01/2020	0	0	1
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	56/2221/15/O	Cocos Nursery Ashburton Road Totnes Devon TQ9 5JZ		14/09/2017	0	0	5

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Ugborough	4202/18/ARM	Filham Farm Road Through Filham Filham Devon PL21 0LR	Application for approval of reserved matters following outline approval 1629/18/OPA for the erection of an agricultural workers dwelling	06/09/2019	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	1811/16/ARM	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH		13/04/2017	0	0	1
Ugborough	0039/16/FUL	Queshills Ware Hill Ugborough Devon PL21 0NZ	Conversion of domestic garage with first floor storage into separate dwelling together with associated parking	24/11/2016	0	1	0
Wembury	3490/18/FUL	Western Barn Manor Farm Staddiscombe Plymouth PL9 9ND	READVERTISEMENT (Revised Plans) Change of use/conversion of agricultural building to dwelling	11/07/2019	0	0	1
Wembury	3781/18/FUL	Manor Farm Eddystone Road Down Thomas Devon PL9 0AQ	Construction of 3 bedroom bungalow on land at Manor Farm	05/06/2019	0	1	0

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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	1	0
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
West Alvington	1159/19/FUL	The Stables Auton Court West Alvington Kingsbridge TQ7 3BE	Conversion of building to single dwellinghouse	30/05/2019	0	1	0
West Alvington	59/1574/12/RM	Woolston Court, Woolston, Kingsbridge, TQ7 3BH		16/09/2013	0	1	0
Woodleigh	1564/18/FUL (Alteration of application see 4285/17/FUL)	Orchard Barn Lowerdale Woodleigh Devon TQ7 4DJ	Conversion of barn to dwelling, extension of curtilage and provision of garage	18/06/2019	0	1	0
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	1	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Yealmpton	0868/19/FUL	Sungarth Bowden Hill Yealmpton PL8 2JX	New 3 bedroom house with integral garage	29/05/2019	0	1	0
Yealmpton	2108/18/ARM	The Orchard Yealmpton Plymouth	Application for approval of reserved matters following outline approval.	18/01/2019	0	0	1
Yealmpton	3909/17/FUL	Wilburton Farm Burraton Yealmpton PL21 9LB	Barn conversion to dwelling	19/02/2018	0	1	0
Yealmpton	2556/19/FUL	Land Adjacent to Bowden Hill Yealmpton	Proposed new single storey dwelling with internal double garage and associated landscaping	07/11/2019	0	0	1
Yealmpton	2158/18/PDM	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	17/08/2018	0	0	2
Totals					13	178	308

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

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Bere Ferrers	3864/18/FUL	Newhouse Farm House Road From Woolacombe Cross To Chulmland Cottages Bere Alston Devon PL20 7ED	Conversion of barn to dwelling - amended plans to previous approval	12/12/2019	0	0	1
Bere Ferrers	0060/17/FUL	47 Station Road Bere Alston Devon PL20 7EN	Resubmission of 2737/16/FUL for conversion of building to dwelling.	30/03/2017	0	1	0
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	3863/19/FUL	Pastures West Cleave Farm Germansweek EX21 5AL	Provision of rural workers dwelling	27/03/2020	0	0	1
Bridestow	1105/17/FUL	Barn South West Of Hillside Pool Hill Bridestowe EX20 4EN	Change of use and conversion of an agricultural building to a single residential dwelling and associated works	02/06/2017	0	0	1
Bridestowe	4161/16/OPA	Land at SX 516 892 Opposite Springfield Park Bridestowe	READVERTISEMENT (Procedural Purposes) Outline planning application with all matters reserved for construction of 4 dwellings	27/04/2018	0	0	4
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	1	0
Buckland Monachorum	3319/18/OPA	4 Moorland Court Yelverton Devon PL20 6BL	Outline application with some matters reserved for demolition of existing bungalow and erection of 2 dwellings	30/11/2018	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	0131/19/OPA & 1258/16/OPA	Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW		25/03/2019	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
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
Exbourne	3082/17/FUL	Hole Downs Exbourne EX20 3QT	Proposed erection of one permanent agricultural worker's supervisory dwelling	13/04/2018	0	0	1
Exbourne	00437/2015 & 01235/2014	Stone Farm, Fore Street, Exbourne, Okehampton, Devon	00437/2015 - Approval of details reserved by condition 5 attached to 01235/2014 for change of use of barn to 3 bed dwelling including demolition and reconstruction of southern extension and formation of parking area and associated works. (01235/2014 Change of use of barn to 3 bed dwelling including demolition and reconstruction of southern extension and formation of parking area and associated works. Decision date - 15/12/2014)	27/04/2015	0	1	0
Germansweek	1117/16/PDM	Dartmoor View Road From Boldventure Cross To Eworthy Cross Eworthy Germansweek Devon EX21 5AF	Notification for prior approval for a proposed change of use of Agricultural Building to a Dwellinghouse (class 3).	28/07/2016	0	1	0
Hatherleigh	1777/19/ARM & 1553/17/ARM (2609/15/OPA)	Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon	1553/17/ARM - Application for approval of reserved matters following outline approval 2609/15/OPA for erection of 2no. dwellings (2609-OPA - Outline application with all matters reserved for erection of 2no. dwellings (resubmission of application 00053/2015). Decision date 22/07/2016)	3-Feb-20	0	0	2
Hatherleigh	2214/17/PDM & 1418/19/FUL	Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH	1418/17/FUL - Change of use of barn to dwelling and associated works2214/17/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	12/09/2019	0	0	1
Hatherleigh	0794/17/FUL	Land at Red Lane Hatherleigh Devon	Application for Outline approval for a detached dormer style bungalow with all matters reserved.	02/01/2018	0	0	1
Hatherleigh	0121/19/OPA	Land At Reed Down Higher Street Hatherleigh Devon EX20 3JF	Outline application with all matters reserved for single dwelling	13/11/2019	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Highampton	0127/18/OPA	Land at SX 482 104 between Woodfields and Sunnyside A3072 Highampton EX21 5LP	Outline application with some matters reserved for removal of existing barn and erection of 3no. 2 storey dwellings, together with car parking, landscaping and associated works with access	23/07/2018	0	0	3
Highampton	0436/19/ARM & 0684/16/OPA	The Golden Inn Burdon Lane Highampton Devon EX21 5LT	0684/16/OPA - Outline Planning Permission with all matters reserved for detached bungalow. 0436/19ARM - Erection of dwelling (Application for approval of reserved matters following outline approval 0684/16/OPA)	17/05/2019	0	1	0
Highampton	0268/17/ARM	Land At London House Highampton Beaworthy	READVERTISEMENT (Revised Plan Received) Application for approval of reserved matters following outline approval 01380/2014 (erection of dwelling)	21/07/2017	0	1	0
Iddesleigh	3718/19/FUL	The Old Northcote Arms & Northcote Cottage Iddesleigh EX19 8BG	Subdivision and alteration of The Old Northcote Arms and adjoining cottage to the west (Northcote Cottage)	21/01/2020	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
Inwardleigh	3913/16/PDM	Goldburn Farm Inwardleigh	Notifiation for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.	23/01/2017	0	1	0
Inwardleigh	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
Inwardleigh	1326/17/FUL	Lower Eastwood Farm Okehampton EX20 3AE	Single eco-dwelling to replace 2No. residential dwellinghouses given prior approval under LPA Ref. 00954/2015	19/10/2018	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	5	0
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	1	0

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Lamerton	0626/17/FUL	Unit 1 Down Farm Lamerton PL19 8QA	Change of use of building to dwelling	15/05/2017	0	1	0
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 agricultural building	25/01/2019	0	0	5
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
Lifton	00345/2013 (1452/16/ARC discharge of conditions & 2254/16/CLE - certificate of lawfulness)	Gatherley Wood, Lifton, Devon	New planning permission to replace extant permission 00438/2010 for erection of gamekeeper/forestry workers dwelling. 1452/16 - Application for approval of details reserved by condition 4 of approved application 00345/2013 2254/16/CLE Application for a Lawful Development Certificate for commencement of development within 3 years in accordance with conditions of approval 00345/2013	29/07/2013	0	1	0
Marystow	1636/19/OPA & 2788/19	Holster Yard Lewdown EX20 4BS	2788/19/OPA -Outline application with some matters reserved for proposed new dwelling (resubmission of 1636/19/OPA to allow access details to be approved) 1636/19/OPA - Outline application with all matters reserved for proposed new dwelling	19/07/2019	0	0	1
Milton Abbot	3363/17/FUL	Homeleigh Chillaton Lifton Devon PL16 0HR	Construction of new dwelling in grounds of existing house	13/02/2018	0	0	1
Milton Abbot	2592/16/FUL	Braemer House Chillaton PL16 0HS	READVERTISEMENT (Additional Plans Received) New dwelling	16/12/2016	0	1	0
Monkokehampton	2939/16/FUL & 3016/19/FUL	The Forge Road From Monkokehampton Cross To Beare Farm Monkokehampton Devon EX19 8SE	3016/19/FUL - Conversion of redundant forge to dwelling. 2939/16/FUL - Conversion of the forge to a dwellinghouse	20/11/2019	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
North Tawton	1836/16/OPA & 3554/19/ARM	Land at SX 665 101 adjacent to East of Devonshire Gardens North Tawton	3544/19/ARM - Application for approval of reserved matters following outline approval 1836/16/OPA for construction of 3no. self-build dwellings 1836/16/OPA - Outline application with all matters reserved for construction of three self-build dwellings and associated works	07/02/2020	0	0	3
North Tawton	2207/18/PDM	Cattle Shed East Hill North Tawton Devon EX20 2BS	Notification for prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	29/08/2018	0	2	0
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	4101/16/FUL & 0320/20/ARC	Land Adjacent To 1 Park House Fernleigh Court North Tawton Devon EX20 2DX	0320/20/ARC - Application for approval of details reserved by condition 6 of planning consent 4101/16/FUL . 4101/16/FUL - Erection of single dwelling (Renewal of Planning Approval 00956/2013)	3-Mar-17	0	0	1
Northlew	1885/18/FUL	Higher Gorhuish Farm Northlew EX20 3BT	Proposed change of use of barns to residential and associated works	07/08/2018	0	0	2
Northlew	3758/19/FUL	Norley Farm Northlew Okehampton EX20 3PN	Conversion of barn to dwelling	17/02/2020	0	0	1
Northlew	4025/18/FUL & 1871/18/FUL	East Kimber Farm Northlew EX20 3NG	4025/18/FUL - Proposed conversion of barn into dwelling and garage (Resubmission of 1871/18/FUL) 1871/18/FUL - Proposed barn conversion into dwelling	28/01/2019	0	1	0
Northlew	0481/18/FUL	Higher Southcombe Farm Northlew EX20 3PD	Change of use and conversion of an agricultural building to form a single dwelling and associated works, including partial demolition of existing building.	18/04/2018	0	0	1
Northlew	3815/16/FUL	Building On At Higher Southcombe Northlew Okehampton EX20 3PD	Change of use of agricultural building to dwelling	31/05/2017	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Northlew	00405/2013 (1616/17/ARC)	Glebe Yard, Old Transport Depot, Station Road, Northlew, Devon	Erection of detached dwelling with garage and associated access. (Application for approval of details reserved by condition 3 of planning consent 00405/2013)	31/10/2014	0	1	0
Okehampton	12123/2008/OKE & 00516/2010	Land To Rear Of 73-75 Exeter Road Okehampton Devon	00516/2010 - Erection of 2 detached houses (this planning application replaces 3 of the dwellings under planning application number 12123/2008 the 2 semi detached properties and 1 detached property are being replaced these with 2 detached dwellings to be used for people with learning difficulties) this now makes this a site with only 5 dwellings. 12123/2008/OKE - six new dwellings	11/11/2008	2	0	3
Okehampton	2947/18/FUL	Moorview Prospect Hill Okehampton EX20 1JD	Erection of 3no. dwellings	24/04/2019	0	0	3
Okehampton	00938/2015	Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	30/08/2017	0	0	2
Okehampton	3979/19/OPA	45 New Road Okehampton Devon EX20 1JE	Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	29/01/2020	0	0	1
Okehampton	1771/17/FUL	Land adjacent to 10 Upper Crooked Meadow Okehampton EX20 1WW	New dwelling	02/10/2018	0	0	1
Okehampton	00861/2014 & 3891/16/FUL & 2777/15/FUL	3 Kempley Road, Okehampton, Devon	3891/16/FUL - This is a revised proposal to extant approval 2777/15/FUL & previously 00861/2014 and Conservation Area Consent 00862/2014. Work has commenced on converting the existing stable block as per 2777/15/FUL. The original Fire station has not been demolished, it is now proposed to retain & convert this to a 3 bed dwelling. 2777/15/FUL - Addition of second floor flat (THIS WILL NOW CREATE 2 X 2 BED FLATS) to park row frontage and increase size of unit 1 to join neighbouring property (alterations to consent 00861/2014). 00861/2014 - Demolition of existing building and construction of 2 two-bedroom dwellings, 1 two-bedroom flat, and conversion of existing stone building to 2 one-bedroom houses with associated parking, access and open space.	07/02/2017	0	3	3
Okehampton Hamlets	2793/17/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 1RS	Application for proposed barn conversion to two dwellings	24/01/2018	0	0	2

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Okehampton Hamlets	1662/19/FUL	Land At Higher Hilltown Northlew Road Okehampton EX20 1SN	Provision of a single dwelling and associated works	17/10/2019	0	0	1
Okehampton Hamlets	1355/16/PDM	The Barn Rosewyn Okehampton Devon EX20 1RR	Prior Approval application for change of use of agricultural building to dwelling	19/07/2016	0	1	0
Sampford Courtenay	242/20/PDM & 2563/16/PDM & 1431/16	Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))one to be a carers dwelling.	24-Mar-20	0	0	2
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	1	0
Sampford Courtenay	03314/2012	Land Adjacent To 1 Brook Close, Sampford Courtenay, Devon	Erection of dwelling	11/03/2013	0	1	0
Sampford Courtenay	0722/17/PDM	Barn Willey Farm Sticklepath Devon EX20 2NG	Prior approval of proposed change of use of agricultural building to 2no. dwellinghouses (Class C3)(Class Q(a))	28/04/2017	0	0	2
Sourton	3112/16/FUL	The Highwayman Inn Road From Pigs Leg Cross To Th Sourton Devon EX20 4HN	Construction of 8 houses on land adjacent to The Highwayman Inn.	05/06/2017	0	0	8
Sourton	3464/17/PDM	Barns at SX 532 907 & SX 531 907 Forda Sourton	Notification for prior approval for proposed change of use of an agricultural building to form one dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)).	06/12/2017	0	1	0
Spreyton	1511/17/ARM	Spreyton Barton Farm Spreyton EX17 5AL	Application for approval of reserved matters following outline approval 00956/2015 for the development of 3 No. detached houses, including demolition of modern agricultural barn	05/09/2017	0	1	2
Spreyton	2942/16/PDM	The Barn Great Begbeer Farm Spreyton Devon EX17 5AR	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	15/11/2016	0	1	0

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Tavistock	3175/19/FUL	25 Plymouth Road Tavistock Devon PL19 8AU	Change of use of first floor from residential accommodation (C3 Dwellinghouses) to Dental Practice (D1 Non-residential institutions) to provide additional accommodation for existing Dental Surgery	15/11/2019	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
Tavistock	0844/16/FUL	Land Adj 41 Bannawell Street Tavistock Devon PL19 0DN	Erection of 3 flats and partial demolition of garage and boundary wall	02/06/2017	0	3	0
Tavistock	3499/19/FUL	Rising Hill Down Road Tavistock PL19 9AG	Change of use from single dwelling house to use as two single dwellinghouses	20/12/2019	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	1939/17/FUL	Land Adjacent To Lynares Maudlins Lane Tavistock PL19 8ED	New bungalow at Garden Site of Lynares with a garage and utility room undercroft, revised design from lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within the existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls	11/08/2017	0	0	2
Tavistock	3178/19/FUL	1 West Street Tavistock Devon PL19 8AD	Change of use to first and second floor from commercial use to residential	16/12/2019	0	0	1
Tavistock	1556/19/FUL	Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL	Change of use of redundant clubhouse to dwelling	22/07/2019	0	0	1
Tavistock	2225/18/FUL	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwellinghouse.	17/10/2018	0	0	1
Tavistock	3423/17/FUL	Little Church Park Whitchurch PL19 9EL	Erection of single-storey detached dwelling on land adjacent to Little Church Park	04/12/2017	0	1	0

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
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	00949/2015	Barn Anderton Farm Tavistock Devon PL19 9DU	Alterations to previously approved scheme RN/3/50/1455/1991/8787/001 for conversion of barn to dwelling.	10/12/2015	0	1	0
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	1564/17/FUL	Venn House Road To Orchard Cottages Lamerton Devon PL19 8RX	Application for new dwelling.	07/08/2017	0	1	0
Tavistock	2094/19/FUL	2 Bedford Villas, Spring Hill, Tavistock, PL19 8LA	Alterations to building to create a single dwelling unit with two holiday letting units for use in association with the primary dwelling including general refurbishment, repair and alterations throughout the building	09/10/2019	0	1	0
Tavistock	01300/2014	Kilworthy Service Reservoir, Kilworthy Road, Tavistock, Devon	Conversion of redundant water reservoir to a dwelling, erection of double garage, demolition of storage building and associated works.	16/03/2015	0	1	0
Yelverton	0966/19/ARM & 3390/17/OPA. Appeal Ref. APP/Q1153/W/18/3194516	Tamar 11 Moorland Court Yelverton	3390/17/OPA - Outline application (with some matters reserved) for erection of single detached dormer style bungalow with integral garage. 0966/19/ARM - application for approval of reserved matters following outline approval 3390/17/OPA (Appeal ref: APP/Q1153/W/18/3194516) for erection of single detached dormer style bungalow with double garage	14/06/2019	0	0	1
Totals					5	73	173

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	2019/20	Total 2006 2020	Average 2006 2020
Windfall Completions on sites less than 5 dwellings:	41	37	17	29	23	31	29	14	18	19	28	30	12	27	355	25
Conversions Plymouth Admin Area (net change less than 5):	46	54	57	31	31	14	8	13	21	11	26	30	34	39	415	30
Communal Accommodation (net change less than 5):										2	-3	3	6	-3	5	
Student Accommodation (net change less than 5)*:									0	0	0	1	0	0	1	
Total Windfall Completions on sites less than 5 dwellings:	87							27	39	32	51	64	52	63	776	55
Number of windfall completions that are Garden Development:	16	13	4	10	16	17	15	5	9	3	12	11	9	15	155	11
Total Excluding Garden development:	71	78	70	50	38	28	22	22	30	29	39	53	43	48	621	44
Demolitions (under 5 dwellings):	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	0	-26	-2
Windfall Allowance (Average Total Excluding Garden development (44) minus average demolitions under 5 (2))	42															

*student accommodation included in windfall completions prior to 2014

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

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 91dpa to 99dpa. 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 2019/20. For clarity, the table is disaggregated into the South Hams and West Devon LPA areas. These sites include conversions and changes of use. Communal accommodation sites with a net change of net 9 or less are then added to give the total windfall completions. There are no student accommodation units in these areas. Subtracting the number of windfall completions that are garden development gives the net total windfall excluding garden development.

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

Dividing the adjusted net total windfalls (excluding garden development) by the number of years (9) between April 2011 and March 2020 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 68dpa, the annual windfall allowance rate in the South Hams for the 2020 Monitoring Point forecast is higher than the 64dpa in the previous 2019 Monitoring Point forecast. At 31dpa, the annual windfall allowance rate in West Devon for the 2020 Monitoring Point forecast is higher than the 27dpa in the previous 2019 Monitoring Point forecast. The previous forecast informed the July 2019 Housing Position Statement.

The increases in each LPA area are due in part to the overall rise in net completions on small sites in each of these areas, particularly in 2017/18 and 2018/19 but they were also quite high in 2019/20. The rise reflects the impact of Government rural housing policy including the recent trend in Use Class Q² development in the South Hams and West Devon. The LPAs are also mindful of the number of small sites under construction at end March 2020 in each LPA area which can reasonably be expected to be

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

completed in 2020/21, 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	2019/20	Total 2011-2020	Average 2011- 2020	Adjustment to avoid overlap with NP@	Small Windfall rate in trajectory
South Hams													
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	109	843	94		
Communal accommodation (net change less than 10)							0	0	3	0	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	193	21		
Total Windfalls Excluding Garden development:	50# (81)	42	55	44**	47	48	111	134	98	629**	70	- 1.25	68 to 69 dpa
West Devon													
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	464	52		
Communal accommodation (net change less than 10)							4	2	12	18	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	102	11		
Total Windfalls Excluding Garden development:	29	9	26	14	26	42	84	71	79	380	42	-10.83	31 to 32 dpa
Thriving Towns and Village Total Windfalls Excluding Garden development:	79	51	81	58	73	90	195	205	205	1009	112	-12	99 to 101 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 2020 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 2019 Housing Position Statement. None of the new commitments in the South Hams approved in 2019/2020 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 2020 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2020 is 70dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 68dpa.

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 68dpa.

- b) West Devon: The 2020 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, 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 2021/22 to 2033/34 (ie 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 2020 is 42dpa (see Table 1 in Appendix 8). Subtracting the 11dpa discount from this results in the adjusted small windfall (excluding garden land) rate of 31dpa.

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 31dpa.

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, 2020 – 2025

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2020-21	2021-22	2022-23	2023-24	2023-25
18/01182/FUL	Captains House, 99 Craigie Drive	-1	-29	-16				
18/00769/FUL	Plymouth College, Ford Park	1	24		13			
19/00578/FUL	11 Brest Road	0	21		12			
Year Totals								
				Plan Period Total				

South Hams LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2020 - 2025

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2020-21	2021-22	2022-23	2023-24	2024-25
4165/17/FUL	Development site at SX809597, Steamer Quay Road, Totnes	1	68				38	
				Plan Period Total				
								38

West Devon LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2020 – 2025

Application number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2020-21	2021-22	2022-23	2023-24	2024-25
01117/2010	Lower Maddaford Farm, Southcott, Okehampton, Devon EX20 4NL (known as Lakeside Care Home)	1	8	4				
Plan Period Total								4

Plymouth LPA - C3 Conversions losses forecast (net units), 2020 – 2025

Application Number	Site Address	2020-21	2021-22	2022-23	2023-24	2024-25
19/01084/FUL	Higher Lane House Higher Lane	-1				
19/01071/FUL	2A Oxford Avenue	-1				
17/02238/FUL	The Post Office 10 Church Hill	-1				
	Southway Shopping Centre, Southway Drive	-1				
Year Totals		-4	0	0	0	0
Plan Period Total						-4

Plymouth LPA - Demolitions Forecast, 2020 – 2025

Site Address	2020-21	2021-22	2022-23	2023-24	2024-25
PLY58.15 Savage Road Barne Barton	-150		-78		
PLY58.6 North Prospect phase 4	-140				
28 Dryburgh Crescent	-1				
Year Totals	-291	0	-78	0	0
Trajectory Total					-369

APPENDIX 10

**Progress towards JLP Policy Area and
LPA monitoring targets at 2020
monitoring point**

Progress towards Joint Local Plan (JLP) Policy Area and Local Planning Authority (LPA) monitoring targets at 2020 Monitoring Point.

1.0 Plymouth Policy Area (PPA)

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

Net additional dwellings to the stock since the plan base date (2014-2020)

1.2 A total of 5,519 dwellings (net) have been provided in the first 6 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 PPA, by development type (2014-2020)

Breakdown of Delivery							Total
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2014-2020
Small Sites	25	30	33	31	14	29	162
Small Sites Student	0	0	0	1	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	18
Small Extra Care	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	39	179
Number of which are Affordable Dwellings	0	0	6	0	0	0	6
Total Small Site Gross	46	49	60	67	69	69	360
Large Sites	686	887	472	476	315	296	3,132
Large Sites Student	65	67	58	386	15	60	651
Large Site Communal Accommodation	0	0	0	0	6	0	6
Large Extra Care	0	40	0	0	0	12	52
Large Site Conversions	6	8	21	11	9	30	85
Number of which are Affordable Dwellings	214	380	112	121	107	86	1,020
Total Large Sites Gross	757	1,002	551	873	345	398	3,926
Allocated sites	100	145	129	489	615	401	1,879
Number of which are Affordable Dwellings	19	29	23	191	286	94	642
Total Allocated	100	145	129	489	615	401	1,879
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-538
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-437
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-108
Total Net	700	1,129	557	1,398	883	852	5,519
Total Net Affordable Dwellings	30	363	26	312	320	180	1,231

1.3 At the 2020 monitoring point the PPA is in a small shortfall position of 181 dwellings against the annualised monitoring target of 950dpa. To ensure the JLP is on track a net additional supply of 4,931 dwellings over the next 5 years (2020-2025) ought to be identified in the

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

supply. The net supply identified in Plymouth² and the South Hams³ part of the PPA totals 4,511. At the 2020 monitoring point however some 10,436 dwellings have consent within the PPA (see para 1.4 below). There are over 3000 dwellings identified in years 6 and 7 of the trajectory which include dwellings with consent at Sherford, Saltram Meadow, Millbay and Seaton Neighbourhood and dwellings yet to attain consent on the sustainable urban extensions at Woolwell⁴ and Land at West Park Hill. A significant proportion of the dwellings identified in years 6 and 7 are anticipated to come forward over the next 5 years but can't at this stage be relied upon within the 5YLS under the parameters of the NPPF 'deliverability' definition. As a 5YLS can be demonstrated at the whole plan level and there is significant flexibility/headroom identified in the PPA across the plan period, no action is required at this point to address the supply in the PPA, which remains on track to meet the Policy Target within the plan period. The LPA's however continue to proactively focus efforts on bringing forward delivery of the sites and dwellings identified in years 6 and 7 of the housing trajectory which include some of the actions set out in the JLP Housing Implementation Strategy⁵

- 1.4 At the 2020 monitoring point a total of 10,436 dwellings have consent in the PPA of which 1,274 dwellings had commenced construction. A total of 15,955 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2020, which represents 84% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 1.5 A total of 437 dwellings had commenced construction in the 2019/20 monitoring which is a significant reduction on last year. This is likely due to the uncertainty surrounding Brexit and the future trading relationship with the EU and other parts of the world. The forecast for next year (2020/21) remains high due to the significant amount of dwellings that were under construction at the monitoring point that were nearing completion and considering the forecast includes 290 losses anticipated at regeneration schemes in North Prospect and Barne Barton.

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 6 years of the plan period (2014-2020) = 1,231 dwellings at an average of 205dpa. Although there is a shortfall of 134 dwellings at the 2020 monitoring point this is due to large scale regeneration programmes in Devonport and North Prospect in the early part of the plan period. These regeneration schemes have resulted in 437 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. The JLP identifies a significant oversupply of housing in the PPA against the policy target and a more than sufficient supply of affordable housing is expected from the supply to be on track to deliver the policy target.

² See appendix 2 of this Position Statement

³ See appendix 3 of this Position Statement

⁴ Subject to 2 live applications totalling 2000 dwellings

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

2.0 Thriving Towns & Villages Policy Area (TTVPA)

2.1 Policy SPT3 refers to a target⁶ of 7,700 net additional dwellings to be delivered over the plan period 2014-34, annualised to 385 dwellings per annum.

Net additional dwellings to the stock since the plan base date (2014-2020)

2.2 A total of 3,144 dwellings (net) have been provided in the first 6 years of the plan period. Table 2 below provides a breakdown by year by type of development.

Table 2: Net additions to the dwellings stock in the TTVPA, by development type (2014-2020)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites including conversions and change of use	118	123	120	224	234	182	1001
Small Sites Student	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	15	21
Small Extra Care	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	6	8
Number of which are Affordable Dwellings	5	0	0	0	0	0	5
Total Small Site Net	118	123	120	230	236	203	1030
Large Sites	175	408	347	148	108	123	1309
Large Sites Student	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	-16
Large Extra Care	0	0	0	60	0	0	60
Large Site Conversions	0	5	0	0	14	2	21
Number of which are Affordable Dwellings	93	105	156	73	43	18	488
Total Large Sites Net	175	413	347	208	106	125	1374
Allocated sites	0	46	55	207	163	269	740
Number of which are Affordable Dwellings	0	0	30	64	43	72	209
Total Allocated Net	0	46	55	207	163	269	740
Total Net Additional Dwellings	293	582	522	645	505	597	3,144
Total Net Affordable Dwellings	98	105	186	137	86	90	702

2.3 At the 2020 monitoring point the TTVPA is in a surplus position of 834 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track a net additional supply of 1,091 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in West Devon⁷ and the South Hams⁸ part of the TTVPA totals 3,729 dwellings which is 2,638 dwellings above the 1,091 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 2020 monitoring point a total of 4,796 dwellings have consent in the TTVPA of which 591 dwellings had commenced construction. A total of 7,940 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 103% of the Policy Area monitoring target. It should be noted that not all

⁶ As the Housing Requirement, Housing Delivery Test and 5 Year land Supply is at the whole plan level, the targets relating to policy areas become monitoring targets to ensure the JLP strategy is on track to be delivered.

⁷ See appendix 4 of this Position Statement

⁸ See appendix 3 of this Position Statement

dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.

- 2.5 A total of 630 dwellings had commenced construction in the 2019/20 monitoring year and the forecast for next year (2020/21) is very high at 566 dwellings (net), which would increase the surplus in the TTVPA to 1,015 dwellings at the 2021 monitoring point.

Affordable Housing

- 2.6 Policy SPT 3 refers to a target of 2,050 net additional affordable dwellings from development over the plan period 2014-2034 annualised to 102.5 dwellings per annum. Net additional affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 702 dwellings at an average of 117 dpa and a surplus position of 87 dwellings at the 2020 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 (2014-2020)

- 3.2 A total of 5,301 dwellings (net) have been provided in the first 6 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 (2014-2020)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites	25	30	33	30	12	27	157
Small Sites Student	0	0	0	1	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	18
Small Extra Care	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	39	178
Number of which are Affordable Dwellings	0	0	6	0	0	0	6
Total Small Site Gross	46	49	60	65	67	67	354
Large Sites	686	887	472	476	315	253	3,089
Large Sites Student	65	67	58	386	15	60	651
Large Site Communal Accommodation	0	0	0	0	6	0	6
Large Extra Care	0	40	0	0	0	12	52
Large Site Conversions	6	8	21	11	9	30	85
Number of which are Affordable Dwellings	214	380	112	121	107	59	993
Total Large Sites Gross	757	1,002	551	873	345	355	3,883
Allocated sites	100	145	129	465	584	287	1,710
Number of which are Affordable Dwellings	19	29	23	188	274	69	602
Total Allocated	100	145	129	465	584	287	1,710
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-538
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-437
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-108
Total Net	700	1,129	557	1,372	850	693	5,301
Total Net Affordable Dwellings	30	363	26	309	308	128	1,164

- 3.3 At the 2020 monitoring point the Plymouth LPA is in a surplus position of 1,341 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track a net additional supply of 1,959 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in the Plymouth LPA⁹ totals 3,305 dwellings which is 1,436 dwellings above the 1,959 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 2020 monitoring point a total of 5,334 dwellings have consent in the Plymouth LPA area of which 1,151 dwellings had commenced construction. A total of 10,635 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2020, which represents 81% of the Plymouth LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 3.5 A total of 398 dwellings had commenced construction in the 2019/20 monitoring year, which is a significant reduction on last year. This is likely due to the uncertainty surrounding Brexit and the future trading relationship with the EU and other parts of the world. The forecast for next year (2020/21) remains high at 670 dwellings (net)¹⁰, which would further increase the surplus in the Plymouth LPA area to 1,351 dwellings at the 2021 monitoring point.

⁹ See appendix 2 of this Position Statement

¹⁰ This includes 290 dwellings anticipated to be demolished in regeneration schemes at North Prospect and Barne Barton

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 6 years of the plan period (2014-2020) = 1,164 dwellings at an average of 194 dpa.

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 (2014-2020)

- 4.2 A total of 2,414 dwellings (net) have been provided in the first 6 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 (2014-2020)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites conversions and change of use	86	64	75	139	159	109	632
Total Small Site Net	86	64	75	138	159	118	640
Large Sites	91	330	227	95	102	106	951
Large Sites Student	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0
Large Extra Care	0	0	0	60	0	0	60
Large Site Conversions	0	5	0	0	14	2	21
Number of which are Affordable Dwellings	37	75	139	62	43	45	401
Total Large Sites Net	91	335	227	155	116	108	1032
Allocated sites	0	29	24	218	190	281	742
Number of which are Affordable Dwellings	0	0	18	55	55	71	199
Total Allocated Net	0	29	24	218	190	281	742
Total Net Additional Dwellings	177	428	326	511	465	507	2,414
Total Net Affordable Dwellings	42	75	157	117	98	116	605

- 4.3 At the 2020 monitoring point South Hams LPA is in a shortfall position of 676 dwellings against the annualised monitoring target of 515 dpa the whole of South Hams LPA. This was expected due to Sherford delivery commencing later in the plan period as well as the delivery of two urban extensions at Woolwell and West Park Hill. To ensure the JLP is on track a net additional supply of 3,251 dwellings over the next 5 years (2020-2025) ought to be identified

in the supply. The net supply identified in the South Hams LPA¹¹ totals 3,544 dwellings which is 293 dwellings above the 3,251 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 2020 monitoring point a total of 7,643 dwellings have consent in the South Hams LPA area of which 527 dwellings had commenced construction. A total of 10,057 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2020, which represents 98% of the South Hams LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 4.5 A total of 438 dwellings had commenced construction in the 2019/20 monitoring year which is a significant reduction on last year. This is likely due to the uncertainty surrounding Brexit and the future trading relationship with the EU and other parts of the world. The forecast for next year (2020/21) is 511 dpa (net), which would result in a minor increase to the shortfall in the South Hams LPA area at 680 dwellings at the 2021 monitoring point.

Affordable Housing

- 4.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 605 dwellings at an average of 101 dpa.

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 (2014-2020)

- 5.2 A total of 948 dwellings (net) have been provided in the first 6 years of the plan period. Table 5 below provides a breakdown by year by type of development.

¹¹ 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 (2014-2020)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites conversions and change of use	32	59	45	87	77	75	375
Total Small Site Net	32	59	45	94	79	87	396
Large Sites	84	78	120	53	6	60	401
Large Sites Student	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	-16
Large Extra Care	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	114
Total Large Sites Net	84	78	120	53	-10	60	385
Allocated sites	0	17	31	13	4	102	167
Number of which are Affordable Dwellings	0	0	12	12	0	26	50
Total Allocated Net	0	17	31	13	4	102	167
Total Net Additional Dwellings	116	154	196	160	73	249	948
Total Net Affordable Dwellings	56	30	29	23	0	26	164

- 5.3 At the 2020 monitoring point the West Devon LPA is in a small shortfall position of 12 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track a net additional supply of 812 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in the West Devon LPA¹² totals 1,391 dwellings which is 579 dwellings above the 812 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 2020 monitoring point a total of 2,255 dwellings have consent in the West Devon LPA area of which 187 dwellings had commenced construction. A total of 3,203 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 100% of the West Devon LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 5.5 A total of 231 dwellings had commenced construction in the 2019/20 monitoring year and the forecast for next year (2020/21) is very high at 198 dwellings (net), which would put the West Devon LPA area into a 26 dwelling surplus at the 2021 monitoring point.

Affordable Housing

- 5.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 164 dwellings at an average of 27 dwellings per annum.

¹² See appendix 4 of this Position Statement

6.0 Conclusion

- 6.1 At the 2020 monitoring point delivery is 653 dwellings ahead of target. The delivery and supply identified in the next 5 years and beyond within the 2 Policy Areas and the 3 LPA areas is more than sufficient to meet the whole plan housing requirement and affordable housing targets. The delivery and supply identified in each area within the plan period is also on track to meet the JLP's Policy Area and LPA monitoring targets. Furthermore after only 6 years into the 20 year plan period nearly 90% (23,895 dwellings) of the whole plan Housing Requirement (26,700 dwellings) has either been delivered, is under construction or has planning consent.

APPENDIX II

**JLP Whole Plan Area Delivery & Supply
2014-2025 mapped**

JLP Whole Plan Area Delivery & Supply

2014-25 Mapped by Policy Area & LPA Area



Key Facts

This mapping series uses data from the 31st March 2020 monitoring point, therefore housing numbers from beginning of the plan period (2014-2020) are actual delivery figures.

The Housing Land Supply identifies sites which are considered to be deliverable over the next 5 Years (2020-2025). This dataset can be used to inform housing growth assumptions by location across the across the JLP Area. The assumptions are essentially a 'snapshot' in time based on intelligence gathered from the development industry during 2020, regarding deliverability of sites and dwellings. Analysis of proposed delivery rates, development lead in times, planning status and market competition is also considered when forming the deliverable supply identified. It is important to recognise therefore that sites may come forward earlier/later than expected for a variety of reasons i.e. future macroeconomic and local economic factors and changes to National Planning Policies. The mapping includes all forms of new dwellings i.e. market housing, affordable housing, student accommodation and older persons housing. The data does not indicate dwelling size/type (Houses/flats/bedroom numbers) or tenure (i.e. whether social or market housing).

The dwellings delivered between 2014-2020 and the 5 Year Housing Land Supply 2020-2025 identifies a deliverable net additional supply of 16,903 dwellings over the period 2014-2025.

All dwellings in the supply have been mapped, including the geographies which do not have an exact location (windfall allowance and small sites lapse allowance).

This document contains

- Tables 1 to 3: Housing Delivery and Supply in the JLP Area at the 31st March 2020 Monitoring Point by District, by Policy Area and Local Planning Authority Area.....Page 2
- Figure 1: Housing Delivery and Supply Areas Reference Map.....Page 3
- Figures 2 to 12: Housing Delivery and Supply 2014-2025, cumulatively mapped by year....Page 4

Detailed analysis of the 5YLS is provided within the Council's 5 Year Housing Land Supply Position Statement 2020.

Table 1: Housing Delivery and Supply in the JLP Area at the 31st March 2020 Monitoring Point by Local Planning Authority

Local Planning Authority	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
South Hams	177	428	326	511	465	507	511	663	756	977	637
West Devon	116	154	196	160	73	249	198	283	295	353	262
Plymouth	700	1,129	557	1,372	850	693	670	610	597	817	611

Table 2: Housing Delivery and Supply in the JLP Area at the 31st March 2020 Monitoring Point by Policy Area

Policy Area	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PPA	700	1,129	557	1,398	883	852	813	877	824	1,102	895
TTV	293	582	522	645	505	597	566	679	824	1,045	615

Table 3: Housing Delivery and Supply in the JLP Area at the 31st March 2020 Monitoring Point, year totals and cumulative totals

	Delivered						5 Year Supply				
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Totals	993	1,711	1,079	2,043	1388	1,449	1,379	1,556	1,648	2,147	1,510
Cumulative Totals (mapped)	993	2,704	3,783	5,826	7,214	8,663	10,042	11,598	13,246	15,393	16,903

Figure 1: Housing Delivery and Supply Areas Reference Map

Local Planning Authority

Policy Area

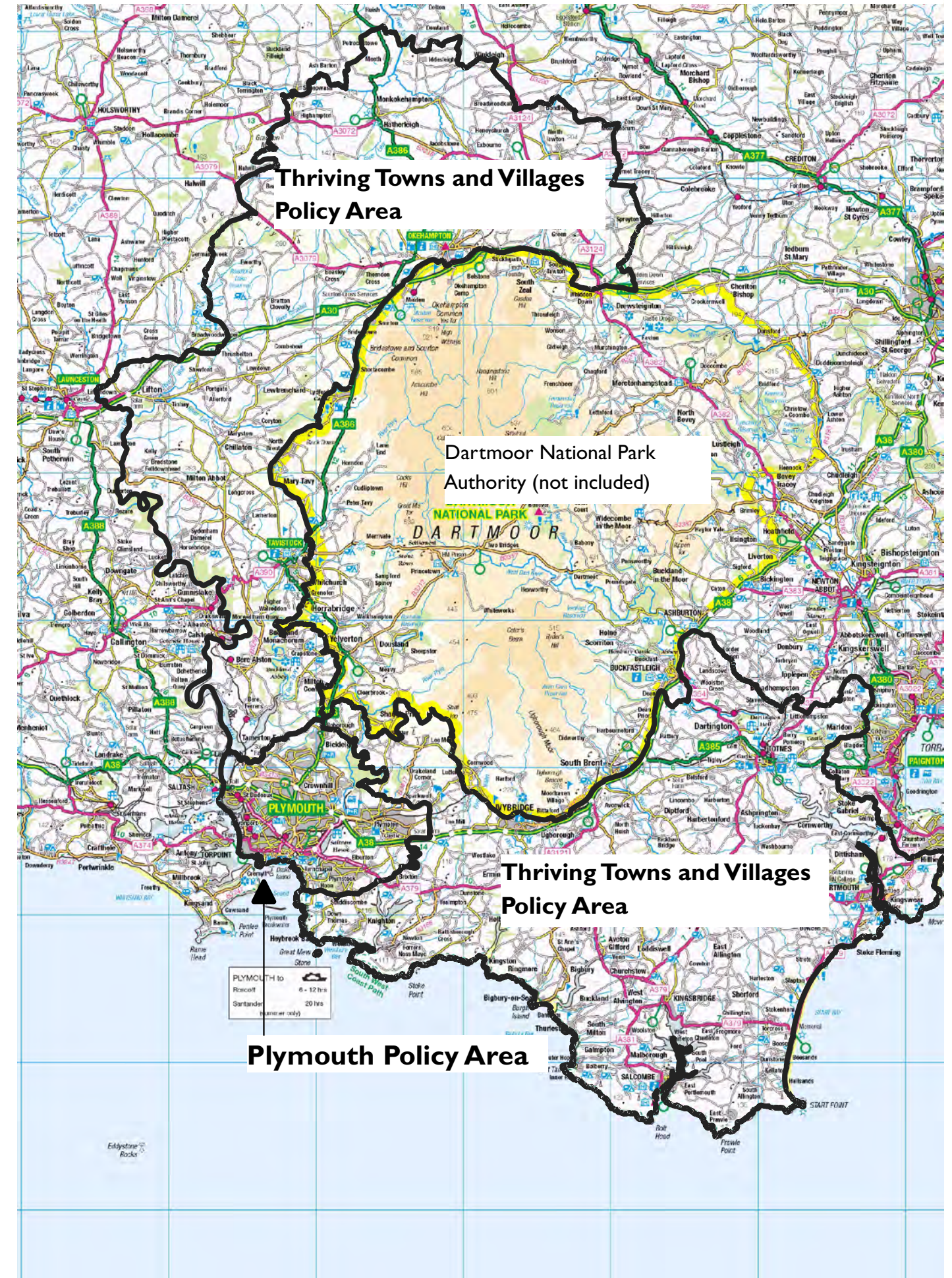
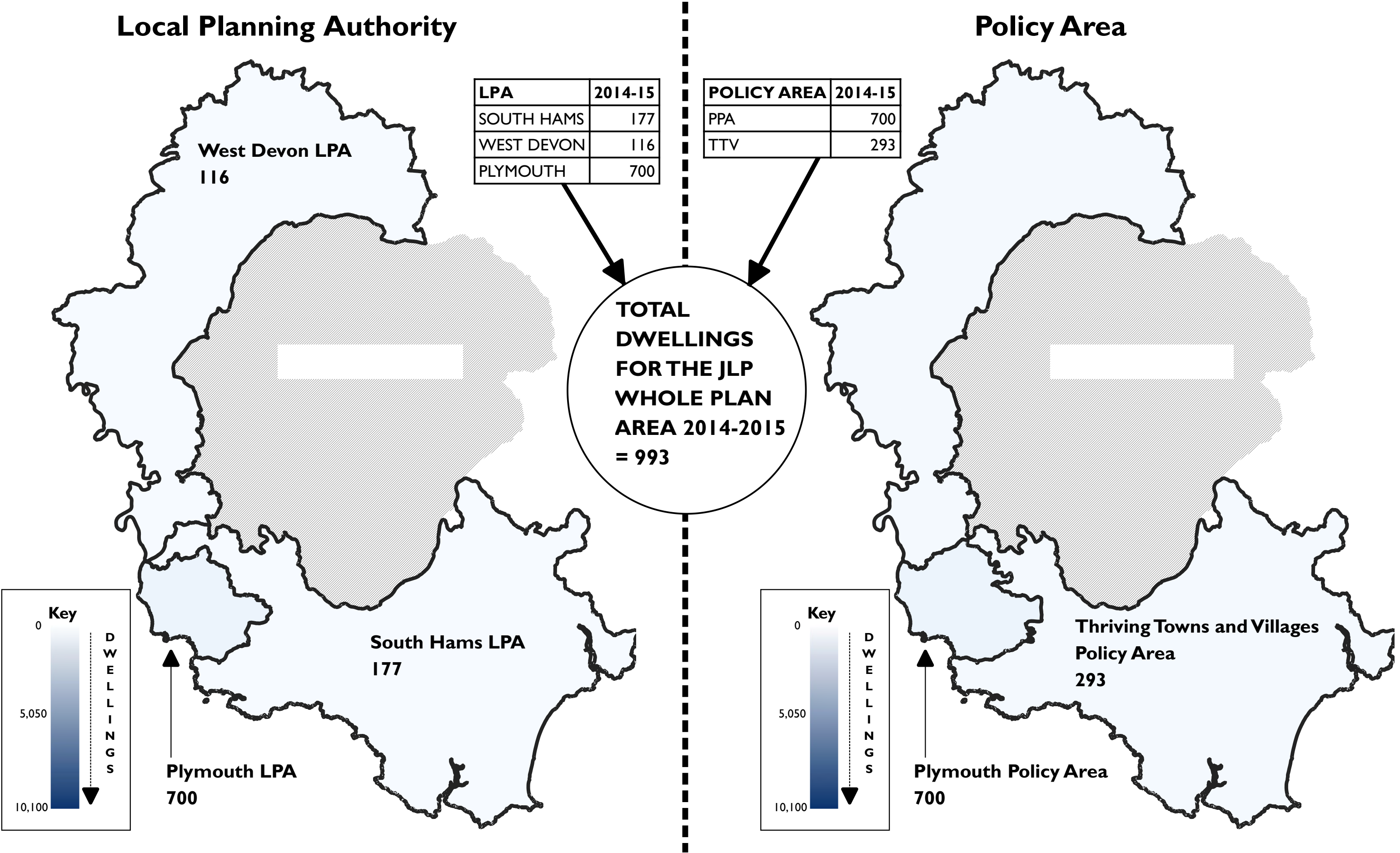


Figure 2: JLP Housing Delivery and Supply 2014-2015 (net) Joint Local Plan



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

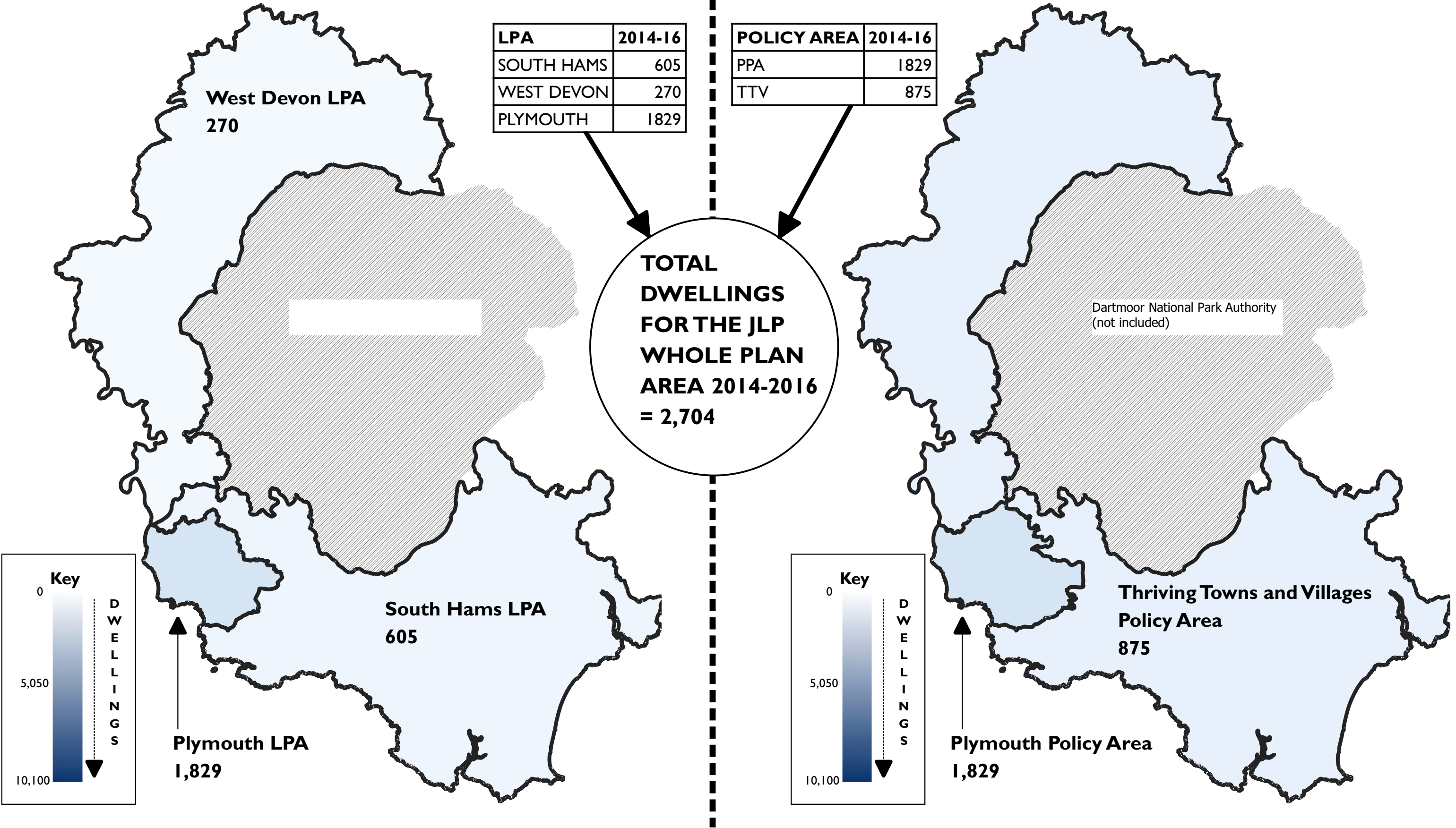
Local Planning Authority

Policy Area

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

POLICY AREA	2014-16
PPA	1829
TTV	875

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

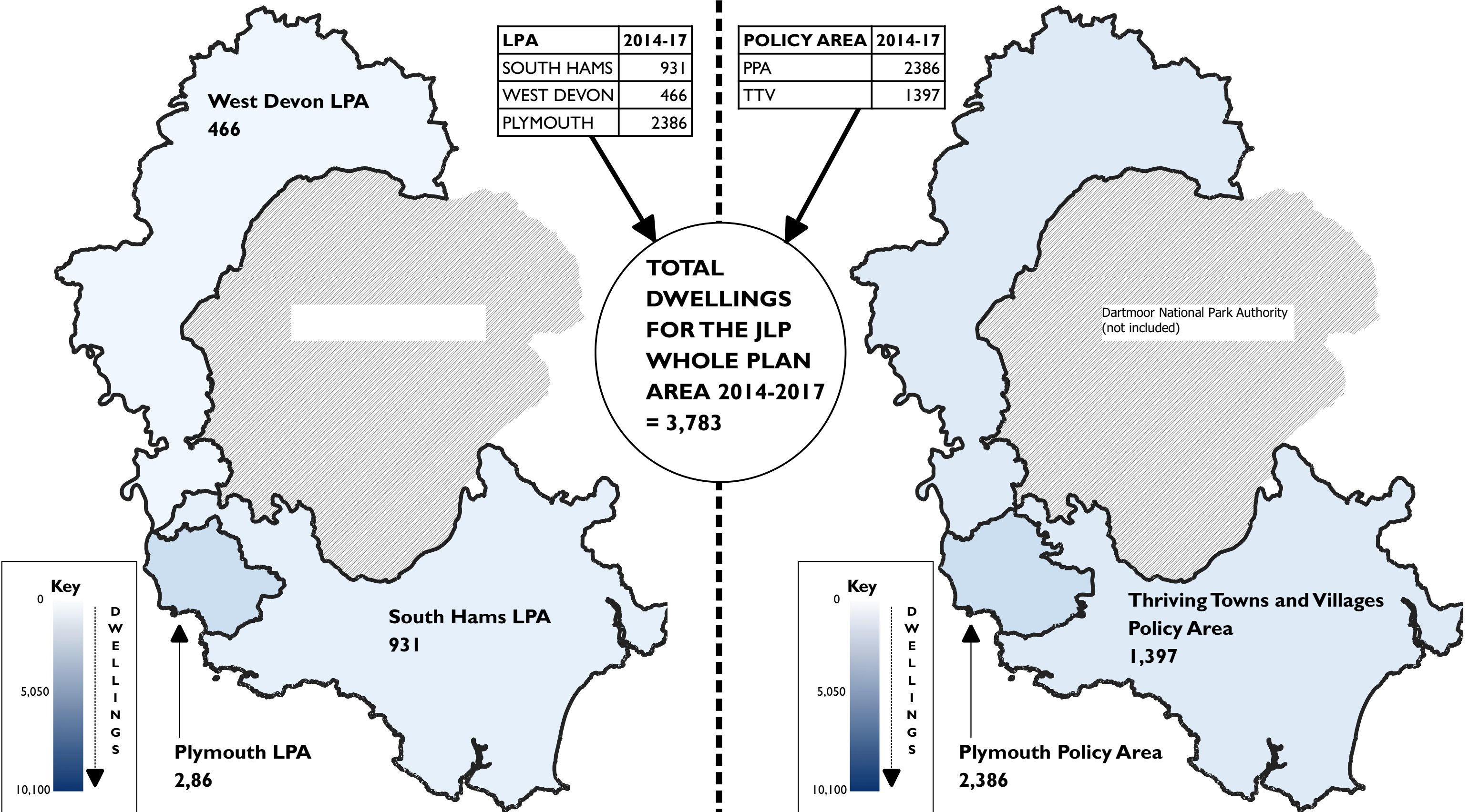
Local Planning Authority

Policy Area

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

POLICY AREA	2014-17
PPA	2386
TTV	1397

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

Local Planning Authority

Policy Area

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

POLICY AREA	2014-18
PPA	3784
TTV	2042

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

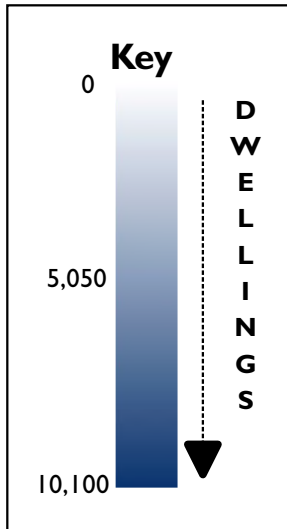
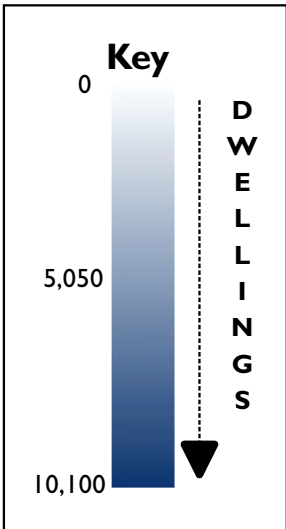
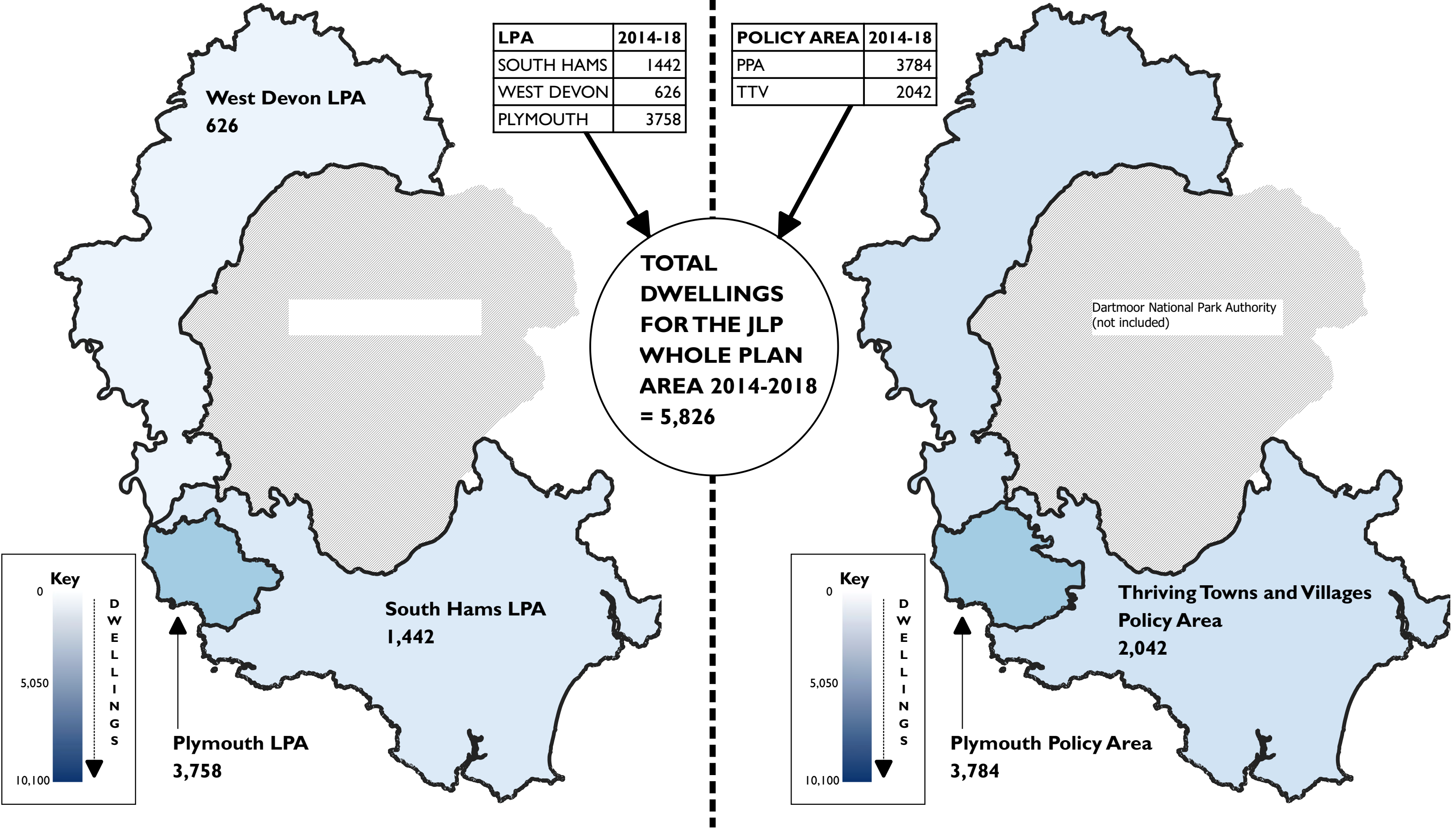


Figure 6: JLP Housing Delivery and Supply 2014-2019 (net) Joint Local Plan

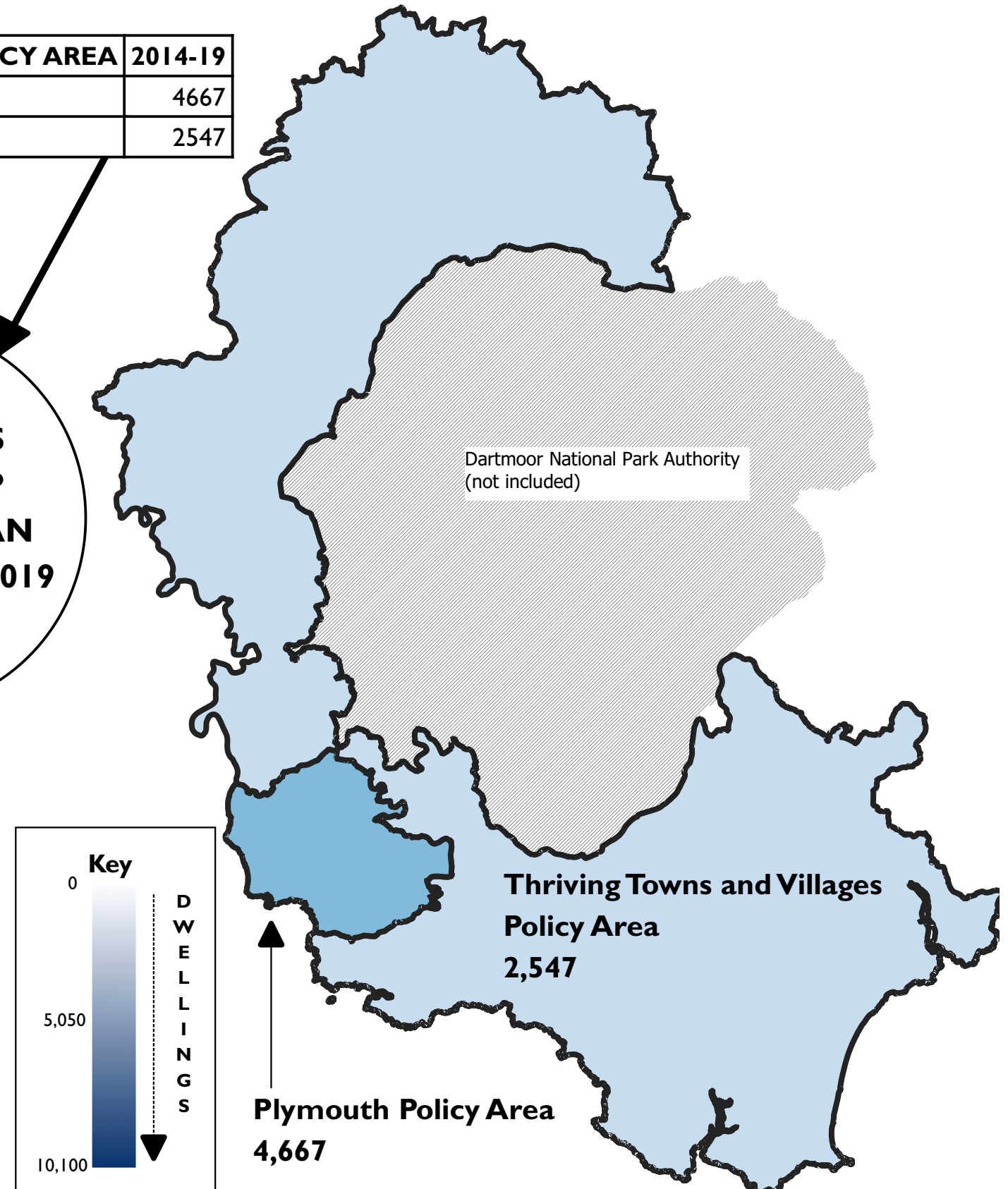
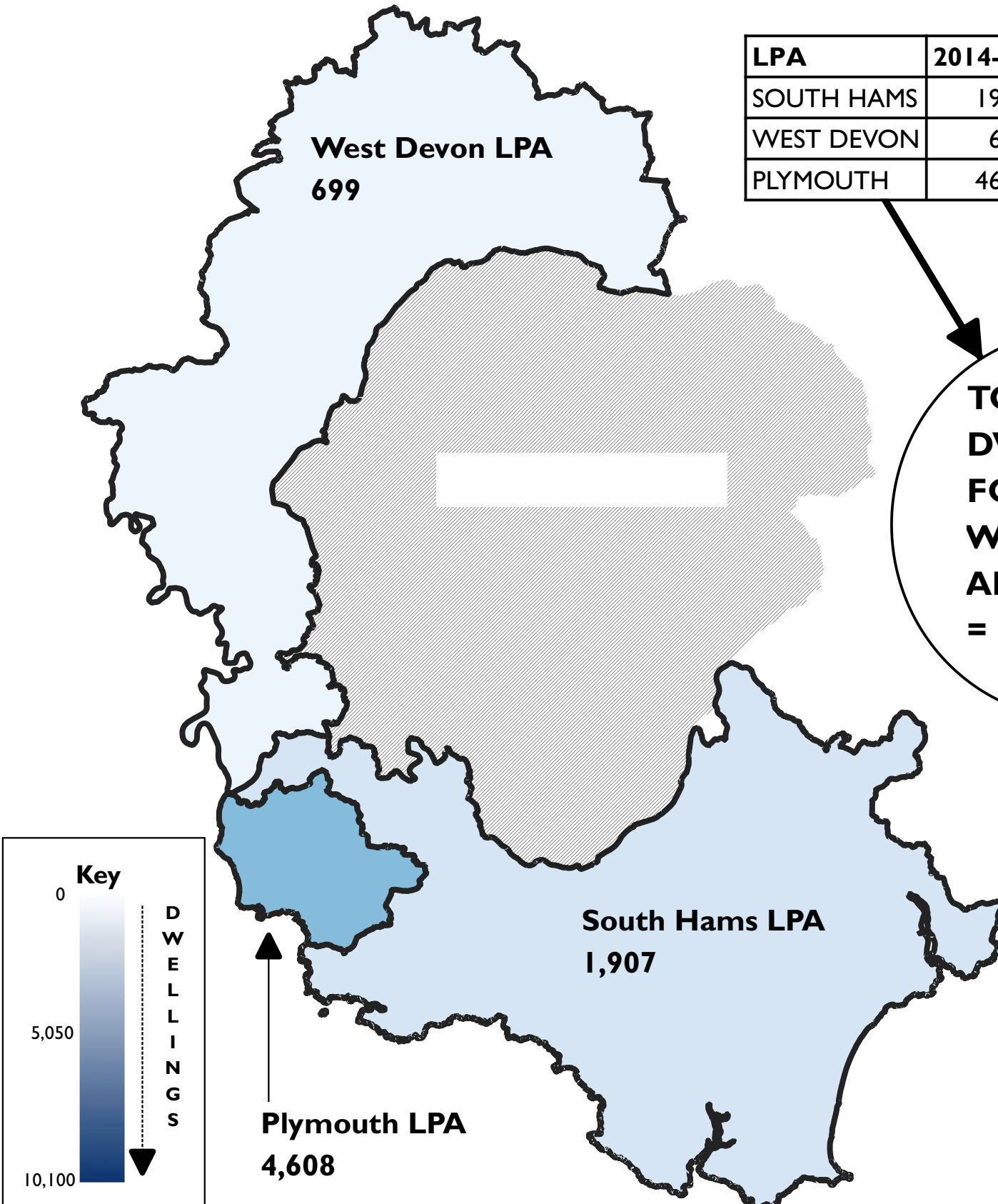
Local Planning Authority

Policy Area

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

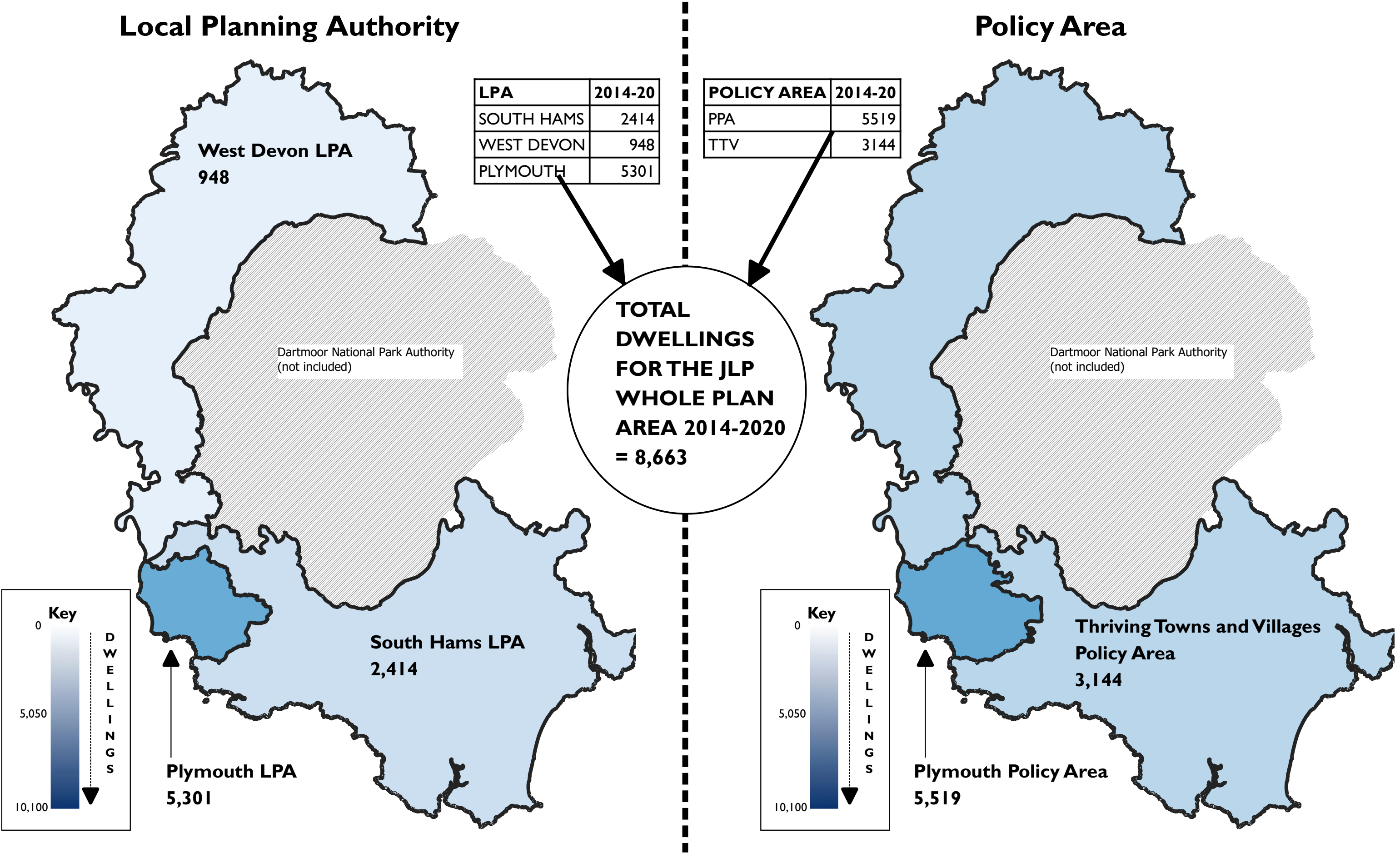
POLICY AREA	2014-19
PPA	4667
TTV	2547

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

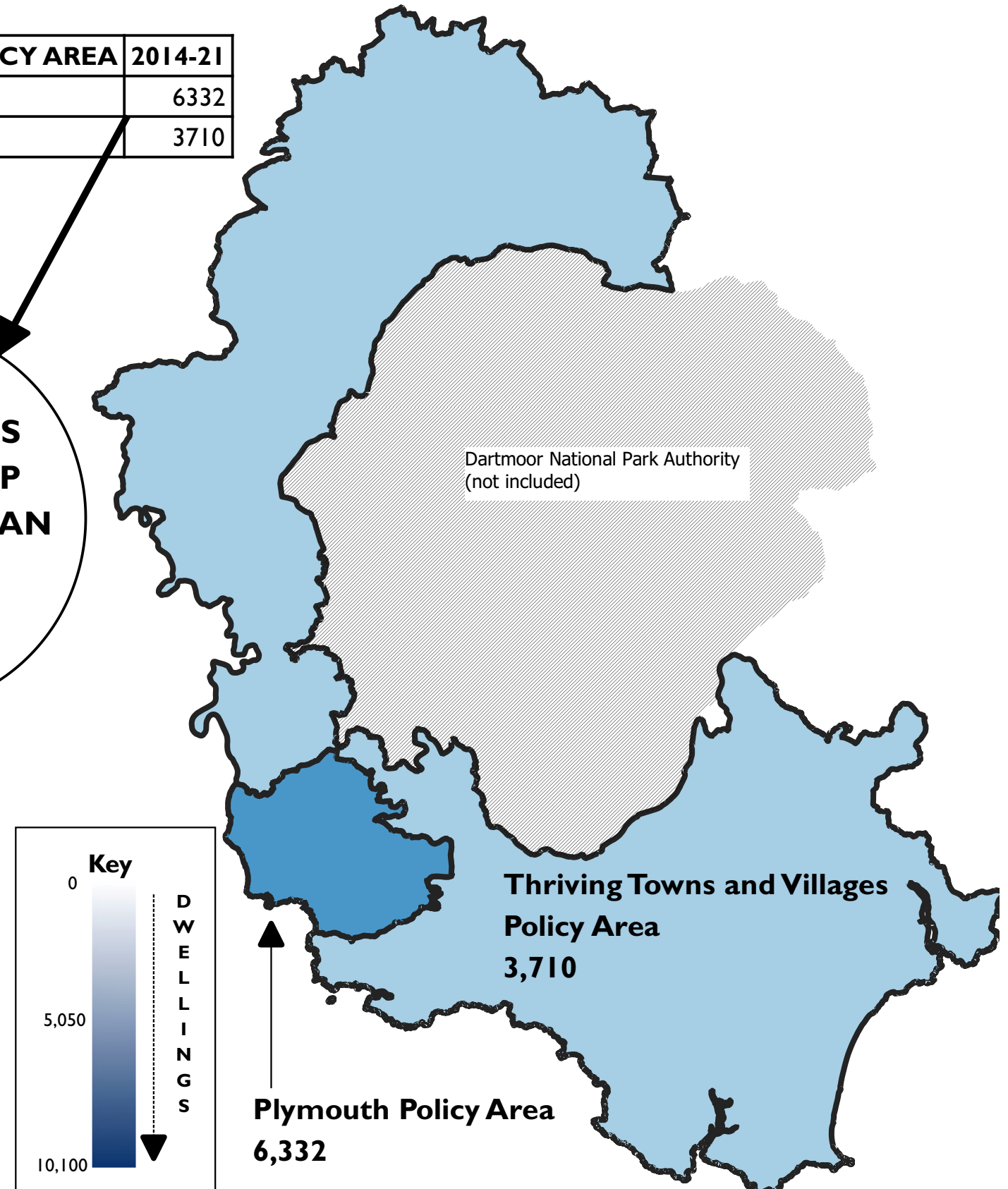
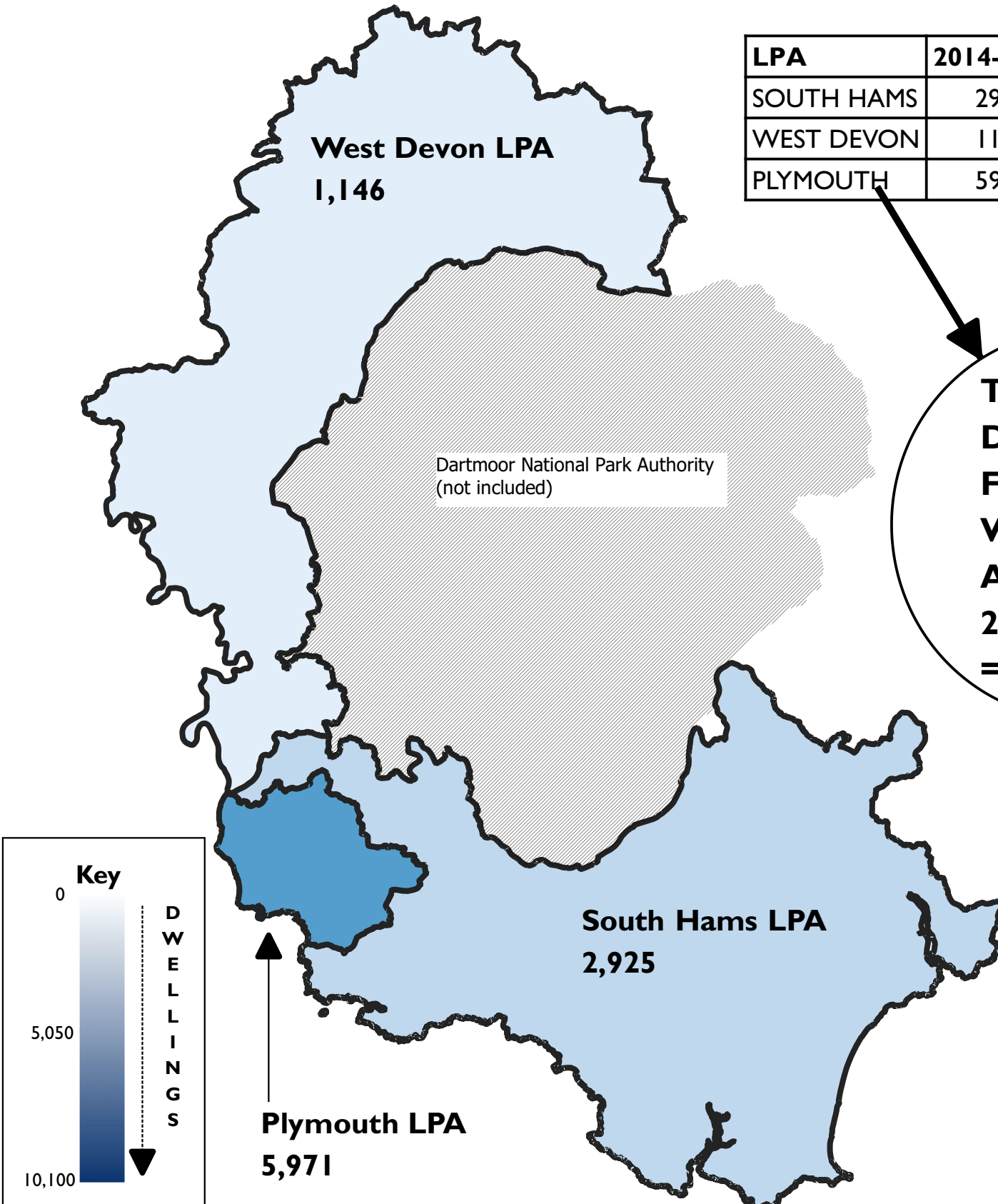
Local Planning Authority

Policy Area

LPA	2014-21
SOUTH HAMS	2925
WEST DEVON	1146
PLYMOUTH	5971

POLICY AREA	2014-21
PPA	6332
TTV	3710

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2021 = 10,042

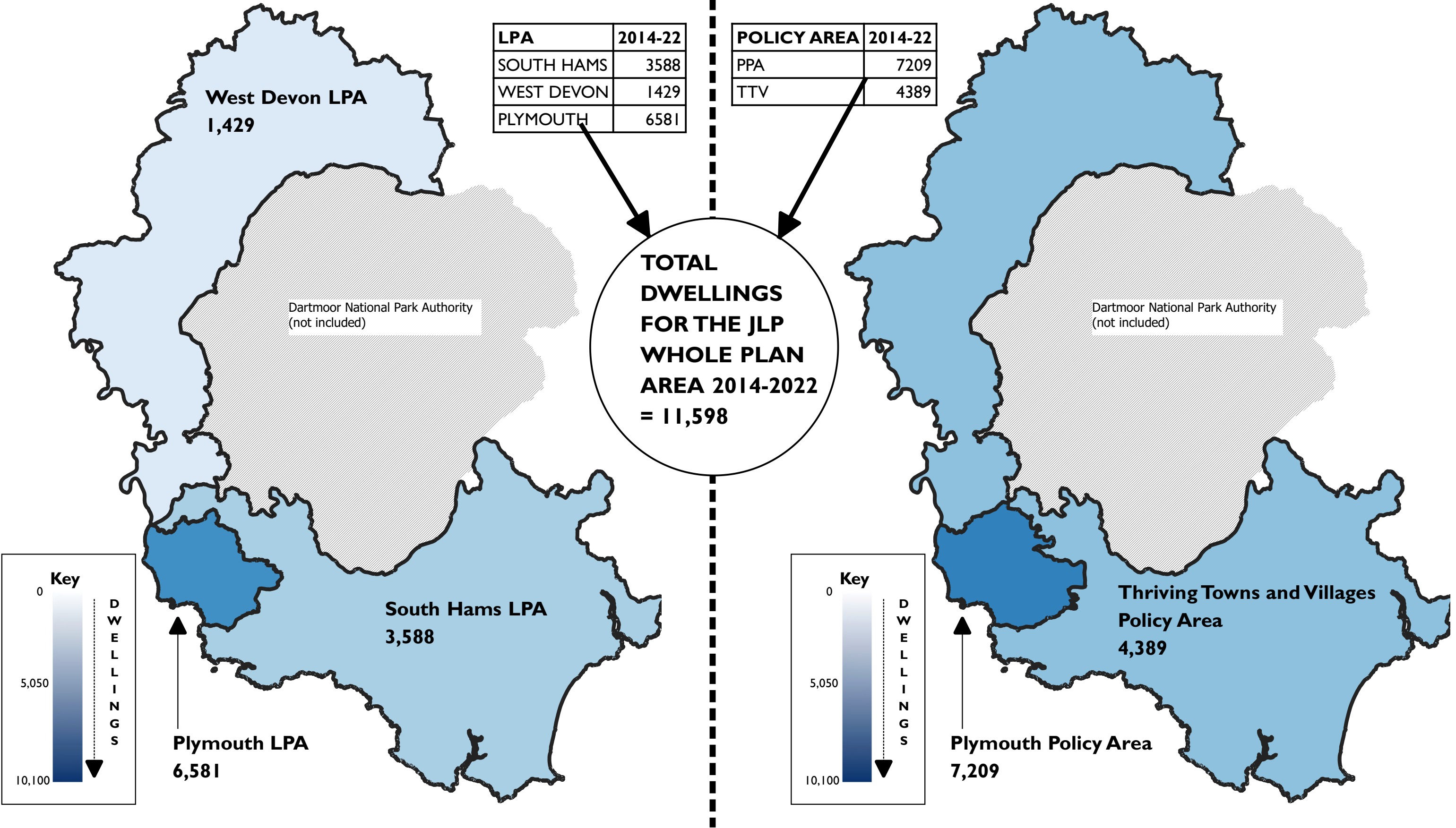


Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

Local Planning Authority

Policy Area



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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

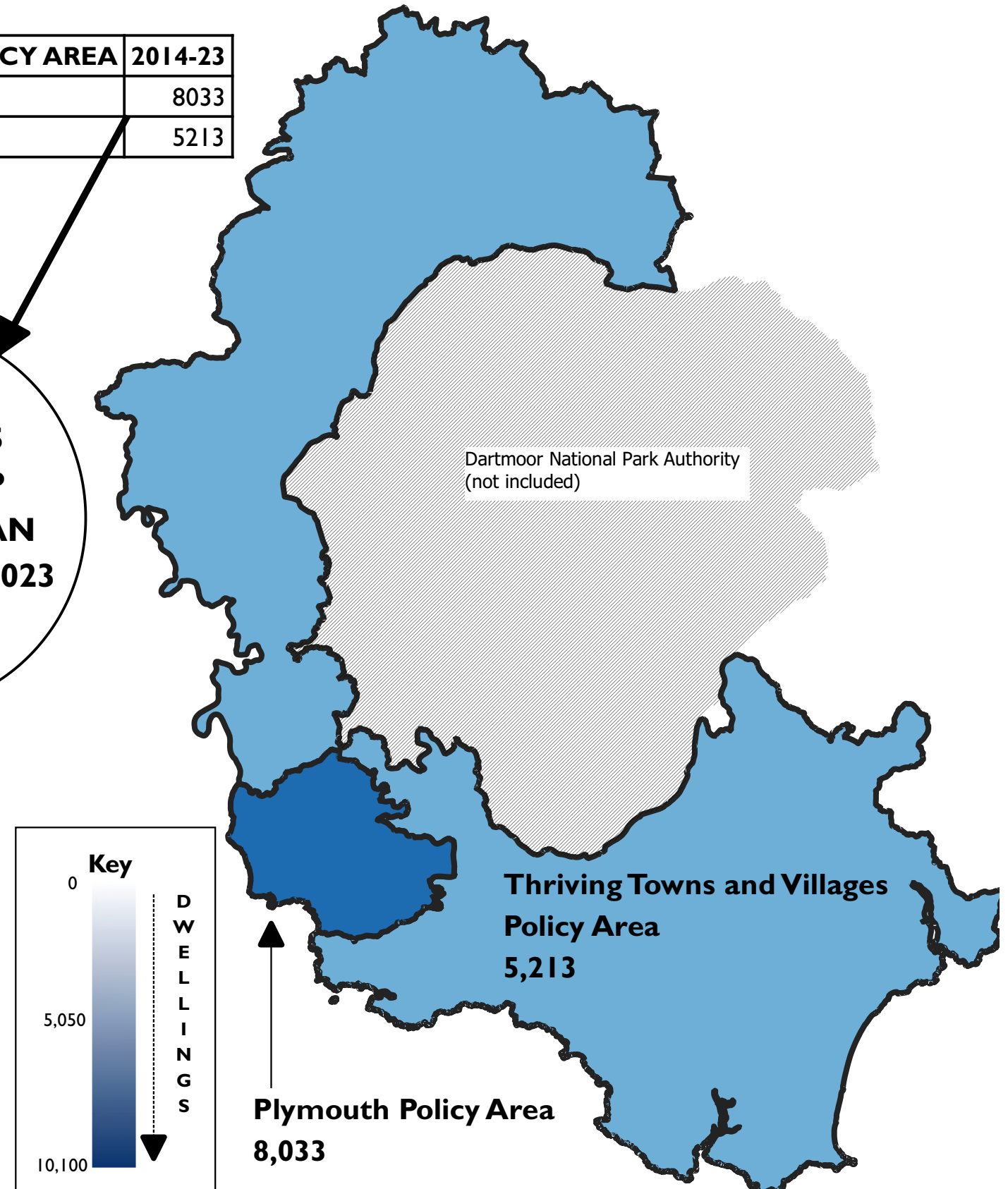
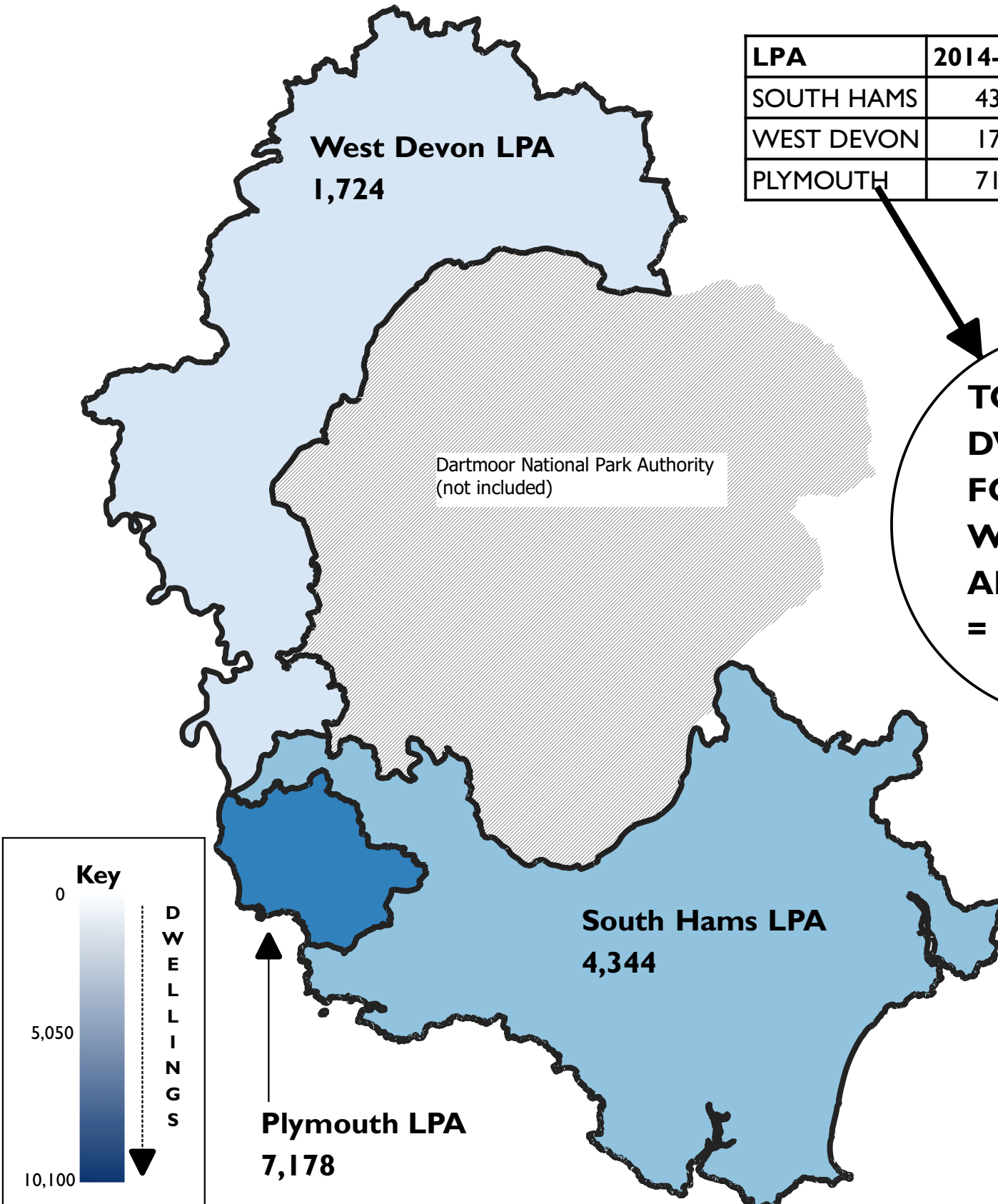
Local Planning Authority

Policy Area

LPA	2014-23
SOUTH HAMS	4344
WEST DEVON	1724
PLYMOUTH	7178

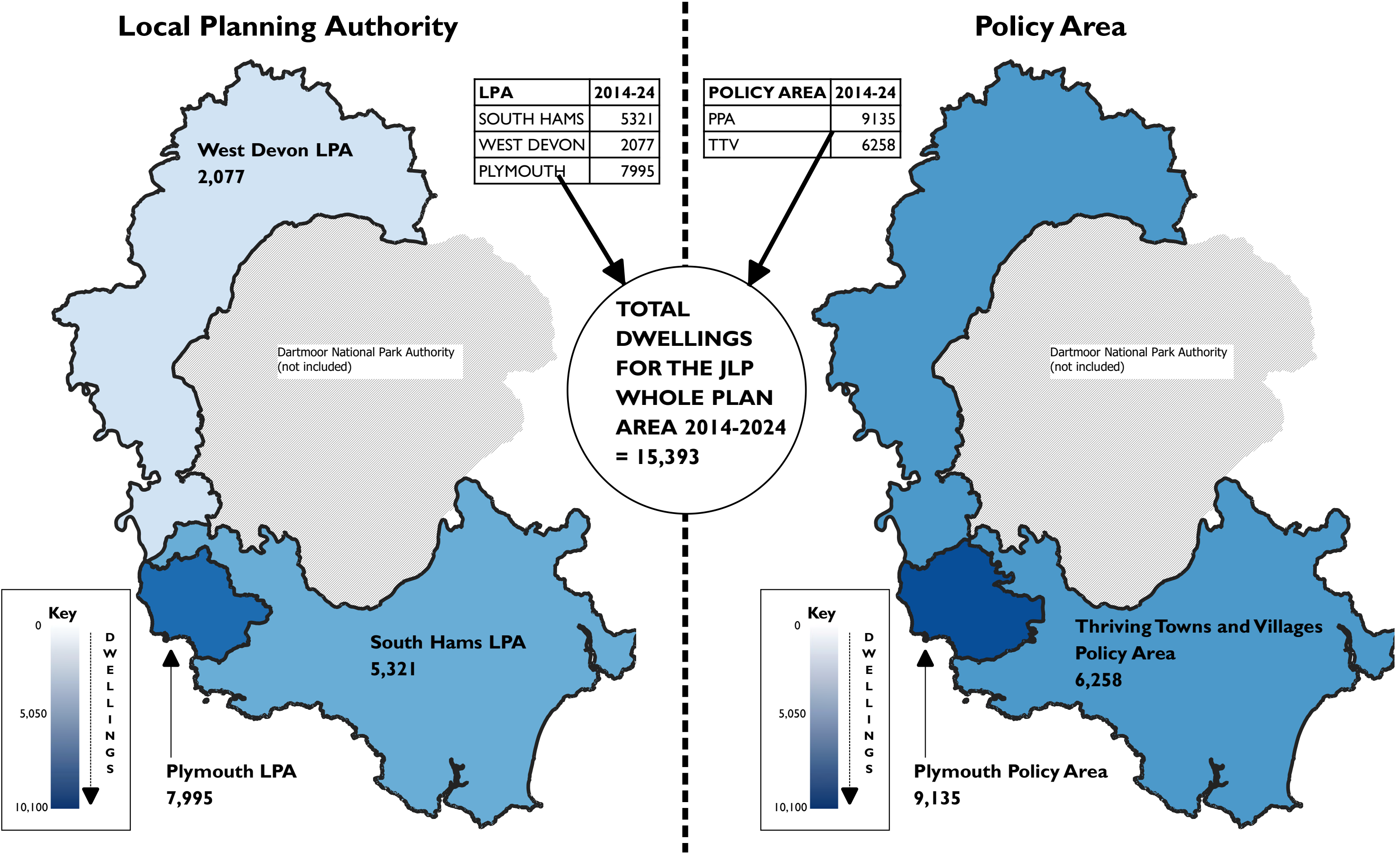
POLICY AREA	2014-23
PPA	8033
TTV	5213

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2023 = 13,246



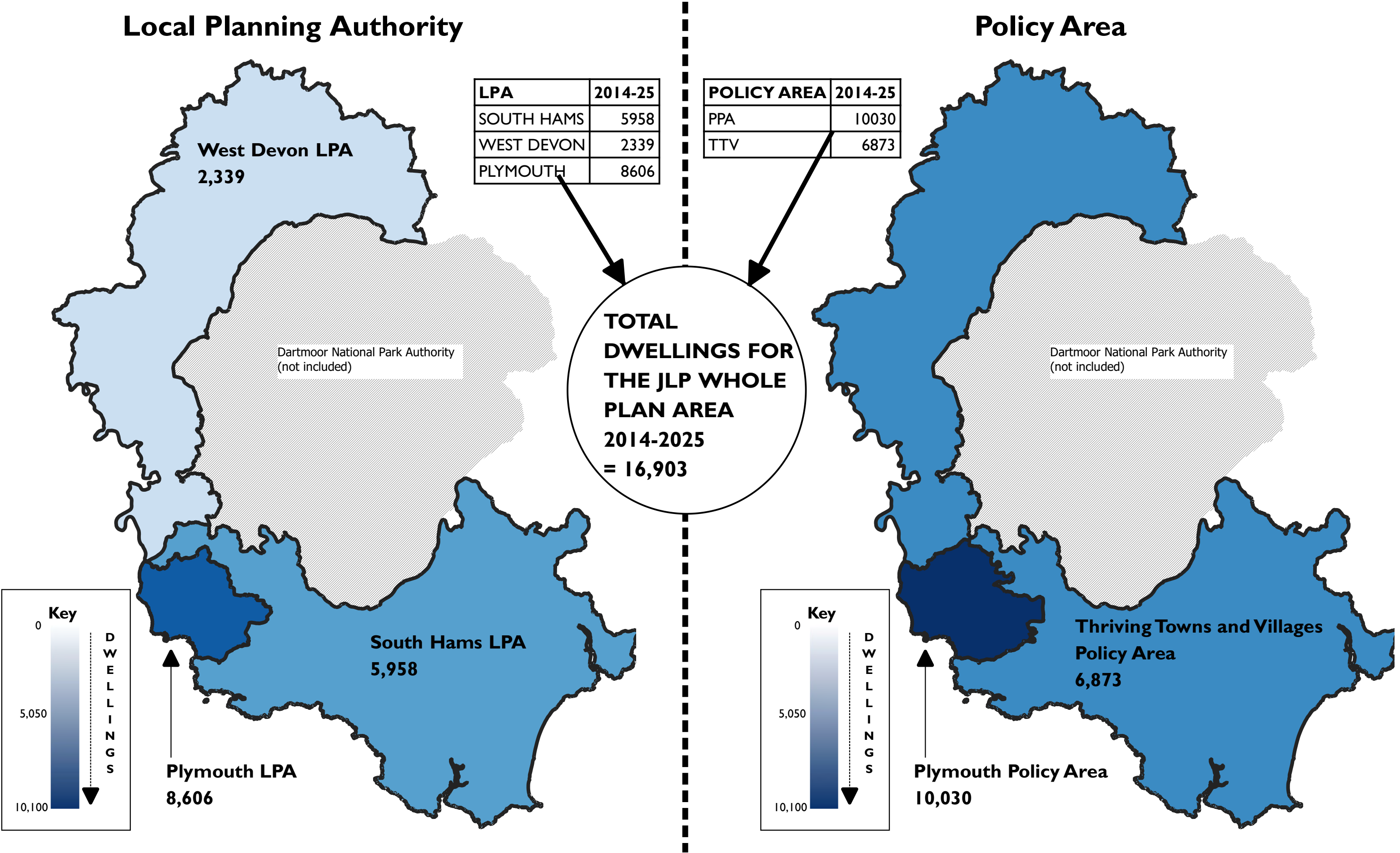
Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)

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



Note: completions data based on completion criteria definition used in the Housing Survey. Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (December 2020)