



West Devon
Borough
Council



South Hams
District Council

Plymouth, South Hams & West Devon Local Planning Authorities' 2021, 5 Year Housing Land Supply Position Statement

**November
2021**

664

dwellings above target at the 2021 monitoring point.

10,009

net additional dwellings added to the dwelling stock 2014 to 2021.



1,870

net affordable homes provided.

144%

Housing Delivery Test 2020 Result.

93%

of the whole plan requirement has either been delivered, is under construction or has planning consent at April 2021 monitoring point.

84%

of the PPA target has either been delivered, is under construction or has planning consent at the 2021 monitoring point.

113%

of the TTVPA target has either been delivered, is under construction or has planning consent at the 2021 monitoring point.

5.8 YLS

can be demonstrated at the 2021 monitoring point.

14,708

dwellings either have consent or are under construction at the 2021 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 2021 monitoring point.

102%



of the South Hams LPA monitoring target has either been delivered, is under construction or has planning consent at the 2021 monitoring point.

102%



of the West Devon LPA monitoring target has either been delivered, is under construction or has planning consent at the 2021 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 2021 for the five year period from 1st April 2021 to 31st March 2026. It sets out the JLP Authorities 2020 Housing Delivery Test result and 2021 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 2021 5 Year Land Supply (5YLS) position is therefore set against the Housing Requirement in the JLP.

2. What is the 5 year land supply?

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

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

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

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

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

¹ Plymouth, South Hams & West Devon Local Planning Authorities

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

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

3. What is the Housing Delivery Test?

- 3.1 The government introduced the Housing Delivery Test (HDT) to determine local authorities' performance against its new standard method for LHN or adopted plan housing requirement (whichever is the lower). The HDT measures³ in percentage terms the net additional dwellings provided in a local authority area over the past three years against the lower of the adopted housing requirement or the authority's LHN over the past three years.
- 3.2 The NPPF indicates that the HDT results are to be published every November however the Secretary of State published the 2020 HDT results for each local authority in England in January 2021⁴.
- 3.3 The HDT has the following policy consequences
1. If delivery falls below 95% then an Action Plan must be published.
 2. If delivery falls below 85% then a 20% buffer should be added to the five year supply⁵
 3. If delivery falls below 75% then there is a presumption in favour of sustainable development⁶

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

- 3.4 The HDT measurement rulebook explains that the number of net homes delivered to be used in the HDT (which is measuring delivery against plan requirement and LHN) is the National Statistic for net additional dwellings⁷ with adjustments for net student accommodation and net other communal accommodation.⁸

³ The method for calculating the HDT measurement is set out in the HDT measurement rule book

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

Further details of the HDT and its implications are contained within the NPPG

<https://www.gov.uk/guidance/housing-supply-and-delivery>

⁴ [Housing Delivery Test: 2020 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2020-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 <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

⁸ As defined in the Housing Flow Reconciliation (HFR) guidance notes at <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

How to count student cluster flats and communal accommodation?

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

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

Housing requirements more than five years old

- 3.7 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.¹¹ Paragraph 21 of the rulebook then explains that there are transitional arrangements in place in relation to the minimum annual local housing need figure. It states *“in identifying the correct housing requirement figure for the calculation, for the financial years 2015-16, 2016-17 and 2017-18, the minimum annual local housing need figure is replaced by household projections in all aspects of the Housing Delivery Test measurement stated in this Rule Book¹²”*
- 3.8 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 2017/18.¹³

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

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

¹¹

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

¹² 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”

¹³ 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.

Housing requirements less than five years old

- 3.9 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?

- 3.10 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?

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

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

- 3.12 The adopted JLP sets out the HR 5YLS position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/PPG and HDT measurement rulebook, the HR, the HDT and the 5YLS can only be set out at the whole plan level or single authority level. On this basis the JLP’s HR and 5YLS at the Policy Area level 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 HDT Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government then recalculated the HDT measurement for 2018 (see appendix 1) which confirms that under the provisions of transitional arrangements the HDT and 5YLS is to be applied at the whole plan level and this supersedes the position set out in Policy SPT3 of the JLP, without the need to

review the policy in the adopted plan until the plan is reviewed 5 years from adoption. This remains consistent with revised PPG paragraph 043, which now states “Where an adopted joint plan has a joint housing requirement and trajectory that is not demarcated by local planning authority boundaries, the authorities will be treated as one authority for the purposes of the Housing Delivery Test, with the consequences of their result applied to both authorities”¹⁴

The Housing Delivery Test measurement for 2020

- 3.13 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 (2017-2020). The number of homes required¹⁵ is the lower of the latest adopted housing requirement or the minimum LHN figure¹⁶.

COVID-19 Adjustment for the Housing Delivery Test measurements

- 3.14 The Government announced an adjustment to the 2020 HDT measurement in light of the disruption caused by the first national lockdown. The Housing Delivery Test: 2020 Measurement Technical Note states “To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As ‘homes required’ data (detailed above) can be calculated by the day, the 19/20 ‘homes required’ measurement period has been reduced by 31 days”. Furthermore the Government has also announced a further adjustment to the forthcoming 2021 HDT measurement in a Written Ministerial Statement¹⁷ which states “The 2021 Housing Delivery Test measurement will be calculated using data relating to financial years 2018-19, 2019-20 and 2020-21. Over the course of the 2020/21 measurement year, there were considerable variations in levels of housing delivery as local authorities and construction industry continued to face disruption on a national, regional and local level due to the pandemic. As a result, the Government aim to publish the 2021 Housing Delivery Test as intended later this year but will apply a four-month adjustment to the housing requirement figures for 2020/21 in order to account for these fluctuations. This means that there will be a deduction of 122 days to account for the most disrupted period that occurred between the months of April to the end of July. The thresholds for consequences for under delivery will be maintained, as set out in the National Planning Policy Framework.”¹⁸ Table I below shows that for the HDT measurement the minimum LHN figure is to be used as it is lower than the JLP whole plan housing requirement annualised.

¹⁴ Reference ID:3-063-20180913 (PPG 2018) & Paragraph 043 Reference ID:68-043-20190722 (PPG 22 July 2019) .

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

¹⁶ See paragraph 3.8 and 3.9 above which explains that under transitional arrangements LHN is replaced by household projections for the year 2017/18

¹⁷ [Housing Delivery Test - Monday 6 September 2021 - Hansard - UK Parliament](#)

¹⁸ In light of the WMS adjusting the 2021 HDT measurement, the JLP Authorities estimate the HDT 2021 result will be approx. 125% to 130% depending on final Dartmoor National Park delivery figures (tbc)

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

	Number of Homes Required ¹⁹			Total number of Homes Required
	2017/18	2018/19	2019/20 ²⁰	2017-2020
Plymouth CC (relevant annual average Household (HH) projections)	562	630	575	1,767
South Hams DC (relevant annual average HH projections)	240	362	327	929
West Devon BC (relevant annual average HH projections)	235	324	288	847
(Total annual HH projections/LHN for all three District Authorities)	1,037	1,316	1,190	3,543²¹
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 2017-2020 is shown below in table 2. The HDT measurement uses as its denominator in the equation, the minimum LHN for District Authorities which includes Dartmoor National Park (DNP), therefore the HDT methodology includes the number of homes delivered in the DNP to ensure the test is a fair test. It is important to note that the JLP HR relates only to the area covered by the JLP and does not include DNP. If the JLP HR was lower than the minimum LHN and became the denominator in the equation then the delivery in DNP would be excluded from the total number of dwellings delivered (the numerator).

¹⁹ All numbers in the table are rounded to the nearest whole number.

²⁰ Number of homes required adjusted by the 31 day COVID-19 reduction

²¹ See HDT 2019 Measurement <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

Table 2: Number of Homes Delivered (the numerator)

	Number of Homes Delivered ²²			Total number of Homes Delivered
	2017/18	2018/19	2019/20	2017-2020
Plymouth CC	1,439	850	693	2982 ²³
South Hams DC (Inc. DNP)	551 ²⁴	471 ²⁵	509 ²⁶	1,567
West Devon BC (Inc. DNP)	176 ²⁷	128 ²⁸	290 ²⁹	594
Whole Plan Area	2,166	1,449	1,491	5,106

²² As published in the Government's net additional Supply data series <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>. All numbers in the table are rounded to the nearest whole number

²³ The actual figures for net supply from 2015 onwards is 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)

²⁴ This figure does include 40 dwellings delivered in DNP²⁵ This figure includes 6 dwellings delivered in DNP

²⁵ This figure includes 6 dwellings delivered in DNP

²⁶ This figure includes 2 dwellings delivered in DNP

²⁷ This figure does include 16 dwellings delivered in DNP²⁸ This figure includes 55 dwellings delivered in DNP

²⁸ This figure includes 55 dwellings delivered in DNP

²⁹ This figure includes 41 dwellings delivered in DNP

- 3.16 The 2020 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: 2020 HDT measurement

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT 2020 measurement	HDT 2020 consequence
2017-18	2018-19	2019-20		2017-18	2018-19	2019-20			
1,037	1,316	1,190	3,543	2,166	1,449	1,491	5,106	144%	None

Which buffer should therefore be applied to the 5YLS?

- 3.17 The 2020 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 2021 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 of full permission, and major sites (10 dwellings or more) with detailed permission are considered to be deliverable unless there is clear evidence to

demonstrate that they are not. Large sites of 10 or more dwellings with outline permission³⁰ or are allocated in a development plan³¹ 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 PPG³² provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission, (major development - 10 dwellings and above) permission in principle, allocated in a development plan or identified on a brownfield register can be considered deliverable within the 5 year land supply. It states

“Such evidence, to demonstrate deliverability, may include:

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

- 4.4 The PPG³³ 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 PPG³⁴ 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.

³⁰ Or a site that has a grant of permission in principle

³¹ Or identified on a brownfield register

³² PPG paragraph: 007 Reference ID:68-007-20190722

³³ PPG Paragraph: 014 Reference ID: 68-014-20190722

³⁴ PPG Paragraph: 015 Reference ID: 68-015-20190722 & PPG Paragraph 16 Reference ID: 68-016-20190722

- 4.5 The JLP authorities, 2021 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 August 2021³⁵ 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.
- 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 (2021-2026) 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 4³⁶. These appendices indicate:
- the site’s planning status, including how many dwellings have commenced construction if applicable;
 - whether there is an agreement in relation to the delivery profile with the developer/promoter;
 - the assumptions that the LPA’s have made with regard to lead in times and delivery rates where applicable;
 - whether there is ‘clear evidence’ to support its inclusion in the 5YLS where applicable and whether there is ‘clear evidence’ to justify a site’s exclusion from the 5YLS where applicable.
- 4.7 Some sites³⁷ previously identified in the 2020 5YLS have been moved out of the 5 year supply due to their progress or status changing since 2020 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.

³⁵ The assessment of deliverability reflects developers/promoter intelligence/evidence at July/August 2021, if confirmation of an application lapsing has been provided post April 2021 it has therefore been removed unless there remains clear evidence of a realistic prospect of delivery within the 5YLS period,

³⁶ Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

³⁷ Appendix 5 identifies the list of sites previously identified in the 2020-25 5 YLS that have subsequently moved out of the 5 year supply on the basis of the 2021 position update. These appendices also list sites with consent that have been considered to be undeliverable and sites where the consent has lapsed since April 2020.

The impact of COVID 19 and the National Lockdown

- 4.8 The National Lockdown during the March to June 2020 period and subsequent lockdowns delayed the progression of sites under construction and the commencement of sites. The Government has recognised the impact that the pandemic had on construction and have adjusted the HDT measurement by 1 month for the 2020 measurement and 4 months for the 2021 measurement (see para 3.14 above). It is clear from the developer liaison process last summer and this summer that a number of developments shut down during lockdown periods and have experienced delays. This has clearly affected the completion of new dwellings during 2020/21 and commencement of new sites and dwellings have also been affected. Nevertheless delivery across the whole plan area in 2020/21 was once again higher than the Housing Requirement (annualised) and the surplus position has increased, however we anticipate delivery to fall slightly in 2021/22 due to the COVID-19 effects on construction activity in 2020/21. The liaison process with developers over the summer has revealed that whilst progress on sites have clearly been affected during 2020/21 developers as a whole have not indicated at this stage any longer term effects on delivery as clearly this is unknown. The forecasts set out in the 5YLS therefore account for these short term effects of COVID-19 on construction activity as recognised by the Government's adjustment to the Housing Delivery Test.

5. JLP whole plan delivery 2014-2021 & 5 Year Housing Land Supply Position (2021 monitoring point)

Net additions to the dwelling stock in 2020/21

- 5.1 Across the whole plan area a further 1,346 net additions to the dwelling stock have been delivered during 2020/21. This is the 4th 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 2020/21 by whole plan, policy and LPA area.

Table 4: Net additions to the dwelling Stock in 2020/21

Geographical Area	Net additional dwellings – 2020/21
Plymouth LPA	535
South Hams LPA	543
West Devon LPA	268
JLP Whole Plan Area Total	1,346
Policy Area- Plymouth	671
Policy Area – Thriving Towns & Villages	675

Total net completions from the plan base date by year

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

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

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total (net additions 2014-2021)
Plymouth LPA	700	1,129	557	1,372	850	693	535	5,836
South Hams LPA ³⁸	177	428	326	511	465	507	543	2,957
West Devon LPA ³⁹	116	154	196	160	73	249	268	1,216
JLP whole plan area total ⁴⁰	993	1,711	1,079	2,043	1,388	1,449	1,346	10,009
Policy Area - Plymouth	700	1,129	557	1,398	883	852	671	6,190
Policy Area – Thriving Towns & Villages	293	582	522	645	512	597	675	3,819

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 2021 monitoring point 10,009 net additional dwellings have been added to the dwelling stock in the first 7 years of the plan period across the JLP whole plan area. This represents a surplus of 664⁴¹ dwellings above the housing requirement annualised at this point of 9,345 dwellings (1,335 x 7 years).

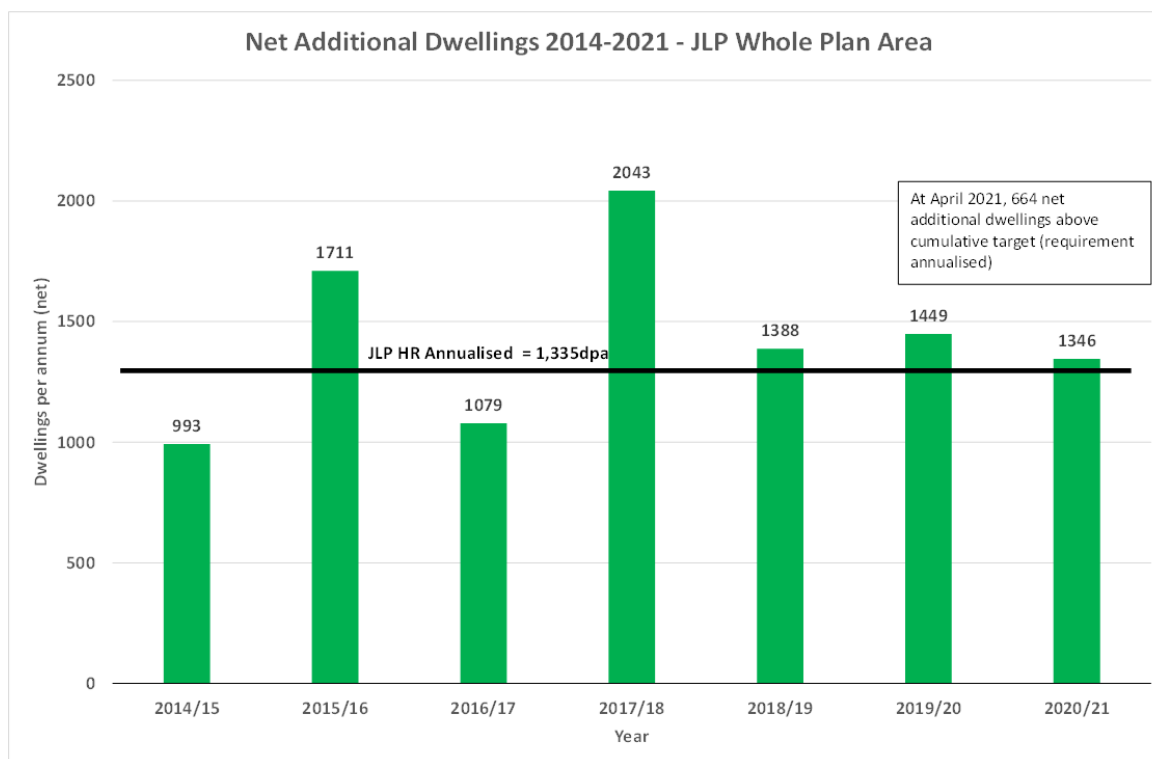
³⁸ Therefore does not include delivery in DNP

³⁹ Therefore does not include delivery in DNP

⁴⁰ 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.

⁴¹ The surplus position has increased from 653 dwellings to 664 dwellings as a result of delivery in the 2020/21 monitoring year.

Chart I: JLP – Net additions to the dwelling stock in the whole plan area (2014-2021)



5.4 Table 6 below provides a breakdown by development type of the 10,009 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 (2014-2021)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,355	977	8,944
Student	65	67	58	387	15	60	363	1,015
Communal Accommodation (net)	0	2	-39	-22	-33	16	2	-74
Extra Care	0	40	0	60	0	12	0	112
Mobile and Temporary	0	0	0	2	0	6	4	12
Total Net	993	1,711	1,079	2,043	1,388	1,449	1,346	10,009
Total New Affordable Dwellings (net)	128	468	212	449	406	275	-68	1,870

Net additional affordable housing from development 2014-2021

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 7 years of the plan period (2014-2021) = 1,870 dwellings at an average of 267dpa and a shortfall position of 440 dwellings at the 2021 monitoring point. There is a shortfall of 440 dwellings at the 2021 monitoring point due

primarily to the large scale major regeneration programmes within Plymouth at Devonport, North Prospect and Barne Barton in the early part of the plan period. These regeneration schemes have resulted in 690⁴² losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver at North Prospect and Barne Barton over the next few years. The JLP & 5YLS identifies a significant headroom of housing against the housing requirement and a more than sufficient supply of affordable housing is expected from the supply to be on track to deliver the policy targets by 2034.

What is the 5 year land supply for the JLP whole plan area for the period 2021-2026?

- 5.6 The supply identified in the next 5 years (2021-2026) for each of the JLP authorities is set out in detail by source type in appendices 2, 3 and 4. Table 7 below brings together the total supply identified from each LPA and identifies a total net supply of 7,753 dwellings for the 2021-2026 period.

Table 7: 5YLS – Total net supply across the whole plan area 2021-2026

	2021/22	2022/23	2023/24	2024/25	2025/26	Total Supply (net) 2021-2026
Plymouth LPA	492	772	745	604	502	3,115
South Hams LPA	568	745	818	717	592	3,440
West Devon LPA	221	285	225	204	263	1,198
Whole Plan Area 5YLS Total	1,281	1,802	1,788	1,525	1,357	7,753

- 5.7 At April 2021 a total of 14,708 dwellings had consent in the whole plan area, 1,474 of which had commenced construction. A total of 24,717 dwellings therefore have either been delivered or are currently under construction or have planning consent at April 2021, which represents 93% of the JLP housing requirement. It should be noted that not all dwellings with consent appear in the 5YLS to phasing on large sites and some sites with consent have been assessed as being undeliverable within the 5YLS⁴³.

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

⁴² A further 253 poor quality affordable home at North Prospect and Barne Barton were demolished during 2020/21

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 which has increased from 42dpa to 43dpa as a result of small site delivery. Within the Thriving Towns & Villages Policy Area, the allowance is for sites less than 10 dwellings and has increased from 99dpa to 104dpa. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5YLS.

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

Supply Source – Neighbourhood Plan Allowance

- 5.12 JLP Policy TTV25 makes provision in the order of 550 homes sought from the sustainable villages as part of the overall housing provision for the Thriving Towns and Villages Policy Area. 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

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.

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

The 2021 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 2021 monitoring point.

Table 8: 5 YLS 2021-2026 against JLP Whole Plan Housing Requirement

5 Year Land Supply 2021-2026 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 2021	10,009
Di	Shortfall/surplus against JLP whole plan requirement since 1 st April 2014 (1,335x7=9,345) - C	-664 (i.e. a surplus)
Dii	Residualised surplus for next 5 years (surplus/remaining years) x 5 years (Di/15)x5	-255 ⁵²
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement with shortfall/surplus (E + Dii)	6,420
G	F with 5% buffer	6,741
H	JLP authorities deliverable supply 1 st April 2021 – 31 st March 2026 (3,155+3,440+1,198) ⁵³	7,753
I	Five year land supply position (H/ (G/5))	5.8 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, however a more cautious approach would be to residualise the surplus over the plan period. This approach could be deemed to be inconsistent with the PPG in which case a 6.1 year land supply can be demonstrated. Furthermore if one were to apply the Government’s COVID-19 HDT adjustment to the Housing Requirement for 2019/20 and 2020/21 for consistency then the JLP surplus position would stand at 1,223 dwellings and thus a 6.5yrs could be demonstrated.

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 5.8 year land supply is identified, therefore a 5 YLS can be demonstrated across the whole plan area. Progress towards the policy and monitoring targets at the Policy and LPA areas are set out in appendix 10.
- 5.18 A detailed housing trajectory covering the plan period 2014-34 broken down by Policy and LPA area is also provided in appendix 11. The trajectory identifies a supply of 33,372 deliverable and developable dwellings over the period 2014-34.
- 5.19 Table 9 below shows the identified supply (2014-34), broken down in the LPA and Policy Area geographies.

Table 9: Identified Supply 2014-2034, at 2021 Monitoring Point

Identified Supply (2014-2034)		
LPA		
Plymouth	16,423	=33,372
South Hams	12,766	
West Devon	4,183	
Policy Area		
PPA	22,455	=33,372
TTV	10,917	

- 5.20 At the 2021 monitoring point 10,009 net additional dwellings have been added to the dwelling stock in the first 7 years of the plan period. This represents a surplus of 664 dwellings above the Housing Requirement annualised at this point of 9,345 dwellings (1,335 x 7 years). To ensure the JLP meets the Housing Requirement of 26,700 net additional dwellings by 2034 a net additional supply of 16,691 dwellings over the remaining plan period (2021-2034) ought to be identified in the supply. A net supply of 23,363 deliverable and developable dwellings is identified in the trajectory, which is 6,672 dwellings above the 16,691 dwellings required by 2034. There is therefore substantial flexibility in the supply identified which represents a headroom of 40% over the remainder of the plan period to ensure the JLP Housing Requirement can be met by 2034.

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
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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 (2021-2026)**

PLYMOUTH LOCAL PLANNING AUTHORITY - 2021 MONITORING POINT
HOUSING SUPPLY FORECAST 2021/22 to 2025/26

Plymouth LPA Monitoring Point : 31 March 2021 Delivery forecasts: made at September 2021

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)				215	399	86	123	6							
Large Sites Commitments															
	LP061 NHS Trust Plymouth Hospitals, Plymouth Royal Eye Infirmary	14/01228/FUL	Under Construction	42	30	12							As at April 2021 all 12 dwellings (flats) had commenced construction. Developer has confirmed that all units are nearly complete and expected to complete by end of July 2021.	Yes	N/A
	St Budeaux Library Victoria Road	18/00643/FUL	Under Construction	24			24						As at April 2021 all 24 dwellings remained under construction. Development is 80% complete but has stalled. Lender is looking to appoint a new contractor so completion of the development may slip to 2022/23.	N/A	Lender is looking to appoint a new contractor to complete the development. Realistic prospect that development would be complete by end of March 2023.
	Former Lark Early Years Centre Ham Green Lane	19/00841/FUL	Under Construction	5		5							As at April 2021, all 5 dwellings remained under construction. No response from developer direct, however development is practically complete and site compound being removed. Officers understand that development is due to finish on site in August 2021.	N/A	Development practically complete. Assumed delivery in 2020/21
	Admiralty House, Mount Wise Crescent	16/02212/FUL	Under Construction	12		12							As at April 2021 all 12 dwellings remained under construction. Developer indicates that development remains on track to complete in 2021/22.	Yes	N/A
	5-12 Arundel Crescent	05/00862/FUL	Under Construction	24		24							As at April 2021 all 24 dwellings remained under construction. All dwellings nearing completion and case officer indicates all dwellings have now completed.	N/A	Assumed delivery of all dwellings in 2021/22 as case officer indicates development has completed post April 2021
	Captains House, 99 Craigie Drive (conversion)	18/01182/FUL	Under Construction	14		14							As at April 2021 all 14 dwellings remained under construction. Developer now anticipates completion of all dwellings during 2021/22.	Yes	N/A
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Under Construction	6			6						As at April 2021 all 6 dwellings had commenced construction.. Developer indicated completion anticipated in August 2022.	Yes	N/A
	Bostons Boat , Baylys Road	17/02074/FUL	Under Construction	15			15						Major development. Site has detailed consent for 15 dwellings. As at April 2021 development had commenced. 3 dwellings had commenced construction and 12 dwellings had yet to commence. Developer now indicates delivery of all dwellings anticipated by end of March 2023	Yes	N/A
	Land Adj 29 Compton Park Road	18/01888/FUL	Under Construction	8		8							As at April 2021 all 8 dwellings had commenced construction. Developer now indicates that completion of all dwellings anticipated by end of October 2021.	Yes	N/A
	Chard Road Surgery, 63 Chard Road	20/00201/FUL	Under Construction	6			6						Development is a minor conversion. As at April 2021 the annual housing survey recorded that the development had commenced construction. Developer confirms that construction is well underway and anticipates completion in mid 2022	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
	6 Windsor Villas Lockyer Street	20/01508/FUL	Under Construction	9		9							Development is a minor conversion. As at April 2021 the annual housing survey recorded that the development had commenced construction. Developer indicates that completion is programmed for September 2021.	Yes	N/A
	Beacon Castle Sport & Social Club, Channel Park Avenue	18/00041/REM, 16/01269/OUT previous - 12/01362/OUT 08/02049	Planning permission - Not Yet Started	7			7						Minor development. Site has detailed consent for 7 dwellings. As at April 2021 all 7 dwellings had yet to commence construction. Developer confirms development has commenced post April 2021 and anticipates a build programme of 9 months.	Yes	Not clear from developer response whether completion is anticipated by end of March 2022 therefore delivery assumed to completed in 2022/23
	Land at Prince Maurice Road	18/00432/FUL	Planning permission - Not Yet Started	99				44	55				Site has detailed consent for 99 dwellings. As at April 2021 no dwellings had commenced construction however some development has commenced and the consent is extant. Developer indicates start on site occurred end of April 2021 and envisages delivery of first completions (44 dwellings) by end of Q1 2022/23 and the remainder (55 dwellings) by end of Q2 2023/24	No	Site has been subject to previous optimistic assertions regarding timescales, therefore a more cautious delivery profile of 44 dwellings in 2023/24 and 55 dwellings in 2024/25 have been applied, essentially one year later than the developer asserts.
	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 previously indicated that 2 flats are due to be completed by end of March 2021, however as at April 2021 this had not completed. The developer has not responded this year for an update. 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.	No response from developer	We have assumed 2 flats (gross) will now be completed by end of March 2022. 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 2021 the development had not commenced. No update on progress provided by Developer. Consent is extant however building control plans were rejected	No response from developer	As dwellings have yet to commence construction as at April 2021 we have assumed delivery pushed back to 2023/24. There remains a realistic prospect of delivery and as yet there is no clear evidence at this stage that the detailed consent is undeliverable given some works have commenced and the consent is extant and building control consent has been pursued.
	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 2021 the development had yet to commence construction. No response from developer	No response from developer	As site yet to commence construction at April 2021 we have assumed delivery in 2023/24. As site is minor development with detailed consent, deliverability can be assumed. No evidence provided to suggest the site is undeliverable or that there isn't a realistic prospect of delivery within the SYLS.
	1 Woodland Terrace, Greenbank Road	20/02004/S73	Under Construction	10			10						Major development. Site has recent detailed consent for 10 dwellings. As at April 2021 all dwellings had commenced construction.	No response from developer	Continue to assume delivery of all dwellings in 2022/23 (flatted scheme) as site in early stages of construction.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
	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. As at April 2021 the development had yet to commence construction. Developer indicates project as been on hold whilst new contractor is appointed through a tender process, therefore developer has not provided a delivery profile. Pre commencement conditions applications are currently being considered	No delivery profile provided by developer	Site has detailed consent and can therefore be assumed to be deliverable. Site moved back a year to 2023/24 as site has yet to commence and developer in the process of appointing a new contractor. Pre-commencement condition applications currently being considered therefore there is no evidence to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS
	538 Crownhill Road	20/01371/PRUS	Sites with Planning Permission not started	5						5			Minor development. Site has detailed extant consent for 5 dwellings. As at April 2021 the development had yet to commence construction. Developer indicates that commencement of construction is likely in early/mid 2023 following completion of another project at 26 Longbrook Street, but does not indicate a completion date.	No delivery profile provided by developer	Site is a minor development with detailed consent for 5 dwellings therefore deliverability can be assumed. On the basis of the developer indicating commencement in early/mid 2023 we have cautiously assumed completion of the 5 units in 2025/26. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
	2 Armada Street	20/00577/FUL	Sites with Planning Permission not started	13				13					Major development. Site has detailed consent for 13 dwellings. As at April 2021 the development had yet to commence construction. Developer indicates an 18 month build out post discharge of pre-commencement conditions currently being considered.	No delivery profile provided by developer but developer indicated an 18 month build programme.	Site is a major development with detailed consent for 13 dwellings therefore delivery can be assumed. We have cautiously assumed completion of all dwellings by end of March 2024 on the basis of a likely start on site during 2021/22 once pre commencement conditions have been discharged. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
	2 Cliff Road	19/01451/FUL	Sites with Planning Permission not started	9			9						Minor development. Site has recent detailed consent for 9 dwellings. As at April 2021 the development had yet to commence construction. Developer indicates commencement of development at end of July 2021 with an expectation of a 15 to 18 month build programme and completion programmed for 2022/23	Yes	N/A
	East Park Avenue	20/1276/FUL	Planning permission - Not Yet Started	6				6					Minor development. Site has a new recent detailed consent for 6 dwellings. As at April 2021 the development had yet to commence construction. No response from developer/landowner provided, agent indicates that landowner now sold the site	No response from landowner/developer	Site is a minor development with recent detailed consent for 6 dwellings therefore deliverability can be assumed. As the site has only recently attained consent and is yet to commence development we have cautiously assumed delivery likely by end of March 2024. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
	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 2021 all 24 dwellings had yet to commence construction. Developer indicates site assessment work has commenced in preparation for discharge of pre commencement conditions. Developer still 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

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
	9 Parade (conversion)	18/021111/FUL	Conversion with Planning Permission	6				6					Minor conversion development. Site has detailed consent for 6 dwellings. As at April 2021 all 6 dwellings had yet to commence construction. Developer indicates site currently being marketed, no delivery profile provided	No delivery profile provided by developer.	Site is a minor development with recent detailed consent for 6 dwellings therefore deliverability can be assumed. As the site had yet to commence construction as at April 2021, it is reasonable to assume delivery by end of March 2024. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
	Townsend House, Hermitage Road	20/01429/FUL	Conversion with Planning Permission	6		6							Minor conversion development. Site has detailed consent for 6 dwellings. As at April 2021 all 6 dwellings had yet to commence construction. Developer indicates that site due to commence in July 2021 with a 35 week build programme and completion by end of February 2022	Yes	N/A
	33 Sutherland Road	20/00648/FUL	Conversion with Planning Permission	6				6					Minor conversion development. Site has recent detailed consent for 6 dwellings (August 2020). As at April 2021 all 6 dwellings had yet to commence construction. No response from developer/landowner	No response from developer/landowner	Site is a minor conversion development with recent detailed consent for 6 dwellings therefore deliverability can be assumed. As the site had yet to commence construction as at April 2021, it is reasonable to assume delivery by end of March 2024. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
	Longreach, Hartley Road Plymouth PL3 5LW	20/01889/FUL	Conversion with Planning Permission	5			5						Minor conversion development. Site has recent detailed consent for 5 dwellings (March 2021). As at April 2021 all 5 dwellings had yet to commence construction. Developer anticipates start on site in approx. September 2021 and anticipates completion of all dwellings in 2022/23	Yes	N/A
	1 The Moneycentre 1 Drake Circus	20/01879/GP2	Sites with Planning Permission not started	119				119					Major conversion development. Site has recent detailed consent (Permitted Development - Prior Approval) for 119 dwellings. No response from developer indicating delivery programme or commencement.	No delivery profile provided by developer	Site is a major conversion development subject to a recent detailed consent (feb 2021) and can therefore be assumed to be deliverable. Reasonable to assume delivery would be complete by end of March 2024 as prior approval consent requires scheme to be completed by February 2024. No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS
Large Sites Commitments (students)															
	47A North Road East	15/01251/FUL	Under Construction	39		39							As at April 2021 the development had commenced construction. No response from developer however construction has recommenced, nearing completion and site advertised for September 2021.	N/A	Assumed delivery of all dwellings in 2021/22 (student accommodation) as development nearing completion and being advertised for September 2021 intake
	41 North Hill	17/02091/FUL	Sites with Planning Permission not started	41				41					Site has detailed consent for 41 dwellings (student accommodation). Developer has commenced works and implemented consent however construction of the 41 dwellings had yet to commence as at April 2021	No response/update provided by developer	As works have commenced and the detailed consent is extant deliverability within the 5YLS can be assumed. There is a realistic prospect of delivery within the 5YLS and delivery continues to be assumed in 2023/24. There is no clear evidence provided to suggest the consent is undeliverable!

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)	
Allocated Sites																
PLY15	Civic Centre	19/00439/FUL	Planning Permission Not Yet Started	248							144	104	Major Development. The site has detailed consent for 144 dwellings. As at April 2021 the development has yet to commence construction. The developer indicates that start on site originally expected in December 2021 has been delayed until August 2022 due to funding issues. Funding from MHCLG has now been confirmed. The developer indicates a practical completion date of August 2024. The developer indicates submitting a planning application for phase 2 of the allocated site prior to August 2024 with start on site early 2025 and completion mid 2026.	Yes	On the basis of the developer response we have moved the delivery of phase 1 back one year to 2024/25. Phase 2 remains outside of the 5YLS as developer delivery unlikely until mid 2026	
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). The developer indicates that they are currently progressing the construction contracts with an intention to move onto the next stage of works on site in July/August 2021 and a programme for completion in the Autumn of 2022. Remainder of allocation likely to be delivered outside 5 year supply in years 6-10 and no clear evidence to indicate earlier delivery at this stage.	Yes	N/A	
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	325							68	55	215	Part of wider regeneration scheme that has yielded dwellings prior to plan period as well as earlier in plan period. At April 2021 there were 80 dwellings currently under construction (Plot C2) and 58 dwellings with detailed consent yet to commence. A total of 325 dwellings 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 2022, target start on site Q1 2023 and estimated build duration of 18 months - Practical completion Q3 2024; Plot C3 submission of reserved matters for 55 dwellings Q4 2022, target start on site Q4 2023 and estimated build duration of 21 months - Practical completion Q3 2025; Plot C4 submission of reserved matters for 75 dwellings Q2 2025, target start on site Q2 2026 and estimated build of duration of 21 months - Practical Completion Q1 2028; Plot H submission of reserved matters for 140 dwellings Q4 2023, target start on site Q4 2024 and estimated build duration of 24 months - Practical completion Q4 2026. 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 within 5YLS in full. 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. We have assumed that Plots H and C4 will deliver outside of the 5YLS as well as the Millbay Marina Village element of the allocation which has individual detailed consent for 142 dwellings but is presently unviable and evidence suggests the current scheme is 'undeliverable' when considered against the NPPF 'deliverability' definition. Should evidence be forthcoming to suggest this part of the allocation is deliverable and there is a realistic prospect of delivery within the 5YLS then the site could be brought forward into the 5YLS
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 2021. Developer has indicated that construction progress has stalled as a new contractor needs to be appointed which is delaying recommencement of construction. The developer is currently assessing costs and estimates that once a contractor is appointed it would take 12 to 18 months to complete so unlikely to complete until mid 2023 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 2023/24 as per developer's response given construction has been delayed. Realistic prospect that the development would be complete by end of March 2024 and within the 5YLS	

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY29	Millbay Waterfront - 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 2021 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 indicates that COVID-19 impacts have delayed delivery and previous housebuilder has pulled out. Developer looking to secure a build contract for this phase and envisages start on site likely around December 2021 and completion is likely to slip to 2023/24	Yes	As per developer's response, we have assumed delivery for this phase has slipped to 2023/24. Site has detailed consent for 58 dwellings so can be assumed to be deliverable. There is a realistic prospect of delivery within the 5YLS, the overall regeneration site under the outline consent has yielded 137 completions to date. No clear evidence to suggest phase is undeliverable.
PLY31	Bath Street East	18/01014/OUT (part of site)	Planning permission - Not Yet Started (part of site), residual unconsented	7						7			Minor development. Outline consent for part of the site for 7 dwellings as part of a hybrid application for a hotel led mixed use scheme. Site has commenced development for the hotel and developer indicates delivery of the 7 dwellings now likely in 2025/26 post delivery of the hotel.	Yes	Minor development with outline consent for 7 dwellings therefore delivery can be assumed. Delivery of the hotel element of the development has commenced construction and there is a realistic prospect of delivery within the 5YLS. No clear evidence provided to suggest scheme is undeliverable.
PLY36.2	Mount Wise Devonport Area A	None	Allocated	145						145			Major development. Phase A is the last phase of the regeneration of the Mount Wise site that has been developing for a number of years. No update provided by developer this year, however developer previously indicated that delivery of this phase was programmed for 2024/25 and work would commence after phase D (PLY36.3) has completed.	No update provided by developer	This is the last phase of a regeneration scheme on MOD Mount Wise that has yielded 300 plus dwellings to date. We would anticipate a detailed application for this phase towards the end of the completion of the penultimate phase (phase D PLY 36.3) As the site has yielded 300 plus dwellings so far and all of the phase D dwellings are under construction there is clearly a realistic prospect that the final phase will be delivered within the 5YLS. COVID 19 has impacted upon the completion of phase D as the contractor for that phase has gone into administration. Given the delay in the programme to deliver phase D whilst the developer is in the process of appointing a new contractor, we have cautiously assumed that delivery of the last phase (flatted development so all dwellings complete in the same year) could move back one year and could occur in 2025/26.
PLY36.3	Mount Wise Devonport Area D	17/01134/FUL	Under Construction	73			73						Major development. Phase D is the penultimate phase of the developments at Mount Wise. As at April 2021 all 73 dwellings (apartments) remained under construction, approx. 80% complete. Developer has not provided an update regarding delivery profile however completion has stalled as the contractor has ceased trading.	No update provided by developer	The development is approx. 80% complete but has clearly stalled as the contractor has ceased trading. We have therefore assumed completion of the development will be delayed by at least a year whilst the developer appoints a new contractor. Delivery for this phase moved back to 2022/23

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
PLY40	Seaton Neighbourhood - Land at Seaton Neighbourhood	12/02027/OUT	Under Construction	504			57	68	64	52	263		<p>The site has outline planning consent for 893 dwellings. As at April 2021, 236 dwellings had completed. The developer has provided a detailed programmed of delivery for the current and remaining phases as follows:</p> <p>Phase 6 remainder - Developer indicates submission of detailed application for 52 dwellings in Q4 2021, anticipated start on site scheduled for Q3 2022 and delivery as follows, 38 in 2022/23 and 14 in 2023/24.</p> <p>Phase 8 - Developer indicates submission of detailed application for 50 dwellings in Q4 2021, anticipated start on site scheduled for Q3 2022 and delivery as follows, 19 in 2022/3, 19 in 2023/24 and 12 in 2024/25.</p> <p>Phase 10 Developer indicates submission of detailed application for 176 dwellings in Q3 2022, anticipated start on site scheduled for Q1 2023 and delivery as follows, 35 in 2023/24, 52 in 2024/25, 52 in 2025/26 and 37 in 2026/27 (outside 5YLS). Phases 11, 12, 13 and 14 totalling 227 dwellings, developer anticipates delivery beyond the 5YLS.</p>		Construction activity has picked up substantially post lockdowns and due to the progression with delivering the Forder Valley Link Road anticipated to complete by summer 2022. There were 93 dwelling starts on site during 2020/21 which is the highest starts seen on site to date and demonstrates significant demand for the site and substantial activity post lockdown to address pent up demand. A total of 434 dwellings are included in the 5YLS at an average of 87dpa. This is a reasonable delivery rate and is within the SHLAA delivery rate range for a site of this size and the developer has achieved higher delivery rates at Saltram Meadow. The level of dwelling starts in 2020/21 also underpins the delivery programme put forward by the developer. The developer expects to complete 115 dwellings in 2021/22 and 135 dwellings in 2022/23, however we envisage it is more likely that the Charlton Crescent phase will not complete dwellings until 2022/23 therefore we have adjusted the delivery profile for 2021/22 to 95 dwellings and 2022/23 to 115 dwellings and the remainder of Charlton Crescent (40 dwellings) to be completed in the same year (2023/24) as Phase 6.
PLY40	Seaton Neighbourhood - Charlton Crescent		Allocated	60			20	40					Charlton Crescent - Developer indicates submission of detailed application for 60 dwellings in August 2021 and anticipated start on site scheduled for Jan 2022. Developer indicates delivery of all 60 dwellings by end of March 2023.	Yes, in relation to dwellings within the 5YLS, slight amendments to delivery profile for Charlton Crescent phase	
PLY40	Seaton Neighbourhood - Phase 6	19/01486/FUL	Under Construction	19		9	10						Phase 6 (partial) has detailed consent for 19 dwellings all of which had commenced construction and developer indicates that these dwellings are due to complete between Jan 2022 and June 2022.		
PLY40	Land At Seaton Neighbourhood (Phase 9)	18/00082/REM	Under Construction	126	12	86	28						Phase 9 has detailed consent for 126 dwellings, 12 of which have completed, 65 of the remaining 114 dwellings have commenced construction. The developer indicates that all but 28 dwellings are anticipated to complete by December 2021 and the remaining 28 are due to complete by June 2022. Developer provided no intelligence regarding the slowing down of delivery than that envisaged however the effect of COVID-19 and national lockdowns are likely to be the main issue. The completion of phase 9 would bring the total completions to 350 dwellings consented to be delivered prior to the completion of the Forder Valley Link Road. Work is substantially underway on the link road and is anticipated to be complete by the summer of 2022.		
PLY46.7	DS15 - Quarry Fields (land at Tamerton Foliot Road)	19/01680/FUL	Planning permission - Not Yet Started	38			38						Major development. Site has detailed consent for 38 dwellings. As at April 2021 no dwellings had commenced construction. Developer indicates that start on site due at end of July 2021 and anticipates all 38 dwellings are due to complete by end of 2022. Developer also indicates that sales interest is strong	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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			100	100	100	100	678		Site has delivered 527 dwellings in the first 7 years of the plan period at a rate of 75 dwellings per annum, however the first phases of development were delivered at a rate of 105dpa. At April 2021 there were 23 dwellings under construction. 79 Dwellings currently have detailed consent and the developer indicates delivery of all 79 dwellings are programmed for completion by end of March 2022. The developer has delivered a new primary school on site which is due to open in September. Submission of next reserved matters applications are due in August for the apartments to market square. Pre-apps will be submitted in September and October 2021 for the delivery of central buildings (supermarket and doctor's surgery etc) and for circa 250-300 dwellings and the developer anticipates submission of reserved matters in December 2021. In light of the provision of the primary school, the developer anticipates an increased delivery rate for the remaining phases of 100dpa from 2022/23 akin to the delivery rate achieved in the opening phases.	Yes	The increased delivery rate suggested for the remainder of the site is consistent with the SHLAA delivery rate methodology for a site of this scale and has already been achieved in the early phases of the development of the site. The 5YLS therefore includes 479 dwellings with the remainder of the site (678 dwellings) delivering after the 5YLS period within the remainder of the JLP Plan Period.
PLY50	Saltram Meadow - Plymstock Quarry, Broxton Drive	12/01171/REM & 13/00941/REM and 16/00488/REM 17/00166/REM 17/00835/REM 20/01240/REM	Under Construction	550	525	79									
PLY53	Former China Clay site, Coypool	None	Allocated	550					65	65	420		Major development. The site has been acquired by Homes England (HE) the Government's house building accelerator. HE has submitted an outline application for 550 dwellings which has been granted consent subject to the signing of a s106 agreement. The process of remediation of the land has begun and demolition of some of the former industrial buildings has taken place. HE have marketed the site and have shortlisted 3 developers and are anticipating submission of detailed tenders in September 2021 with a view to entering contract before the end of March 2022. HE indicate that they are seeking to appoint a main developer who will in turn market 2 to 3 serviced sub parcels of circa 25-30 plots + 60 bed older persons scheme to SME/ specialist third party providers to support diversification agenda. Furthermore HE are investigating custom and self build to diversify and increase delivery pace. HE anticipate submission of RM for phase 1 + woodland area in Autumn 2022 and start on site forecast for Easter 2023 onwards and a forecast of 60-65 homes per year from 2024 onwards	Yes	Homes England are the Government's House Building Accelerator agency who have acquired all of the site to enable expedient housing delivery. Homes England's clear intention is to parcel up and diversify the site to accelerate delivery across the site. The site has attracted significant developer interest through the shortlisting of three house builders. The programme put forward by Homes England is therefore credible and constitutes a realistic prospect of delivery of dwellings within the 5YLS. We have therefore assumed delivery of 130 dwellings in years 4 and 5 of the 5YLS in line with Homes England's delivery programme.
PLY58.5	North Prospect phase 4	19/00133/FUL	Under Construction	196		47	63	75	11				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 2021 41 dwellings had commenced construction and 155 dwellings had yet to commence. Developer indicates that start on site was delayed to the COVID19 National lockdown however market has stabilised and there is strong demand. Developer has provided an updated agreed delivery programme which is as follows: 47 dwellings 2021/22, 63 dwellings 2022/23, 75 dwellings 2023/24 and the remaining 11 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.
PLY58.6	North Prospect phase 5	17/01701/FUL	Under Construction	143	70	73							Major Development. Site has detailed consent for 143 dwellings. As at April 2021 70 dwellings have been delivered and of the remaining 73 dwellings 71 were under construction. Developer indicates completion of all remaining 73 dwellings by the end of December 2021.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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			56	96	52				Major Development. Site has detailed consent for 204 dwellings. As at April 2021 all dwellings had yet to commence construction. Demolition of phase 1 (150 dwellings) completed in September 2020. The delivery programme has been delayed due to COVID 19 impacts. Developer currently in negotiations with a reputable national contractor to deliver the project and provides the following delivery programme prior to entering into build contract - Start on site phase 1 Autumn 2021, phase 2 Autumn 2023. Phase 2 demolition summer 2023 and a delivery rate of circa 8 units per month as an average.	Yes	Site is a major regeneration development for affordable housing by a Registered Provider and has detailed consent for all 204 dwellings. In accordance with the NPPF/PPG the site can be assumed to be deliverable. The developer doesn't provide a specific delivery profile but does indicate a delivery rate of 8 dwellings per month and start on site for phase 1 in Autumn of 2021. We have therefore assumed the following delivery profile based on the developer's response: no completions likely by end of March 2022, 56 dwellings in 2022/23 from Sept 2022, 96 dwellings in 2023/24, remaining 52 dwellings in 2024/25 (as the intention is phase 1 rolls into phase 2). No evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery of all dwellings within the 5YLS
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 2021 all dwellings had yet to commence construction. Developer indicates that start on site was achieved in March 2021 and delivery of all dwellings expected in 2022/23.	Yes	N/A
PLY59.16	Whiteleigh Community Centre	16/02033/FUL	Planning permission - Not Yet Started	27			27						Major development. Site has detailed consent for 27 dwellings and is extant therefore deliverability can be assumed. Site had previously stalled however developer has now secured funding and paid off debts in relation to this site. Developer has appointed site and contracts managers and employer's agent, there are no pre commencement conditions. Developer indicates that anticipate recommencing activity within Q1 of 2021/22 with practical completion in Q2 2022/23 once a detailed programme is agreed.	Yes	Site is a major development with detailed extant consent and can therefore be assumed to be deliverable. Given the latest intelligence regarding the delivery programme for the site and the securing of funding for the development, it is now reasonable to assume delivery would be complete by end of March 2023. No clear evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.
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 indicates that they are likely to submit a new application for the remaining 4 dwellings by the end of 2021 and already have one customer in place. No delivery profile was provided for the 4 dwellings	No delivery profile provided by the developer	Minor development site for 4 dwellings that formed part of a wider site that has delivered 133 dwellings. As the site has already delivered 133 dwellings over the last 3/4 years there is clearly a realistic prospect that delivery of the remaining 4 dwellings will occur in the 5YLS on the basis of submission of a new detailed application towards the end of 2021. We have assumed delivery in years 4 and 5 of the 5YLS.
PLY60.7	Land between Undercliff Road and Barton Road, Turnchapel	17/01246/FUL	Under Construction	7	5	2							Minor development. Site has detailed consent for 7 dwellings, 5 of which have already completed. As at April 2021 the 2 remaining dwellings remained under construction. Developer confirms that the remaining 2 dwellings have completed post April 2021.	Yes	N/A
PLY60.10	Land off Newnham Road, Colebrook (Planning Application addressed as Land off Colebrook Road)	17/01216/FUL	Planning permission - Not Yet Started	43			35	8					Major development. Site has detailed extant consent for 43 dwellings and can therefore be assumed to be deliverable. As at April 2021 all 43 dwellings had yet to commence construction. Developer indicates that they are due to go out to tender shortly with a view to be back on site late Autumn 2021. Developer indicates a build out of 15-16 months and therefore suggests a likely delivery profile of 35 dwellings in 2022/23 and 8 dwellings in 2023/24	Yes	Site has detailed extant consent and can therefore be assumed to be deliverable. No clear evidence provided to suggest scheme is undeliverable or that there isn't a realistic prospect of delivery within the 5YLS.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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	Multiple	Site Under Construction	300	264	3	5			28			Major development. Site is a major new settlement with outline consent for 5,500 dwellings. The site straddles the city boundary and 300 dwellings with detailed consent are within the city boundary of which 264 dwellings have now completed. There are only 36 dwellings remaining within the Plymouth LPA area 8 of which are on a phase 1A and 3 had commenced construction. The developer consortium indicated previously that the remaining 28 dwellings within the PCC boundary are anticipated to deliver within the 5YLS upon relocation of the sales centre, most likely in 2023/24, however no specific update was provided in relation to latest projection for the remaining dwellings within PCC. 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)	No specific response from the developer in relation to the remaining 28 dwellings within PCC	We have assumed that 3 dwellings under construction on phase 1 A will complete by end of March 2022 and the remaining 5 dwellings by end of March 2023. Given there was no specific reference to the remaining 28 dwellings to be delivered on the Bovis and Taylor Wimpey show room car parks we have moved delivery to year 5 2025/26 as it is reasonable to assume that the relocation of show rooms to further within the site alongside later phases in South Hams will have occurred by then.

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2021 to 2026	5 Year Supply Total	2021-22	2022-23	2023-24	2024-25	2025-26
Supply Categories						
Allocated Sites	2,335	299	551	525	506	454
Large Sites Commitments at March 2021	498	92	106	240	55	5
Large Sites Commitments at March 2021 (Student Accommodation)	80	39	0	41	0	0
Small Sites Commitments at March 2021 (before applying discount for future lapsing)	215	86	123	6	0	0
Small Sites Commitments at March 2021 (Student Accommodation)	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-15	-6	-8	-1		
Small Windfalls Forecast	86	0	0	0	43	43
Communal Accommodation (Net)	0	-12	0	12	0	0
Demolition and Conversion Loss	-84	-6	0	-78	0	0
TOTAL	3,115	492	772	745	604	502

APPENDIX 3

**South Hams LPA supply over the next 5
years (2021-2026)**

**SOUTH HAM LOCAL PLANNING AUTHORITY - 2021 MONITORING POINT
HOUSING SUPPLY FORECAST 2021/22 to 2025/26**

South Hams Administrative Area Monitoring Point : 31 March 2021 Delivery forecasts: made at September 2021

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
Small sites total (list of small sites as appendices)				491		101	101	101	101	87					
TTV Large Sites Commitments															
	West Alvington Hill, KINGSBRIDGE	28/0508/15/O 2434/18/ARM	Planning permission- Not Yet Started (ground works commenced)	52		20	20	12					<p>Site has detailed consent (RM) for 52 dwellings. Technical start on 16 November 2020 related to planning application 28/0508/15/O and comprised the construction of the bellmouth access to the easterly field. As previously expected, no dwelling completions in 2020/21. Site landowner/developer is a house-builder (Baker Estates).</p> <p>Certificate of Lawfulness for proposed confirmation of valid implementation of . Works to commence the development were started on 16 November 2020 . Those works were carried out in accordance with the approved permission and are material operation and therefore permission 28/0508/15/O has been validly implemented and remains extant and the development permitted thereby can be built out.</p> <p>Current detailed planning application (Reserved Matters for 57 dws) validated. Additional information about the RM application has been requested and a time extension agreed. Capacity remains at 60 dwellings as decision pending on RM application. Site land owner/developer is a house-builder (Baker Estates). No site start and as expected no dwellings completed at the 2019MP.</p>	No update provided by the developer at 2021	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 SYLS.
	Kings Arms Hotel, Fore Street, KINGSBRIDGE TQ7 1AB	1515/17/FUL	Planning permission- Not Yet Started	15						15			<p>The site has detailed consent (full) for 15 dwellings. Application 2599/20/ARC for approval of details reserved by conditions of planning consent 1515/17/FUL (validated 20 August 2020) pending decision. No update provided by developer in relation to the delivery of the dwellings. Landowner is Vision Residences - site has been marketed. Builder unknown.</p>	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 2021 we have cautiously assumed delivery is more likely in year 5 from the 2021 monitoring point rather than 2023/24 as the developer indicates in the construction method statement (ie all 15 dws forecast for delivery in the 5 year period).
	SX7392 4386, Garden Mill, Derby Road, KINGSBRIDGE	28/1560/15/O	Planning permission- Not Yet Started	32						20	12		<p>Site has detailed consent (RM) for 32 dwellings. As expected by the previous forecast, the site had not started and no dwellings were completed as at end March 2021. Application to discharge precommencement conditions has not yet been received. Site remains available with developer onboard (Blakesley Estates Kingsbridge). No information at this time about the timing of the build out.</p>	No response from developer/applicant (h2Land)	Site has detailed consent and a developer on board. The Council is mindful that pre-commencement conditions need to be discharged. As dwellings have yet to commence construction at April 2021, we have assumed delivery of the first dwellings in 2025/26 but the site could come forward earlier. There is a realistic prospect that 20 of the 32 dwellings consented will be delivered in the 5 year period from the 2021MP.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
	Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ	2826/15/FUL	Under construction	10		10							Site has detailed consent (full) for refurbishment of hotel en c/u of hotel to 10 dwellings. Agent information: Site started 14 May 2019 including substantial drainage works and drainage infrastructure. As at April 2021 all 10 dwellings were under construction and nearing completion. Landowner is Harbour Hotel Ltd.	Yes previously but no update provided in 2021	N/A
	Land at Holwell Farm, ST. ANN'S CHAPEL	4214/18/FUL	Planning permission-Not Yet Started	13			6	7					Site has detailed consent (full) for 13 dwellings. This windfall site was granted conditional approval in 2020/21. As at April 2021 all 13 dwellings had yet to commence construction. Discharge of some conditions approved 21 April 2021 and an application to discharge other conditions was validated 27 November 2020 and is progressing through the development magement process. Housebuilder currently unknown.	Yes	Assume delivery of 6 units with detailed consent in 2022/23 and 7 units in 2023/24 as site had yet to commence construction at April 2021.
	Land north of Canes Orchard BRIXTON	1825/16/OPA 3480/18/ARM	Under construction	28	14	13	15						Site has detailed (RM) consent for 28 dwellings. As expected, there was no dwellings completed as at the 2021 Monitoring Point but 13 dwellings had commenced construction. Agent previously anticipated a construction programme of circa. 18 months and reasonable assumption of completion of all units by the end of 2022/23. Developer is ADPAD.	Yes previously but no update in 2021	Reasonable to assume given the staus of the site at April 2021 that delivery of the scheme is expected to complete in 2022/23 (i.e. all 28 dwellings forecast for delivery in the 5 year period).
	Field opposite Wheat Park, Totnes Road, DIPTFORD	17/2267/12/F	Under construction	12			12						Site has detailed (full) consent. Technical site start by March 2016 related to detailed consent (full) for 15 dws. New detailed consent (full) 0428/18/FUL for 12 dws granted in 30 July 2018 - applicant was Jameson Homes. New Deed of Variation of the S106 agreement was signed with Jameson Homes. Application to discharge conditions 13 and 14 of consent 0428/18/FUL granted December 2018. The site has now been acquired by developer/builder Morrish Homes who have confirmed it will progress the consent. As previously expected, no dwelling completions in 2020/21. The developer indicates that construction works are due to commence Autumn 2021.	Yes	Previously pushed completion of the development back to 2022/23 given former developer was looking to sell the site. Reasonable to assume the site will now progress to completion within the 5 years as sale to the new developer has now happened.
	Development site of SX 7752 4240, FROGMORE	43/2855/14/F 2071/18/FUL	Under construction	11	9		2						Site is under construction following detailed consents (full) for a net total of 11 dwellings, 9 of which were built before 2018. No change to site capacity but timing of completion of the remaining 2 dwellings amended compared to previous forecast as no dwellings were under construction at end March 2021. Agent confirms that landowner intends to implement application 2071/18/FUL (2 dwellings). (Note: the developer also indicates 8 other dwellings with Outline consent granted on Appeal which the Council does not include in the large site forecast, will be delivered in 2022/23).	Yes	Assumed delivery of remaining 2 dwellings with detailed consent in 2022/23 as these 2 units had yet to commence construction at April 2021.
	Tor Hill Quarry, Ipplepen Road, MARLDON TQ3 1SE	3951/17/FUL	Planning permission-Not Yet Started	10			5	5					Site has detailed consent (full) for 10 dwellings. This windfall site was granted conditional approval in 2018/19. As at April 2021 all 10 dwellings had yet to commence construction. No application yet received to discharge conditions. Developer (Lite Homes Ltd) confirms site is available and envisages a start on site Autumn 2021 with completion of all units by 2024MP.	Yes	Site had yet to commence construction at April 2021 but has detailed consent and a developer on board. Realistic delivery within the 5YLS given the developer's response.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter 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				20	30	20			Site has outline consent for 70 dws. Application to discharge condition 2 (phasing) was approved 20 August 2018. Detailed planning application for approval of one of the Reserved Matters (layout)-withdrawn 14 May 2020. Application for an alternative scheme for 125 dwellings validated 14 October 2021 and within consultation/publicity period. As expected, the site has not started and there were no dwelling completions as at the 2021 Monitoring Point. The Design and Access Statement in the RM application, stated that Pillar Land Securities and Colin Residential (a housebuilding company) are Joint Venture Partners in this scheme. No update from developer.	No response from developer	The Councils are mindful that the first RM application (landscape only) has been withdrawn and other pre-commencement planning conditions need to be discharged. The developer is currently pursuing an alternative scheme in the form of a detailed application recently submitted. In the absence of an updated delivery programme from the developer, we have assumed that there is a realistic prospect that 70 dwellings that form part of the recent submitted application or the outline consent, will be delivered in the 5 year period from the 2021MP.
	Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL	3903/16F	Under construction	12	8	4							As at April 2021 of the gross 13 dwellings with detailed consent, 9 had completed (net 8) and 4 had not commenced. Developer/builder Park Green (SW) Ltd indicates that completion of the final 4 dwellings are likely to occur in 2021/22.	Yes	N/A
	Fort Bovisand, BOVISAND, Devon PL9 0AB	2821/17/FUL	Planning permission-Not Yet Started (ground works underway)	79				33	30	16			Site has detailed consent (full) for gross 81 dwellings (net 79 as there were 2 existing dwellings on the site) plus Listed Building consent. Works have now been completed on the Full application consent for engineering works to stabilise the cliff below the access road. The developer is Fort Bovisand Developments Ltd. As at April 2021 none of the dwellings had completed construction as expected. No response in writing from the developer but the agent confirmed over the phone that the project is progressing and the first dwellings are due to complete in 2022.	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 first 33 dwelling completions in 2022/23 and the remaining 46 dwellings to be completed over the following two years. 41 of the 75 dwellings will be new build apartments in a single building, and 34 dwellings from conversion of the upper and lower forts and casemates & of the Quartermaster House and Hill House, plus new build Quarry Road cottages (6 coastal cottages). All gross 81 (net 79 x C3 dws) forecast for delivery in the 5 year period.
	Land Adjacent To Siding Cross, Wrangaton	1317/16/OPA 3717/19/ARM	Planning permission-Not Yet Started	14		24	12						Site is under construction following detailed (RM) consent for 36 dwellings. At April 2021, 28 dwellings were under construction and the remaining 8 had not started. Tilia Homes is the developer/housebuilder. As expected, there were no completions at the 2021 MP. Developer indicates that completion of all 36 units is anticipated by March 2023.	Yes	Site is under construction. Realistic prospect of delivery within the 5YLS given progress on site & developer's response.
	SX612592 Land North of Church Hill Holbeton	25/1720/15/O	Planning permission-Not Yet Started	14				14					Site has outline consent for 14 dws. ARM application (0127/19/ARM) for 14 dws validated in March 2019 was withdrawn. A further ARM application (0868/20/ARM) was validated in April 2020 and is pending a decision (Resubmission of 0127/19/ARM). There were no completions in 2020/21 as the site had only outline consent. A detailed application 0868/20/ARM is progressing through the development management process. Verbal update from the developer, Verto Homes, indicating that delivery of the site would be in the 5 year period.	Verbal update 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.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	The Dennings, Wallingford Road, KINGSBRIDGE	2574/16/OPA	Planning permission- Not Yet Started	13			3	10					Site has outline consent for 14 dws (net 13). Full application (3599/20/FUL) for 8 dws validated but subsequently withdrawn in November 2020. Applications for an alternative scheme for 6 dwellings validated 8 January 2021 and 2 dwellings (net1) validated 4 March 2021 and both within consultation/publicity period. As expected, the site has not started and there were no dwelling completions as at the 2021 Monitoring Point. Developers with interest in the original scheme were South Hams Eco Developments and South Devon Rural Housing. The applicant of the recent alternative scheme is Dick Whittington Developments.	No response from developer.	Site has outline consent for 14 dwellings (net 13) and two full applications for 8 dwellings (net 7) pending a decision. We have cautiously assumed delivery by March 2024 as there is a realistic prospect of delivery of the 14 dwellings within the SYLS.
PPA Large Sites Commitments															
	PINEWOOD DRIVE, WOOLWELL, SOUTH HAMS PLYMOUTH FRINGE	1954/18/OPA 1266/20/ARM	Planning Permission - Not Yet Started	38			38						The site has detailed consent (RM) for 38 dwellings. As at April 2021 the site has yet to commence construction. Developer indicates a start on site August 2021 and practical completion envisaged March 2023. Site landowner/developer is Tilia Homes	Yes	The site has detailed consent and with a start on site there is a clear intent to deliver the scheme. Thus a realistic prospect of delivery in the SYLS.
TTV Allocated Sites															
TTV4	Land at Cotton, DARTMOUTH	15_51/1710/14/O APP/K1128/W/15/ 3039104 3475/17/OPA 0936/19/ARM	Planning permission- Part Under Construction	450		20	45	45	45	45	250		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 20 October 2021; and for approximately half of Phase 1 for 116 dwellings (granted 7 February 2020). Site has commenced construction but as expected there were no completions at the 2021MP and 6 dwellings were under construction.	Yes, previous agreement	With forecast first completions (20) in 2021/22 and a build rate of 45 dpa thereafter, 200 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 200 dwellings will be delivered in the 5 year period.
TTV5	Noss-on-Dart, DARTMOUTH	2161/17/OPA	Planning permission- site started	119				44	29	45			Site has hybrid consent for gross 130 (net 126) dws granted in August 2018. 39 of these dws have detailed (full) consent. Conditions being discharged. All reserved matters applications have been received. A full application consent for the creation of 5 further units within the waterside building (total 44 units) (0528/20/FUL) granted conditional approval 25 February 2020. Due to the landscape sensitivity of the site will result in an overall yield of 75 homes of the 91 permitted, which in combination with the 44 units at the waterside building, will give a site yield of 115 homes net (119 gross) of the 130 total permitted. Update provided by agent for Premier Marinas Ltd (landowner/developer) - anticipate construction work on the waterside apartment building to commence in early 2022. Agent confirmed 3 of the 4 existing dwellings have been demolished. As expected no dwellings completed by the 2021 Monitoring Point. Current forecast is for the 44 dwellings with detailed consent built by March 2024. Forecast of construction of further dwellings to commence in 2023/24, and completing in the following years. The delivery profile is consistent with the updated response received from the developer.	Yes, update on progress provided by the agent	The Council are mindful of consent, conditions, & phasing plan. These require that certain elements are delivered prior to commencement of any residential development. Premier Marinas are currently on site, actively progressing the development. Many elements have now commenced and some nearing completion including the first commercial units and the floating marina. Significant engineering works have been completed to enable a new boat lifting facility. New floating pontoon completed in April 2021. The Council revised the trajectory with a longer lead in time, in line with developer information. Thus, gross 44 dwellings are forecast to be delivered in 2023/24. Forecast build rate thereafter is based on the developers anticipated rates. The Council considers there is sufficient clear evidence that the total 119 dwellings (net 115) will be completed in the 5 year period from the 2021MP.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV6	East of Ivybridge, IVYBRIDGE	27_57/1347/14/F 57/2472/14/O 2239/19/ARM	Part Complete (222 dws) Part Under construction (198 dws) Part Allocation (168 dws)	540	222	21	40	80	70	50	57		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 and all 222 dwellings completed at the 2021 MP. The BDW site accelerated due to greater demand for units. 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 2021 this site had commenced construction and 21 dwellings were under construction. The remaining part of the site has detailed planning application by Taylor Wimpey for 111 dws which is pending a decision (3623/19/FUL). As expected there was no site start and no completions on the Wainhomes part of the site at the 2021 MP.	Wainhomes - yes. Taylor Wimpey - yes.	The Council considers there is sufficient clear evidence that 161 dwellings on the Wainhomes outlet and 100 dwellings on the Taylor Wimpey outlet will be delivered in the 5 year period.
TTV7	Land at Filham, IVYBRIDGE	3703/18/OPA Hybrid application	Under Construction	200	1	37	54	54	54				The site has hybrid planning consent for 200 dws granted in June 2020 (detailed consent for 94 dwellings and outline consent for 106 dwellings). As at April 2021 the site had commenced construction. 1 dwelling completed in 2020/21 and 53 dwellings were under construction. The developer/ housebuilder Bloor Homes has provided a delivery profile. The Council agrees with the build rate, and the forecast of 199 dwellings delivered in the 5 year period.	Yes, general agreement at 2021.	The site has detailed consent for part of the site and construction has commenced. Realistic delivery of the site in the SYLS given its status at April 2021.
TTV8	Land at Stibb Lane, IVYBRIDGE	3954/17/FUL	Under Construction	101	83	18							Site is under construction following detailed consent (full) in March 2019 for 101 dwellings. At April 2021 83 dwellings were completed (77 in 2020/21) and the remaining 18 were under construction. All dwellings anticipated to complete by March 2022. The developer Persimmon have previously provided a trajectory but no new update has been provided.	Yes previously, no update provided in 2021.	N/A
TTV9.1	Stowford Mill, IVYBRIDGE	27/1336/15/F	Under Construction	97	23	8		39					Site under construction following detailed consent (Full) for Mixed use including 97 dws (regeneration of Stowford Mill (27 dws) plus erection of 38 new dws & 32 later living apartments.) Application to vary consent (net gain of 6 dws from increasing later living apartments by 11 to 43 and reducing number of terraced dwellings by 5) approved 2019/20. Site started 6 October 2018. At April 2021 23 dwellings were complete (17 dwellings completed in 2020/21). 8 units were under construction at 2021MP. 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 2021MP. So 47 dws are forecast for completion in the 5 year period.	No update provided by the developer.	In the absence of a updated delivery programme from the developer we have assumed that 47 dwellings will complete in the 5 year period. Stowford Mill development serves a niche market. Its products are sufficiently different to set it apart from other large sites in Ivybridge (the latter are suburban estates) & from the Sherford urban extension . So build rate/delivery profile of Stowford Mill development has not been moderated by the forecast cumulative delivery rate of other Ivybridge sites.
TTV11	West of Belle Hill, KINGSBRIDGE	0299/17/OPA 0787/19/ARM	Under Construction	94	4	37	53						The site has detailed consent for 94 dwellings. The developer confirmed a site start in June 2020. As at April 2021, 4 dwellings were complete and 50 dwellings were under construction. LiveWest and Devonshire Homes are jointly progressing the consent and have provided a delivery profile. The Council agrees with the build rate, and the forecast of 90 dwellings delivered in the 5 year period.	Yes	Site has detailed consent and construction has commenced. There is a realistic prospect that the site is deliverable within the SYLS.
TTV22.3	Transition Homes, TOTNES	2927/15/FUL	Planning Permission - Not Yet Started (ground works commenced)	39			20	19					Site has detailed consent (full) for 27 dws (part of hybrid consent). Application to vary consent (net gain of 4 units, replacing the 2 units with:2 x 1 bed flats and 4 x studio flat. Full application for additional 8 dwellings validated 09 August 2021, pending a decision. 0197/18/ARM erection of a Community Building approved June 2019. As expected, works on site have commenced but no start on the dwellings & no completions at 2021MP. Have appointed a building contractor, Ryearch, for stage 1 of the build contract. Updated information from project coordinator received by telephone.	Yes. Project Coordinator previously advised that this is a 2 year programme in total, with a 17 month dwelling construction indicating a build rate equating to about 20dpa.	Trajectory reflects latest information from the CLT Project Coordinator.Reasonable to assume given the status of the site at April 2021 that all 39 dwellings forecast for delivery in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
TTV24.4	Brimhay Bungalows, DARTINGTON	14/0142/15/F	Under Construction	14		11	3						Site is under construction following detailed consent (full) for 32 dws (net 14 - as 18 existing units are to be demolished). Application for discharge of conditions, submitted by the developer South Devon Rural Housing Association, was approved 13 November 2018. 14 of the existing dwellings were demolished in 2018/19. 17 dwellings were completed at the 2021MP (including the SDRHA apartments), with a further 12 dwellings under construction. SDRHA are progressing the consent in conjunction with their subsidiary Rural Homes Ltd. The developer anticipates site completion by March 2023.	Yes	All gross 32 dws (net 14) forecast for completion in the 5 year period from the 2021 MP.
TTV24.5	Broom Park, DARTINGTON	3842/20/OPA	Outline planning permission- Not Yet Started	80					15	25	40		The site is a JLP allocation. The site has outline planning consent (3841/20/OPA) for 40 dwellings. Application submitted by The Dartington Hall Estate (landowner) and Baker Estates was approved 08 October 2021. The developer previously indicated that delivery would follow the completion of the site at Sawmills Field, Dartington, i.e. the two sites would not be built out concurrently. As expected, the site has not started and no dwelling completions as at April 2021.	Yes previously, but no update provided by developer.	There is evidence that dwellings completions will have begun in the 5 year period. The Council forecasts delivery of development to begin in year 4 and end after the 5 year period from the 2021MP. Sufficient time to accommodate the standard lead in time for a site in the 50-99 dws category where a outline application is anticipated (ie 2 years 6 months from outline planning consent to completion of first dwelling (TP3(rev) Appendix 11.2)).
TTV24.7	Sawmills Field , DARTINGTON	3841/20/OPA	Outline planning permission- Not Yet Started	40			10	25	5				The site is a JLP allocation. The site has outline planning consent (3841/20/OPA) for 40 dwellings. Application submitted by The Dartington Hall Estate (landowner) and Baker Estates was approved 08 October 2021. 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 previously indicated a delivery profile of 10 completions in 2022/23, 25 in 2023/24 and 5 completions in 2024/25. As expected, the site has not started and no dwelling completions as at April 2021.	Yes previously, but no update provided by developer.	The Dartington Hall Estate and Baker Estates outline consent for 40 dwellings. We have assumed delivery by March 2025 as there is a realistic prospect of delivery of the 40 dwellings within the 5YLS. Developer agreed with the forecast.
TTV24.16	Bonfire Hill, SALCOMBE	41/1915/13/F (part of this permission)	Under Construction	13	1	6	6						Site is under construction, following detailed consent. 1 dwelling was built in 2015/16 but the 9 dwellings that were under construction at the 2018MP remained under construction at the 2021MP. Development slowed in the 2018/19. In June 2019, developer/builder Versant (Salcombe) Ltd advised that delivery slowdown was due to disruption of the funding stream with works generally pulled back to coincide with funding capacity. No update response from developer but activity resumed on site as of April 2021.	No response from developer	All remaining 12 dws forecast for completion in the 5 year period from the 2021 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		2				12		Site is under construction. Detailed (full) consents for 8 dwellings on part of the site. 6 dwellings were completed in 2018/19. 2 dws on the site of former workshop (0087/18/FUL) were not started at 2021MP. 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 Council concludes that there is not sufficient clear evidence for the remaining 12 dwellings to be completed in the 5 year period. Consequently the remainder of the site is not deliverable at this time, but remains available and developable, so these 12 dwellings are forecast for completion after the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.19	Green Park Way , CHILLINGTON	0771/16/OPA 3193/18/ARM APP/K1128/W/20/ 3247657	Planning Permission - Not Yet Started	65				15	25	25			Site has outline consent for 65 dwellings. A detailed application (Reserved Matters) for 62 dwellings submitted by Acorn Property Ltd (landowner) was allowed on appeal 01 September 2021. Agent reviously confirmed over telephone that the landowner Acorn Property will manage the development and remains committed to delivering the site. As expected, the site had not started and there were no completions at the 2021MP. Agent previously envisaged a start on site towards the end of 2021 with first completions in 2022 but this is now delayed but completion of all units still expected in the 5YLS.	Yes previously, but no update provided. (Acorn Property Group previously confirmed that Acorn will manage the development, using build contractors)	The site has detailed consent. Whilst there are issues to overcome, there is still clearly an intent to implement and deliver the scheme and thus a realistic prospect of deliverability of the units in the 5YLS.
PPA Allocated Sites															
PLY48	Sherford New Community Land South/Southwest of A38	07/0679/15/RM LINDEN HOMES	Under construction	145	95	25	25						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 2021. It straddles the LPA boundaries with detailed consent for 300 dws in the city and 970 dwellings in the South Hams LPA area. The remaining 4,230 dwellings with outline consent are in the South Hams. S73 application to vary outline consents including amendments related to the Town Code and Sustainability chapters, granted consent October 2017. S73 application granted consent in February 2019 to vary several conditions in the outline consent, with alternative structure, layout + configuration, accommodating changes to the Masterplan. Further evidence of this site gearing up is provided by detailed (RM) applications for another 203 dws (Phase 1a) granted consent in May 2019, and additional RM applications for 457 were granted consent in February 2020. As at end March 2021, total of 540 completions had occurred (261 in Plymouth and 279 in the South Hams) . Of these 540, 110 were completed in South Hams in 2020/21, which is slightly below the previous forecast of 119. The developers consortium (Linden, Taylor Wimpey and Bovis) agree with the overall delivery rate of 264dpa for the scheme. The number or site outlets has increased to 4. Cannon Kirk are in the Constortium, so their supply would add to the delivery rate.	Yes The Consortium developers (Linden, Taylor Wimpey and Bovis) agree that the delivery rate of 264dpa (88dpa per developer) is a reasonable assumption. However, their Planning consultants advise that the Consortium may want to increase to 100dpa each. This can be kept under reveiw at monitoring points.	As at April 2021 there were 174 dwellings under construction on the whole site (3 in Plymouth and 171 South Hams) and on the basis of development progress it has been assumed cautiously that 217 completions are likely to be completed by end of March 2022. 214 of these are forecast to be built in the South Hams in 2021/22 and 3 in Plymouth. The delivery rate then rises to 265 dws forecast to be built in the South Hams in 2022/23. This is a cautious forecast, mindful that the Constortium may want to increase delivery to 100 dpa on each of their outlets (implying 300 dpa in total) and a possible fourth outlet (Cannon Kirk) who would be additional to the Consortium's supply. All development post 2023 will be in South Hams LPA area. Site development will extend beyond the JLP plan period.
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	0490/19/ARM BOVIS	Planning Permission - Not Yet Started	54		35	19								
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	0533/19/ARM TAYLOR WIMPEY	Planning Permission - Not Yet Started	83	10	61	12								
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	0489/19/ARM LINDEN	Planning Permission - Not Yet Started	58		20	30	8							
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	2252/19/ARM BOVIS	Planning Permission - Not Yet Started	116		8	54	54							
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	2365/19/ARM TAYLOR WIMPEY 2168/19/ARM LINDEN	Planning Permission - Not Yet Started	230		65	85	80							
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	2298/19/ARM LINDEN	Planning Permission - Not Yet Started	116			35	41	40						
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 2D	BOVIS	Planning Permission - Not Yet Started	207			30	59	64	54					
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 2D	LINDEN	Planning Permission - Not Yet Started	163			10	54	54	45					
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 2D	TAYLOR WIMPEY	Planning Permission - Not Yet Started	140				9	70	61					
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	Under construction	53	41	12							The site has detailed (RM) consent for a total of 53 dwellings and construction started on site in 2019. As at April 2021, 41 dwellings were completed (16 in 2020/21) and 12 were under construction. No updated response from the developer, Baker Estates, but previously anticipated the remaining dwellings to be complete by the end of March 2022 which is still realistic.	Yes previously but no update provided in 2021	The remaining dwellings are forecast for completion in the first year of the 5YLS. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Pr omoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	NPA Land adjacent to Parsonage Farm, NEWTON FERRERS	3139/16/OPA 2758/19/ARM	Under construction	12		12							Site is under construction following detailed (RM) consent for 12 dwellings. 12 dwellings under construction at April 2021. Pearce Fine Homes acquired the site and are the developer. Completion of all 12 units is anticipated by March 2023.	Yes previously.	Realistic prospect of delivery within year 1 of the 5YLS from the 2021 MP. 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			12	7					Site has detailed consent (Reserved Matters) for 19 dws, following outline approval 1554/17/OPA. Full application (1503/21/FUL) for 20 dwellings validated 19 May 2021 within consultation/publicity period. As expected, the site had not started and there were no completions at the 2021 Monitoring Point. Developer confirmed that Strongvox have now acquired the site and agrees with trajectory.	Yes	All 19 dws forecast for completion in the 5 year period from the 2021 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 2021 to 2026	5 Year Supply Total	2021-22	2022-23	2023-24	2024-25	2025-26
Supply Categories						
PPA Plymouth Fringe ALLOCATIONS	1,207	214	265	299	229	200
PPA Plymouth Fringe Large Site Commitments at 2021 Monitoring Point	38	0	38	0	0	0
PPA Plymouth Fringe Small Sites - Commitments at 2021 Monitoring Point	5	1	1	1	1	1
TTV - South Hams Large Sites ALLOCATIONS	1,145	158	233	321	243	190
TTV - South Hams Large Sites Commitments at 2021 Monitoring Point	378	71	108	98	46	55
TTV - South Hams Small Sites Commitments at 2021 Monitoring Point	486	100	100	100	100	86
Discount for small sites lapsing	-48	0	-12	-12	-12	-12
TTV-South Hams NEIGHBOURHOOD PLAN ALLOWANCE -consents	43	24	12	7	0	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	144	0	0	0	72	72
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	42	0	0	4	38	0
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0

SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL	1,250	215	304	300	230	201
SOUTH HAMS TTV South Hams Sub TOTAL	2,190	353	441	518	487	391
SOUTH HAMS LPA TOTAL	3,440	568	745	818	717	592

SOUTH HAMS DISTRICT COUNCIL ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2021 to 2026	5 Year Supply Total	2021-22	2022-23	2023-24	2024-25	2025-26
Supply Categories						
SOUTH HAMS LPA TOTAL	3,440	568	745	818	717	592
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
SOUTH HAMS DISTRICT	3,515	583	760	833	732	607

APPENDIX 4

**West Devon LPA supply over the next
5 years (2021-2026)**

WEST DEVON LOCAL PLANNING AUTHORITY - 2021 MONITORING POINT
HOUSING SUPPLY FORECAST 2021/22 to 2025/26

West Devon Administrative Area Monitoring Point : 31 March 2021 Delivery forecasts: made at September 2021

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
Small sites total (list of small sites as appendices)				491		50	50	50	50	42					
TTV Large Sites Commitments															
	Baldwin Drive, OKEHAMPTON	00108/2015 RM 02420/2012/O 02418/2012/O	Under construction	43			20	23					Site has detailed consent (RM) for 43 dwellings. Site started 03/05/2017. Spine road laid out. Applications discharging conditions approved in April to June 2017. As expected, no dwellings completed in 2020/21. The agent on behalf of applicant Leander Developments agrees with the forecast.	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 at SX603952 South of Exeter Road OKEHAMPTON	0032/18/OPA 0136/21/ARM	Planning permission-Not Yet Started	50			30	20					Site has detailed consent (RM) for 50 dwellings. As expected, the site has not started and there were no dwelling completions in 2020/21. The developer Persimmon Homes agrees with the forecast and confirms that site is available.	Yes, verbal agreement	The site has detailed consent for 50 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer agrees with delivery trajectory and anticipates first dwellings in 2022/23. There is a clear intent to implement and deliver the scheme and thus a realistic prospect of delivery in the 5 YLS.
	Land South Of North Road LIFTON Devon	1834/19/ARM 2323/16/OPA	Under construction	20		15	5						Site is under construction following detailed (RM) consent for 20 dws. As at April 2021 15 dwellings had commenced construction. As expected there were no dwelling completions as at the 2021 Monitoring Point. The developer/housebuilder (Harrington Homes) provided an updated trajectory. Note: Harrington Homes website is marketing the site as 'Green Valley Meadow'.	Yes - developer agrees	Realistic prospect of delivery within the 5 YLS given the evidence and site start.
	Cross Roads Farm Road from Huddspitt Closs to Cross Road, LEWDOWN	2099/19/ARM 0035/16/OPA 2878/16/F	Under construction	17	12	5							Site is under construction following detailed consent (full) for 17 dwellings (consent for 14 dwellings on part of the site and 3 dwellings on the remainder of the site). 12 dwellings completed in 2020/21 compared to the 3 previously forecast. The site is now being delivered by Viburnum Estates.	No response from developer.	All dwellings have detailed consent and site has already completed 12 dwellings. Reasonable to assume given status of the site at April 2021 that delivery of the entire site is likely in the 5 years.
	Jethros, LEWDOWN Okehampton	2844/15/FUL	Planning permission-Not Yet Started	10						30			Site has detailed (full) consent 2844/15/FUL for gross 11 (net 10) dwellings. As expected, the site has not started and no dwellings have been completed. Outline application 1199/18/OPA for residential development (number of dws unspecified) 04 July 2018. Outline application 1666/20/OPA consent for up to 30 dwellings gross (29 net) 25 January 2021. Previously information from agent for landowner clarified that the client does not intend to implement the full consent but no other response from developer/landowner about the latest Council trajectory. No information about when a Reserved Matters application would be submitted. Developer/ builder currently unknown.	No response	Reasonable to assume given status of the site at April 2021 that delivery of the site is likely in the 5 years.
	Land to rear of Rowan Cottages, LEWDOWN EX20 4DG	0825/16/FUL	Under construction	11	4	3	4						Site is under construction following detailed consent (full) for 11 dwellings, with 4 dwellings completed in 2021 compared to the 0 previously forecast. 4 units were under construction at April 2021. Vallis Developments are progressing the consent and agrees with the forecast. 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.	Yes	Site has detailed consent and has already completed 4 dwellings. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5 YLS.
	Former Garage Site, Follygate, OKEHAMPTON	4147/17/FUL	Under construction	10		5							Site has detailed (full) consent for 11 dwellings (net 10) with 6 dwellings (5 net) completed in 2020/21. As at April 2021, the remaining 5 dwellings were under construction. Developer indicates completion of all units by March 2022 as previous forecast.	Yes	N/A
	Abbey Meadows, CRAPSTONE	2451/19/ARM 0147/17/OPA	Planning permission-Not Yet Started	22			14	8					Site has detailed (RM) consent for 22 dwellings. As expected the site has not started and no dwellings were completed as at the 2021 Monitoring Point. The site has been purchased by Poltair Homes/Classic Builder and the developer is Poltair Ventures. Delivery profile reflects information supplied verbally by the developer.	Yes	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 2021.

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV Allocated Sites															
TTV14	East of OKEHAMPTON	01089/2013/O 4059/16/VAR 4394/17/ARM 2731/15/OPA 1726/20/ARM	PARCEL 2 Part under construction (148 dws with RM) Part planning permission) PARCELS 3 & 4 Planning Permission - part RM, part outline Not Yet Started	682	69	33	50	46	40	40	404		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 69 completions (42 in 2020/21) and 14 dwellings under construction on Redrow (4 remaining on Phase 1 and 10 on Phase 2) as at the 2021MP. 159 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 has detailed consent for 220 dwellings and Parcel 4 has outline consent for a total of 180 dwellings and are also part of JLP allocation TTV14. As expected, these parcels had not started although a housebuilder is on board (Barratt David Wilson Homes). Parcel 3 & 4 are currently forecast for delivery after the 5 year period but these sites could come forward earlier.	No update provided by the developers.	With the whole of Parcel 2 now covered by RM consents, the site capacity has effectively been reduced from the capacity in the outline consent (up to 375 dws) down to 282 dws. 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 69 completions and 14 under construction. Sufficient lead in time available for the ADPAD development for their part of the site to start delivering in 2022/23. On this basis the Council forecasts 159 dwelling completions in total on Parcel 2 in the 5 year period from the 2021 MP.
TTV16	Callington Road, TAVISTOCK	00554/2013/O 2780/18/ARM	Part under construction	600	52	24	40	40	40	40	364		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 2021, construction had commenced on Phase 1 and 52 dwellings completed in 2020/21 and 35 dwellings were under construction. Developer's agent confirms the trajectory reflects their client's intentions. The developer is Bovis Homes who are now part of the Vistry Group.	Yes	Bovis Homes submitted the RM applications for Phases 1 & 2. Based on previous advice from the agent the Council understands that Phase 2 development will follow after Phase 1 is completed ie they are consecutive, not concurrent. This implies only one outlet (Bovis) during their development. The Council concludes it is prudent to assume a build rate of 40 dpa for Phases 1 and 2, consistent with a single national housebuilder outlet, mindful of other housing developments at Tavistock. There is sufficient clear evidence to include 184 dwelling completions in the first 5 years from the 2021MP. Thereafter and once Phase 3 commences, an increased build rate is possible if there are two outlets on this site.
TTV17	Plymouth Road, TAVISTOCK	3614/OPA/18	Planning Permission on part - Not Yet Started Part allocation	250					35	60	200		Outline planning consent granted June 2020 for 250 dwellings on the southern part of the site. Application was submitted by developer/ housebuilder Linden Homes. Two current hybrid applications on the northern remainder part of the site, both submitted by Baker Estates. One for 45 dwellings and an extra care facility, validated 18 November 2020 and currently under consideration by Officer. The second application is for 44 dwellings and 0.76ha of commercial land (Use Class E(g)), validated 09 August 2021 and currently within consultation/publicity period. As expected, the site has not started and there were no completions at the 2021 Monitoring Point.	No update received from Linden Homes but previous response received from Baker Estates	No information received about when detailed applications would be submitted and no trajectory provided by the developer on the southern part of the site. Baker Estates assume a 2 year build of the northern part of the site with dwelling completions in 2024/25 and 2025/26. 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	49	35	35	29					Site has detailed (RM) consent for 148 dws, granted in December 2018. Site started in May 2019. As at April 2021 49 dwellings completed (33 in 2020/21), of the remaining 99 dwellings 26 were under construction. Developer indicates a revised delivery profile and now anticipates completion of the site in 2023/24.	Yes - broad agreement (the number of dwellings forecast in year 1 is different but the following 2 years are in line with the developer's advice)	Site has detailed consent and is under construction. Realistic prospect of delivery in the 5 year period given developer's response.
TTV19.2	Butcher Park Hill, TAVISTOCK	00610/2015/O 4371/17/ARM	Under Construction	110	96	14							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 2021 96 dwellings completed (45 in 2020/21), of the remaining 14 dwellings 11 were under construction. Developer (Barratt David Wilson Homes) confirms all dwellings anticipated to complete by March 2022.	Yes	N/A
TTV19.3	Brook Lane, TAVISTOCK	00233/2015/O 0955/17/FUL	Planning Permission - Not Yet Started	23				10	13				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 2021MP. 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 2022.	No update provided by developer	Site has detailed consent for 23 dwellings. Developer previously indicated delivery in 2020/21. As the site has yet to commence construction at April 2021 we have cautiously assumed delivery is now more likely in 2023/24 - 2024/25. All 23 dwellings are forecast for completion in the 5 year period from the 2021 MP.

Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2021	Total Dwellings Permitted	Dwellings Delivered 2014-2021	2021-22	2022-23	2023-24	2024-25	2025-26	Total Plan Remainder 2026-34	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)
TTV19.4	The Trendle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Planning Permission - Part complete, 1 dwelling not started	13	12		1						Site has detailed consent (full) for 13 dwellings, with 12 dwellings complete at the 2021 Monitoring Point. Application 4121/17/FUL for Plot 13 received conditional full approval on 30 January 2018. However, the 13th dwelling has not started. Developer (Blue Cedar Homes) previously confirmed that they were looking to appoint a small contractor and expected a 12 month build. Delivery of the final unit has been moved back 1 year from previous forecast. Details of the contractor are unknown.	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 2022/23 as advised by the developer.
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Under Construction	106	25	37	40						Site is under construction following detailed consent (full) for the redevelopment of the site including 102 dwellings. 25 completions in 2020/21 as previously forecast by developer. Of the 77 dwellings remaining, 10 dwellings were under construction at the 2021 Monitoring Point. Developer (Kingswood Homes) indicates a further 2 year delivery programme and anticipates completion of the site in 2022/23.	Yes	Site has detailed consent for 102 dwellings and is under construction. Realistic prospect of delivery in the 5 year period given the developer's response.
TTV24.10	Glenhaven, LIFTON	2353/18/OPA 2536/20/OPA	Planning Permission on part - Not Yet Started. Part planning application (68 dws) - Not yet determined	122						25	97		The site is a JLP allocation. Outline planning consent for 54 dwellings - covering part of the JLP allocation site (& part outside the allocation) at the 2021 Monitoring Point. No information from developer (Gladman Developments) about when a detailed planning application will be submitted. Current outline planning application submitted by landowner for 68 dwellings on residue of site allocation was validated 20 October 2020. Application readvertised and within consultation/publicity period. Previous information from landowners - they had anticipated submitting outline planning application in July/Aug 2019, with site start late Summer 2022 and first completions in summer 2023. In view of the delayed submission of the outline application, the first dwellings are now forecast for 2025/26. No update response from developer or landowner. As expected, there were no completions on this site.	No response	Part of the site has outline consent for 54 dwellings and has been put to the market. A live application for another 68 dwellings on the remaining part of the site. Housebuilder(s) is unknown at this time. We have cautiously assumed delivery of 25 dwellings in 2025/26 as there is realistic prospect of part delivery within the 5YLS. Site remains available and developable.

WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA TRAJECTORY SUMMARY FORECAST HOUSING SUPPLY 2021 to 2026						
Supply Categories	5 Year Supply Total	2021-22	2022-23	2023-24	2024-25	2025-26
Allocated Sites	727	143	166	125	128	165
Large Sites Commitments at March 2021	182	28	73	51	0	30
Small sites Commitments at March 2021 (before applying discount)	242	50	50	50	50	42
Discount for small sites lapsing	-22	0	-4	-6	-6	-6
Neighbourhood Plan Allowance	0	0	0	0	0	0
Small Windfall Allowance	64	0	0	0	32	32
Communal Dwellings	5	0	0	5	0	0
MOBILE and TEMPORARY	0	0	0	0	0	0
WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)	1,198	221	285	225	204	263

APPENDIX 5

**Sites removed from 5YLS by LPA area
(lapsed and undeliverable consents &
sites now considered developable not
deliverable in 2021-2026)**

Plymouth LPA - Sites with extant consent considered to be undeliverable in 2020 and position unchanged

Application Number	Address	Reason	Dwellings
06/00588/REM	Agaton Farm	Site has extant planning consent for a further 15 units as 1st phase/block of 6 units delivered in 2010. However remainder of scheme stalled and not deliverable therefore 15 dwellings removed from supply.	15
15/01726/FUL	80/82 Ebrington Street	Proposal for 6 dwellings will not proceed as application superseded by new consent for an extension to adjoining car park. 6 dwellings removed from housing supply.	6
15/01622/FUL	Mayflower House, 178 to 184 Armada Way	Site considered undeliverable in relation to the NPPF 'deliverability' definition. Developer indicates consent will not be implemented as scheme is not viable and is pursuing alternative proposals. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward	140
16/00554/FUL	17-19 Mayflower Street	Site has extant consent for 162 units – Developer indicates approved scheme undeliverable for viability reasons. New scheme being pursued, site moved back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward	162
16/01422/REM	Former Tothill Sidings, Desborough Road	Site has extant consent for 50 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be developable and pushed back to years 6-10 in the housing trajectory. Developer indicates that approved scheme not deliverable and is pursuing alternative proposals for the site. Site could return to the 5YLS when a new deliverable proposal comes forward.	50

Plymouth LPA - Sites with insufficient evidence to justify delivery of dwellings in the 5 year Supply (2021-2026)

Commitments			
Application Number	Address	Reason	Dwellings
18/01153/FUL	Land Adj to 790 Wolseley Road	Site had live detailed consent for 6 dwellings at the monitoring point, due to an automatic extension by the Business and Planning Act 2020, which has since expired. Original developer no longer involved,	6
19/01394/PIP	Mount Pleasant Hotel, 12 Millbay Road	Site has a live permission in principle for 5 to 9 dwellings. The owner has indicated that they are not currently intending to deliver dwellings within the 5YHLS, site has been pushed back to years 6-10 in the housing trajectory.	9

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

Application Number	Address	Dwellings
18/00570/FUL	28 George Place	9
18/00602/FUL	97-99 Mutley Plain (conversion)	7

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

Application Number	Address	Dwellings
16/02363/OUT	Pengarth, Tamerton Foliot Road	2
17/00428/OUT	128 Looseleigh Lane	1
06/01971/FUL	225 Embankment Road	1
17/00137/FUL	8 Woodland Terrace, Greenbank Road	1
18/02109/FUL	19 St James Place West	1
17/00327/FUL	26 Powderham Road	1
18/01840/FUL	Land To The Rear Of Greenbank Cottages Greenbank Road	1
17/01172/REM	Plot 4, West Park Primary School, Wanstead Grove	1
16/01542/REM	Plot 12, West Park Primary School, Wanstead Grove	1
18/01942/PIP	Benhay, 100 Furzehatt Road	1
18/00083/FUL	2 Marine Road	1
18/00055/FUL	90 New George Street	3
18/00123/GP2	16A Manor Street	1
17/00854/FUL	237 Albert Road	1
16/02063/FUL	140 Albert Road	1

Application Number	Address	Dwellings
16/02363/OUT	Pengarth, Tamerton Foliot Road	2
17/00428/OUT	128 Looseleigh Lane	1

South Hams LPA - Sites with extant consent considered to be undeliverable at 2021

Application Number	Address	Reason	Dwellings
33_46/0918/14/O & 3577/17/ARM	Land at Alston Gate, Malborough, TQ7 3BT	Site considered to be undeliverable as developer indicates that the scheme is not viable and is pursuing alternative proposals. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward	16

South Hams LPA – Lapsed commitments (small sites under 10 dwellings)

Parish	Application Number	Address	Net Gain on Site
Cornworthy	1697/17/PDM	Buzzard Barn Lower Tideford Farm Cornworthy Devon TQ9 7HH	2
Cornworthy	3019/17/FUL	2 Cornworthy Cottage Lower Tideford Farm Cornworthy Devon TQ9 7HH	1
Halwell & Moreleigh	1730/17/FUL	Land at Moreleigh Cross Farm Moreleigh TQ9 7JQ	1
Frogmore & Dherford	0683/17/OPA	Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA	1
Staverton	0174/1/PDM	Agricultural Building at SX781637 Staverton TQ9 6AG	1
Stoke Fleming	1004/17/FUL	The Paddock Land at SX 864 487 South side of Redlap Lane Stoke Fleming	1
Totnes	2103/17/POD	Rear of 24 Fore Street Totnes Devon TQ9 5DX	1
Yealmpton	0390/17/FUL	Adj to Western Torr & South View Bowden Hill Yealmpton Devon PL8 2JX	1
Sparkwell	4079/16/FUL	Loughtor Mill Newham Plympton Devon PL7 5BN	5

West Devon LPA - Sites with extant consent considered to be undeliverable at 2021

Application Number	Address	Reason	Dwellings
1549/18/FUL	Batheway Fields, North Tawton	Site has live detailed consent for 65 dwellings, however, the most recent developer indicates that they will not be implementing the scheme and will not be pursuing an alternative. Site moved back to years 6-10 in the housing trajectory, and not considered developable until such time as a new developer comes forward.	65

West Devon LPA – Lapsed commitments (small sites under 10 dwellings)

Parish	Application Number	Address	Net Gain on Site
Sampfords Courteney	0722/17/PDM	Barn Willey Farm Sticklepath Devon EX20 2NG	2
Lydford, Okehampton	0917/17/PDM	Barn at Forest Lodge Lydford Devon EX20 4BP	1
Sampfords Courteney	0961/17/PDM	Glebe Farm Honeychurch North Tawton EX20 2AG	1
Tavistock	0944/17/FUL	Cornerways Down Road Tavistock Devon PL19 9AD	1
Lamerton	3363/17/FUL & 1108/18/ARC	Homeleigh Chillaton Lifton Devon PL16 0HR	1

APPENDIX 6

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

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

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

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

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

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

APPENDIX 7

List of small sites in 5YLS by LPA

Small sites (<5 dwellings) Trajectory for Plymouth LPA

Application Number	Address	Site Status at 31.03.2021	Site Total	2014-21	Trajectory				
					2021-22	2022-23	2023-24	2024-25	2025-26
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
16/00599/REM	Plot 11, West Park Primary School, 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
16/01274/REM	Plot 13, 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, West Park Plymouth	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	1	1	0	0	0	0
17/00326/FUL	Land at Forget-Me-Not Lane Riverford Estover Close	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
16/01875/FUL	21 Meadow Park	Under Construction	1	0	1	0	0	0	0
17/02055/FUL	Land at Petersfield Close	Under Construction	4	0	0	4	0	0	0
20/01400/FUL	Plot 7, 10 Lilford Gardens, West Park	Under Construction	1	0	1	0	0	0	0
20/01904/FUL	Plot 23, West Park, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
20/01122/FUL	31 Wyndham Square	Under Construction	1	0	1	0	0	0	0
20/00779/FUL	33 Batter Street	Under Construction	1	0	1	0	0	0	0
20/00295/FUL	Land adjacent 44 Brea Down Road	Under Construction	1	0	1	0	0	0	0
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Under Construction	1	0	1	0	0	0	0
19/01456/FUL	Land to rear of shops on Colebrook Road	Under Construction	3	0	3	0	0	0	0
19/02078/FUL	18 Brookingfield Close	Under Construction	3	0	3	0	0	0	0
17/00247/OUT	56 Vinery Lane	Under Construction	1	0	1	0	0	0	0
18/01220/REM	2 Springfield Road	Under Construction	1	0	1	0	0	0	0
12/00783/FUL	Holtwood, Plymbridge Road	Planning permission - Not Yet Started	2	0	0	1	1	0	0
19/01398/FUL	5 Market Street	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 P	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/00857/FUL	19 Compton Park Road P	Planning permission - Not Yet Started	1	0	0	1	0	0	0

Application Number	Address	Site Status at 31.03.2021	Site Total	2014-21	Trajectory				
					2021-22	2022-23	2023-24	2024-25	2025-26
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	0	2	0	0
18/01055/FUL	82 - 84 Higher Compton Road	Planning permission - Not Yet Started	2	0	0	0	2	0	0
20/01398/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	1	0	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	0	1	0	0
19/00950/FUL	114-116 North Road East	Planning permission - Not Yet Started	4	0	4	0	0	0	0
19/00905/FUL	11 Mount Street	Planning permission - Not Yet Started	1	0	1	0	0	0	0
19/01031/FUL	28 Dryburgh Crescent	Planning permission - Not Yet Started	1	0	1	0	0	0	0
16/02091/FUL	680 Wolseley Road	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	0	0	0	0
19/00602/FUL	Plymouth PL5 3SD	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00351/FUL	Adj 107 Cunningham Road	Planning permission - Not Yet Started	1	0	0	0	0	0	0
20/00045/PIP	36 Bonville Road	Planning Permission in Principle - Not Yet Started	1	0	0	1	0	0	0
18/01480/REM	505 Tavistock Road	Planning permission - Not Yet Started	1	0	1	0	0	0	0
19/01765/REM	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00118/REM	Odoorn Lodge, Riverford Estover Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/00127/OUT	442 Tavistock Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01814/FUL	Land adjacent to Elizabeth Cottage, Riverford, Estover Close	Planning permission - Not Yet Started	1	0	0	1	0	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	3	0	0	0
19/01037/OUT	1 Woodlands Lane	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/00845/OUT	3 Morley Cottages Boringdon Hill	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01443/S73	Boringdon Croft Boringdon Hill	Planning permission - Not Yet Started	2	0	0	2	0	0	0
18/01659/FUL	19 Chaddlewood Close	Planning permission - Not Yet Started	1	0	0	1	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
19/01759/FUL	Small Acres, Arcadia	Planning permission - Not Yet Started	1	0	1	0	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	1	0	0	0	0

Application Number	Address	Site Status at 31.03.2021	Site Total	2014-21	Trajectory				
					2021-22	2022-23	2023-24	2024-25	2025-26
21/00179/FUL	Down Horn Farm Horn Lane	Planning permission - Not Yet Started	1	0	1	0	0	0	0
20/01816/PIP	Land at 13 Westfield Avenue	Planning Permission in Principle - Not Yet Started	2	0	0	2	0	0	0
20/01925/FUL	Plot 16, West Park, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/01905/FUL	Plot 30, West Park, Wanstead Grove	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00891/FUL	54 Harwood Avenue	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00785/FUL	118 Cremyll Street	Planning permission - Not Yet Started	1	0	0	1	0	0	0
17/02379/FUL	22 Grand Parade	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/02027/FUL	1 Erme Gardens	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/01112/FUL	42 Compton Avenue	Planning permission - Not Yet Started	1	0	0	1	0	0	0
19/01646/PIP	21 Mutley Road	Planning Permission in Principle - Not Yet Started	4	0	0	4	0	0	0
20/01353/PIP	58 Valletort Road	Planning Permission in Principle - Not Yet Started	1	0	0	1	0	0	0
20/01719/S73	Land adjacent to Commonwood Cottage	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00814/OUT	Odoorn Lodge, Riverford, Estover Close	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00589/FUL	95 Plymbridge Road	Planning permission - Not Yet Started	4	0	0	4	0	0	0
19/01988/FUL	Land adjacent to 161B Elford Crescent	Planning permission - Not Yet Started	1	0	0	1	0	0	0
0/00333/FUL	Boringdon Croft, Boringdon Hill	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/01955/FUL	Ridgeway Cottage, 67A Ridgeway	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00297/FUL	66 Billacombe Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00874/FUL	40 Furzehatt Way	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00630/FUL	68 Fletemoor Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/00398/FUL	Raglan Gatehouse	Planning permission - Not Yet Started	4	0	0	4	0	0	0
20/01576/FUL	21 Mutley Plain	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/01698/OUT	457 Tavistock Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
18/01444/OUT	Land to the West 123 Fort Austin Avenue	Planning permission - Not Yet Started	3	0	0	3	0	0	0
21/00111/FUL	32 Undercliff Road	Planning permission - Not Yet Started	1	0	0	1	0	0	0
20/01859/FUL	11 Carlton Terrace, Eldad Hill	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
16/01456/FUL	24 Walker Terrace	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/01549/FUL	3 Friars Lane	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/01170/FUL	9 Alma Street	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/01806/FUL	202 Exeter Street	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/00917/FUL	Rear of 24 Grenville Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
19/01072/FUL	17A Seymour Avenue	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/00137/GP3	48 Durham Avenue	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0

Application Number	Address	Site Status at 31.03.2021	Site Total	2014-21	Trajectory				
					2021-22	2022-23	2023-24	2024-25	2025-26
21/00011/GP3	7 Ladysmith Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
18/01461/FUL	42 Mannamead Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
18/00258/FUL	7 St Gabriels Avenue	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
18/00775/FUL	Ground Floor Flat, 24 Gifford Terrace Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/02017/FUL	58 Mutley Plain	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
18/00583/FUL	50 Marlborough Street	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
18/01324/PRUS	21 - 23 Victoria Road	Planning permission - Not Yet Started (Conversion)**	1	0	1	0	0	0	0
20/00453/FUL	17 Dale Avenue	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
19/02035/GP2	2A Plymouth Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
17/01411/FUL	Foresters Arms, 44 Fore Street, Plympton	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
17/00600/FUL	9 - 9A Underwood Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
17/00595/FUL	1 Hooe Manor Belle Vue Road	Planning permission - Not Yet Started (Conversion)*	1	0	1	0	0	0	0
20/01979/FUL	5 Southside Street	Planning permission - Not Yet Started (Conversion)*	2	0	2	0	0	0	0
17/00732/FUL	1 Marlborough Street	Planning permission - Not Yet Started (Conversion)*	2	0	2	0	0	0	0
18/01225/FUL	Coombe House, The Quay	Planning permission - Not Yet Started (Conversion)*	2	0	2	0	0	0	0
20/01837/FUL	Annex of Longreach House Hartley Road	Planning permission - Not Yet Started (Conversion)*	2	0	2	0	0	0	0
20/00990/FUL	19 Garden Crescent	Planning permission - Not Yet Started (Conversion)*	3	0	3	0	0	0	0
20/01438/FUL	18 Garden Crescent	Planning permission - Not Yet Started (Conversion)*	3	0	3	0	0	0	0
17/01594/FUL	78 Lipson Road	Planning permission - Not Yet Started (Conversion)*	3	0	3	0	0	0	0
19/01858/FUL	45 Citadel Road	Planning permission - Not Yet Started (Conversion)*	4	0	4	0	0	0	0
18/00800/FUL	48 - 50 Mutley Plain	Planning permission - Not Yet Started (Conversion)*	4	0	4	0	0	0	0
17/00568/GP2	20 - 21 Oxford Place	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/00823/FUL	21 Neswick Street	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
17/02120/FUL	Wyndham Street East	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
19/01884/FUL	39 Wyndham Street East	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/01202/FUL	Sandon Court, 1 Craigie Drive	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/01920/FUL	12 Anstis Street	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/02058/FUL	171 Citadel Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/01191/FUL	155 Vauxhall Street	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/00555/FUL	211 Citadel Road East	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/01132/FUL	29 Prince Maurice Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
16/00663/FUL	28 Smeaton Square	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
17/01358/GP2	66 Mutley Plain	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0

Application Number	Address	Site Status at 31.03.2021	Site Total	2014-21	Trajectory				
					2021-22	2022-23	2023-24	2024-25	2025-26
18/01138/FUL	51A Mutley Plain	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/02016/FUL	45 Mutley Plain	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/01929/FUL	2 - 4 Mutley Plain	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
21/00228/FUL	59 Hyde Park Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/01490/FUL	29 Holdsworth Street	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
17/02002/FUL	19 Pasley Street	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
17/00472/GP2	17 College Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/00827/FUL	2 Alfred Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/01845/FUL	9 Hazel Close	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
20/00804/EXUS	38 Morshead Road	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
19/01671/FUL	76 Ridgeway	Planning permission - Not Yet Started (Conversion)*	1	0	0	1	0	0	0
18/00487/FUL	8 Wyndham Square	Planning permission - Not Yet Started (Conversion)*	2	0	0	2	0	0	0
16/01781/FUL	15 Whitefield Terrace, Greenbank Road	Planning permission - Not Yet Started (Conversion)*	2	0	0	2	0	0	0
19/01645/FUL	26-40 Tamar Street	Planning permission - Not Yet Started (Conversion)*	2	0	0	2	0	0	0
20/02043/FUL	59 College Road	Planning permission - Not Yet Started (Conversion)*	2	0	0	2	0	0	0
20/00349/FUL	Gordon Court, 4 Craigie Drive	Planning permission - Not Yet Started (Conversion)*	3	0	0	3	0	0	0
16/01994/FUL	14-16 Victoria Road	Planning permission - Not Yet Started (Conversion)*	4	0	0	4	0	0	0
20/01293/GPD	Staddon Heights Farm, Staddon Lane	Planning permission - Not Yet Started (Conversion)*	4	0	0	4	0	0	0
20/00398/FUL	Raglan Gatehouse, footpath between Raglan Road and Madden Road	Planning permission - Not Yet Started (Conversion)*	4	0	0	4	0	0	0
Totals					86	123	6	0	0

**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	Total number of approved units	Net gain on site	Date granted	Total Dwellings completed to date (Net)	Total Dwellings completed to date (Gross)	Number of dwellings under construction (Net)	Number of dwellings under construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Ashprington	4179/19/FUL	Barn at Lower Yetson Farm Ashprington TQ9 7EG	Conversion of traditional agricultural building to residential dwelling (Resubmission of 2786/19/FUL)	1	1	11/05/2020	0	0	0	0	1	1
Ashprington	3795/19/FUL	Higher Yetson Farm Ashprington Totnes TQ9 7EG	Demolition of agricultural building and construction of new residential dwelling following Class Q approval (1021/19/PDM)	1	1	12/02/2020	0	0	0	0	1	1
Aveton Gifford	1923/19/FUL & 4082/16/PDM	Lower Lixton Farm Loddiswell Kingsbridge TQ7 4EG	Demolition of existing agricultural building and construction of new residential dwelling.	1	1	09/09/2019	0	0	1	1	0	0
Aveton Gifford	4041/18/FUL	Torrings Barn Ashford Aveton Gifford TQ7 4NB	READVERTISEMENT (Amended Site Address) Conversion of stone agricultural barn to dwelling	1	1	15/03/2019	0	0	1	1	0	0
Aveton Gifford	1288/20/CLE & 0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/3177770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	1288/20/CLE - Lawful development certificate for existing demolition of building and laying of underground pipe to the foundation of building granted under consent 0302/17/FUL.	1	1	26/06/2020	0	0	0	0	1	1
Aveton Gifford	2698/17/FUL	Babland House Modbury PL21 0SB	Alterations to existing coach house to create separate dwelling (resubmission of 02/1916/13/F)	1	1	02/10/2017	0	0	1	1	0	0
Aveton Gifford	0068/21/FUL	Barn At Sx 691 513 Modbury	Conversion of existing agricultural building to dwelling (approved under Class Q ref 3801/19/PDM)	1	1	25/03/2021	0	0	0	0	1	1
Berry Pomeroy	4302/17/OPA	Land at SX 829 613 west and northwest of Berry Pomeroy School Berry Pomeroy Totnes	READVERTISEMENT (Revised Plans) Outline planning application with some matters reserved for construction of up to 9 dwellings and creation of access	9	9	20/12/2019	0	0	0	0	9	9
Berry Pomeroy	3287/18/FUL	Week Berry Pomeroy Devon	Restoration of derelict residential property, incorporating partially demolished adjoining linyhay (barn) into the main house	1	1	20/02/2020	0	0	0	0	1	1

Parish name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings completed to date (Net)	Total Dwellings completed to date (Gross)	Number of dwellings under construction (Net)	Number of dwellings under construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Berry Pomeroy	3501/20/FUL	11 Hope Close Totnes Devon TQ9 5YD	Application for erection of new dwelling	1	1	23/12/2020	0	0	0	0	1	1
Berry Pomeroy	0361/20/OPA	Land adjacent to 9 Hope Close Totnes TQ9 5YD	Outline application with some matters reserved for proposed 2 storey dwelling	1	1	19/03/2020	0	0	0	0	1	1
Berry Pomeroy	3611/19/OPA	Oakenfield Farm Red Post Cross Littlehempston Totnes TQ9 6LR	Outline application with all matters reserved for erection of agricultural worker's dwelling	1	1	23/01/2020	0	0	0	0	1	1
Berry Pomeroy	0661/18/Ful & 2626/18/FUL & 1283/16/PDM (1937/15/AGDPA)	Building at SX826631 Uphempston Farm Barn Uphempston Farm Littlehempston TQ9 6LP	Demolition of existing barn and construction of new dwelling (resubmission of 0661/18/FUL.	1	0	04/10/2018	0	0	0	1	0	0
Bigbury	4097/16/OPA appeal ref - APP/K1128/W/17/3182100 & 3450/19/ARM	Development Site At Sx 663 471 St Anns Chapel Bigbury Devon	3450/19/ARM - READVERTISEMENT (revised plans received) Application for approval of reserved matters following outline approval 4097/16/OPA for the development of 9no. dwellings with appearance, massing and landscaping details.	9	9	13/01/2021	0	0	0	0	9	9
Bigbury	3743/18/FUL	Land At Sx 652 442 adjacent to Southway Marine Drive Bigbury On Sea Devon TQ7 4AS	READVERTISEMENT (Revised plans received) Construction of 4no dwellings including external landscaping, shared driveway and parking areas and new vehicular entrance off Ringmore Drive	4	4	22/11/2019	0	0	0	0	4	4
Bigbury	4120/17/FUL	Land At Sx 663 471 East Of The Pickwick Inn St Anns Chapel Kingsbridge	READVERTISEMENT (Revised Plans Received) 4 No. new dwellings, vehicular access and public realm improvements	4	4	14/11/2018	0	0	0	0	4	4
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	3	3	05/04/2019	0	0	3	3	0	0
Bigbury	3545/17/FUL	Seafront Marine Drive Bigbury On Sea TQ7 4AS	Demolition of existing building and outbuildings and erection of 2no. replacement dwellings including creation of new access off Marine Drive.	2	1	07/06/2018	0	0	0	0	1	2

Parish name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings completed to date (Net)	Total Dwellings completed to date (Gross)	Number of dwellings under construction (Net)	Number of dwellings under construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Bigbury	2078/20/FUL	Land at SX 668 465 South West of Bigbury Court Farm Buildings Bigbury TQ7 4BE	READVERTISEMENT (Revised plans received) Erection of new farmhouse	1	1	08/01/2021	0	0	1	1	0	0
Bigbury	1831/20/FUL	Aunecliff Folly Hill Bigbury On Sea TQ7 4AR	Demolition of existing dwelling and detached garage and construction of new dwelling and detached garage together with associated works	1	0	19/08/2020	0	0	0	0	0	1
Bigbury	1196/17/OPA	Land at SX668 471 Easton Bigbury	Outline application with all matters reserved for permanent agricultural worker's dwelling	1	1	05/07/2017	0	0	0	0	1	1
Blackawton	1972/17/FUL	Land at Greenslade Road Blackawton TQ9 7BP	Application for erection of four dwellings (resubmission of 3442/16/FUL)	4	4	30/07/2018	0	0	0	0	4	4
Blackawton	0481/16/FUL & 1097/19/ARC & 2838/19/CLE	West Dreyton Farm Blackawton Devon TQ9 7DJ	2838/19/CLE - Lawful development certificate for existing use that buildings works have commenced of planning approval 0481/16/FUL.	3	3	02/09/2019	0	0	0	0	3	3
Blackawton	3563/19/FUL & 0656/20/FUL	Barn At Sx 811 524 Dreyton Cross Blackawton	0656/20/FUL - Demolition of existing barn and construction of 3 bedroom dwellinghouse with garage and external amenities.	1	1	11/06/2020	0	0	1	1	0	0
Blackawton	0643/20/FUL	The Old Farmhouse Millcombe Blackawton Totnes TQ9 7AE	Sub-division of existing dwelling to create 2 residential dwellings	2	1	21/04/2020	0	0	1	2	0	0
Blackawton	1660/18/FUL & 3551/19/FUL	Forder Barn Blackawton TQ9 7AL	3551/19/FUL - Demolition of existing agricultural building and construction of dwelling. 1660/18/FUL - Change of use and conversion of an agricultural building to residential	1	1	27/01/2020	0	0	1	1	0	0
Blackawton	0620/19/FUL & 3955/16/PDM	Watson Barn Park Lane Blackawton Totnes Devon TQ9 7AA	0620/19/FUL - READVERTISEMENT (Revised plans received) Demolition of existing barn and erection of dwelling. 3	1	1	23/01/2020	0	0	1	1	0	0
Blackawton	0400/19/FUL	The Old Forge Woodford Blackawton Devon TQ9 7AA	Conversion of 'The Old Forge' to a residential dwelling	1	1	04/06/2019	0	0	0	0	1	1
Blackawton	2725/16/PDM & 4052/17/PDM & 1387/20/FUL	Shearstone Barn A3122 Dreyton Cross To Oldstone Cross Blackawton Devon TQ9 7DG	1387/20/FUL - Amendments to Class Q approval 4052/17/PDM.	1	1	27/05/2019	0	0	1	1	0	0

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Blackawton	0263/19/FUL	Blacksmiths Cottage Adj. Woodcott Woodford Blackawton TQ9 7AA	Conversion of building to dwelling	1	1	03/04/2019	0	0	1	1	0	0
Blackawton	0073/19/FUL	Lower Dimes Barn At Sx815508 Blackawton To Cotterbury Blackawton TQ9 7DA	Demolition of existing barn. Construction of new dwelling house on the same footprint as existing.	1	1	02/04/2019	0	0	1	1	0	0
Blackawton	2531/18/FUL	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	Application for 1 no. new dwelling	1	1	09/11/2018	0	0	0	0	1	1
Blackawton	06/2991/14/F & 0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	0047/18/ARM - Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	1	1	10/07/2018	0	0	1	1	0	0
Blackawton	4283/20/OPA	Land adjacent to Woodfin Cottage Blackawton TQ9 7BW	Outline application with some matters reserved for proposed 2 bed chalet bungalow	1	1	30/03/2021	0	0	0	0	1	1
Blackawton	2929/20/PDM	The Linney Woodford Farm Blackawton Totnes TQ9 7AA	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building operations (Class Q(a+b))	1	1	02/11/2020	0	0	0	0	1	1
Blackawton	06/0148/15/F & 3609/17/FUL	Barn Court Dreyton Cross Blackawton Totnes TQ9 7DG	Replacement dwelling and ancillary carport outbuilding with associated landscaping. 3609/17/FUL - Replacement green oak framed dwelling with ancillary garage outbuilding and associated landscaping. (Application form confirms Resubmission of approved application 06/0148/15/F (approved 6th August 2015), with adjustment to approved building position and minor design alterations	1	0	11/06/2018	0	0	0	1	0	0
Brixton	3055/17/FUL	Hartlands Lodge Lane Brixton PL8 2AU	READVERTISEMENT (Revised Plans Received) Construction of four new dwellings, with associated access road, landscaping and infrastructure including demolition of existing stables/outbuildings	4	4	15/02/2019	0	0	4	4	0	0

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Brixton	0548/20/FUL	Barns at East Sherford Farm Brixton Plympton PL8 2DP	Conversion of traditional stone barns to 3 dwellings	3	3	23/06/2020	0	0	0	0	3	3
Brixton	0670/19/ARM (2481/16/OPA)	Land Adjacent to Cofflete Lodge (South A379) Brixton PL8 2AT	Application for Approval of Reserved Matters following Outline Approval 2481/16/OPA	2	2	18/07/2019	0	0	0	0	2	2
Brixton	2364/18/PDM	Barn A Hareston Farm, Yealmpton, PL8 2LD	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	2	2	08/11/2018	0	0	2	2	0	0
Brixton	0985/20/FUL	Barn adjacent to Spriddlestone House Wembury Road Wembury PL9 0DQ	Change of use/conversion of barn to form new dwelling and construction of new-build detached garage (Resubmission of 2996/19/FUL)	1	1	01/07/2020	0	0	1	1	0	0
Brixton	3397/18/FUL	Hareston Farm Yealmpton Devon PL8 2LD	Conversion of a traditional stone former stable building to a residential dwelling	1	1	03/04/2019	0	0	1	1	0	0
Brixton	1772/18/OPA	Highlands Chittleburn Hill Brixton Devon PL8 2AX	Outline application with all matters reserved for construction of single storey dwelling	1	1	07/01/2019	0	0	0	0	1	1
Brixton	2122/20/OPA	Gentian Hill Brixton PL8 2DL	Outline application with all matters reserved for erection of replacement dwelling	1	0	23/09/2020	0	0	0	0	0	1
Buckland Tout Saint	0941/20/PDM	Barn At Sx 737 462 Higher Sigdon Farm Coombe Lane Kingsbridge TQ7 2HG	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	13/05/2020	0	0	0	0	1	1
Buckland Tout Saint	1423/20/FUL	Buckland Tout Saints Hotel Buckland Tout Saints TQ7 2DS	Change of use from hotel (Use Class C1) to dwelling (Use Class C3)	1	1	19/08/2020	0	0	0	0	1	1
Charleton	1998/17/FUL	Dunridge West Charleton TQ7 2AB	Demolition of existing dwelling and detached outbuilding and construction of two new dwellings with associated landscaping	2	1	05/12/2017	0	1	0	0	1	1
Chivelstone	2852/18/FUL	The Old Rocket House East Prawle Kingsbridge TQ7 2BY	Conversion & Extension of Domestic Garage to Form a Single Dwelling	1	1	18/12/2018	0	0	0	0	1	1

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Chivelstone	2964/17/FUL Appeal Ref No APP/K1128/W/18/3199782	Plot adjacent Old Coastguard Store Prawle Point Cottages to East Prawle Green East Prawle Devon TQ7 2BY	Proposed construction of dwelling, with associated access, parking and landscaping works	1	1	28/11/2018	0	0	1	1	0	0
Chivelstone	3611/16/VAR, appeal ref APP/K1128/W/17/3171783	The Shippen Locks Farm East Prawle TQ7 2BU	Application for variation of condition number 3 (ancillary accommodation restriction for 'The Shippen' following grant of planning permission 10/0326/13/F	1	1	21/09/2017	0	0	1	1	0	0
Chivelstone	1427/17/FUL	Hines Hill East Prawle Devon TQ7 2BZ	Conversion and renovation of existing chicken shed to create a new dwelling	1	1	30/06/2017	0	0	1	1	0	0
Chivelstone	2344/19/OPA	Borough Farm East Prawle Kingsbridge TQ7 2BU	Outline application with all matters reserved for an agricultural workers dwelling	1	1	26/09/2019	0	0	0	0	1	1
Churchstow	0969/18/FUL	Little Court Churchstow TQ7 3QW	Erection of 2no. dwellings with associated landscaping work	2	2	31/01/2019	0	0	2	2	0	0
Churchstow	11/0763/15/CU & 3131/17/CLE	Redundant agricultural barn, Gratton Farm, Loddiswell, TQ7 4DA	3131/17/CLE - Lawful development certificate for laying of underground pipe to the foundation to barn conversion as granted planning permission on 15/05/2015 (LPA ref: 11/0763/15/CU).	2	2	15/05/2015	0	0	2	2	0	0
Churchstow	2053/19/FUL	Barn South Of Spread Eagles Aveton Gifford	Proposed conversion of former agricultural barns to dwelling	1	1	22/08/2019	0	0	0	0	1	1
Churchstow	1926/17/FUL & 2723/18/VAR	Land Adjacent To Westgate Churchstow TQ7 3QN	Erection of new detached dwelling with associated parking and landscaping.	1	1	21/08/2018	0	0	1	1	0	0
Churchstow	2601/20/FUL	Barn at SX 699 461, adjacent to Merrifield Aveton Gifford	Conversion of single-storey stone barn into 1-bed dwelling.	1	1	16/02/2021	0	0	0	0	1	1
Cornworthy	0369/18/FUL	3 4 & 5 Lower Tideford Farm Cornworthy TQ9 7HH	Change of use from holiday cottages to full residential (remaining 3	3	3	28/06/2018	0	0	0	0	3	3
Cornworthy	1427/20/FUL	Court Prior Farm Cornworthy TQ9 7ES	Change of use and conversion of redundant pool house to single dwelling house	1	1	02/09/2020	0	0	0	0	1	1

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Cornworthy	1041/20/FUL	Cornworthy Barn at SX 821 558 Cornworthy Totnes TQ9 7ET	Change of use of traditional agricultural building to residential dwelling	1	1	29/06/2020	0	0	0	0	1	1
Cornworthy	1090/20/PDM	West End Barn Allaleigh Blackawton TQ9 7DL	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	22/05/2020	0	0	0	0	1	1
Cornworthy	0936/20/PDM	Barn At Sx 825 552 Furze field Furze Cross Cornworthy Totnes TQ9 7HH	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	07/05/2020	0	0	0	0	1	1
Cornworthy	4269/17/FUL & 13/2145/15/AGDPA	Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF	4269/17/FUL (Revised Plans Received) Conversion of existing subterranean water storage tank to 1 no detached 1 no bedroom dwelling and associated off road parking.	1	1	20/03/2019	0	0	0	0	1	1
Cornworthy	2053/17/FUL & 1041/20/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	Change of use of agricultural building to residential dwelling	1	1	29/06/2020	0	0	0	0	1	1
Cornworthy	3905/20/PDM	Lower Washbourne Farm Washbourne Totnes TQ9 7UE	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	08/01/2021	0	0	0	0	1	1
Cornworthy	3078/20/PDM	The Linhay Allaleigh Lane Allaleigh Totnes	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building operations (Class Q(a+b))	1	1	06/11/2020	0	0	0	0	1	1
Dartington	3299/18/FUL	Cott House Cott Lane Dartington TQ9 6HE	Erection of two storey detached dwelling and car port	1	1	10/12/2018	0	0	0	0	1	1
Dartington	4051/17/PDM & 3284/20/PDM	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB	3284/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)).	1	1	30/11/2020	0	0	0	0	1	1

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Dartmouth	15/2252/14/F	Development site at SX 8651 5145 Site at Collingwood Road, Dartmouth.	Construction of 7 dwellings (following refusal of planning application 15/2265/12/F for construction of 8 dwellings)	7	7	02/03/2015	0	0	7	7	0	0
Dartmouth	3649/17/FUL & 3168/20/VAR & 0488/21/ARC	Longcross Reservoir Townstal Road Dartmouth Devon	Construction of five dwellings following demolition of existing operations buildings	5	5	02/03/2021	0	0	0	0	5	5
Dartmouth	2167/16/FUL	Lower Broad Park Dartmouth TQ6 9EY	READVERTISEMENT Construction of three dwellings at site of redundant Guttery Reservoir following demolition of redundant reservoir building	3	3	13/02/2017	0	0	3	3	0	0
Dartmouth	3558/16/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH	Notification for prior approval for proposed change of use of agricultural building to 3no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 1707/16/PDM)	3	3	05/01/2017	1	0	0	0	2	2
Dartmouth	4183/19/FUL	10 Foss Street Dartmouth TQ6 9DW	Works to existing listed building to create two additional dwellings including installation of new external staircase and internal alterations	4	2	02/04/2020	0	0	0	0	2	4
Dartmouth	4164/16/FUL	7, 14a And Former Dartmouth Rugby Club Roseville Street Dartmouth TQ6 9QH	READVERTISEMENT (Revised plans received) Partial demolition, new build and conversion to create 4no. 2-bedroom three-storey dwellings, parking and associated works (resubmission of 1374/16/FUL)	4	1	06/05/2020	0	0	0	0	1	4
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.	1	1	30/07/2019	0	0	0	0	1	1
Dartmouth	2056/18/FUL APP/K12128/W/18/3220205	Land adj to 12 Newcomen Road, Dartmouth, TQ6 9BN	Construction of new single-storey, one bedroom dwelling and associated external works (resubmission of 4370/17/FUL)	1	1	26/02/2019	0	0	0	0	1	1
Dartmouth	1752/18/FUL APP/K1128/W/18/3213519	51 Victoria Road, Dartmouth, Devon, TQ6 9RT	Proposed demolition of seven bedroom guesthouse (C1) and rebuilding to create 2no. flats (C3A) (resubmission of 2388/17/FUL)	2	1	12/12/2018	0	0	0	0	1	2

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Dartmouth	0534/18/FUL	Spithead Dartmouth TQ6 9PS	Change of use of Flat 2 from commercial to residential, new timber stud partitions, new bathroom window to south elevation and new drainage routes from ensuite bathroom.	1	1	20/07/2018	0	0	0	0	1	1
Dartmouth	2734/17/FUL & 2554/20/FUL	Land At College Way Dartmouth TQ6 9PF	Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13)	1	1	30/04/2021	0	0	0	0	1	1
Dartmouth	0470/16/FUL	Land adjacent to 50 Above Town Dartmouth Devon TQ6 9RG	Re-advertisement (Amended Address) Planning application for proposed new 3 storey residence.	1	1	07/06/2016	0	0	1	1	0	0
Dartmouth	2909/15/FUL & 1907/18/VAR	Land at SX 288020 50602 Southtown Dartmouth Devon TQ6 9BZ	Proposed single dwelling.	1	1	11/06/2018	0	0	0	0	1	1
Dartmouth	0112/21/FUL	The Old Abattoir Jawbone Hill Dartmouth	Refurbishment of existing building, removal and replacement of single storey extension to form one new dwellinghouse	1	1	10/03/2021	0	0	0	0	1	1
Dartmouth	0946/20/FUL	2 Duke Street, Dartmouth TQ6 9PJ	Internal alterations and conversion of attic plant room to residential unit	1	1	19/10/2020	0	0	0	0	1	1
Dartmouth	4031/19/FUL	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	Erection of single storey dwelling within the curtilage of High View. Relocated parking and associated turning area	1	1	03/03/2020	0	0	0	0	1	1
Dartmouth	0137/20/FUL	Boat Cottage Dartmouth TQ6 9BZ	Proposed replacement dwelling and associated landscaping	1	0	02/06/2020	0	0	0	0	0	1
Dartmouth	0966/18/FUL & 3255/19/FUL -	Barnabas House 57 Above Town Dartmouth TQ6 9RH	3255/19/FUL - New replacement dwelling and associated external works .	1	0	13/02/2020	0	0	0	1	0	0
Dartmouth	0751/18/FUL	One Gun Point Castle Road Dartmouth TQ6 0JN	Erection of 2 replacement dwellings (Amended scheme from 0694/16/FUL)	2	0	26/09/2018	0	0	0	2	0	0
Dartmouth	2136/18/FUL	Creekside Ravensbury Drive Dartmouth TQ6 9BZ	Demolition of existing domestic dwelling and construction of new replacement dwelling	1	0	12/09/2018	0	0	0	1	0	0
Dartmouth	0618/18/FUL	39 Crowthers Hill Dartmouth TQ6 9QX	Replacement house and associated landscaping	1	0	06/09/2018	0	0	0	1	0	0

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Dartmouth	1582/18/FUL	Gallions Quay Castle Road Dartmouth TQ6 0JN	Demolition and new build of Gallions Quay 1 and householder extension and alterations to Gallions Quay 2 (resubmission of approval 2788/15/FUL)	1	0	05/07/2018	0	0	0	1	0	0
Dartmouth	2377/20/FUL	Boone Hill House Mount Boone Hill Dartmouth TQ6 9NZ	Demolition of existing detached dwelling and construction of replacement dwelling with associated landscaping	1	0	25/01/2021	0	0	0	0	0	1
Dartmouth	2830/20/FUL	26a South Town Dartmouth TQ6 9BX	Replacement of existing dwelling	1	0	19/11/2020	0	0	0	0	0	1
Dartmouth	2698/20/FUL	Dart Lea Swannaton Road Dartmouth TQ6 9RL	READVERTISEMENT (Affecting Setting of Listed Building) Demolition and replacement of a single detached dwelling with associated landscaping	1	0	17/11/2020	0	0	0	0	0	1
Diptford	0751/20/PDM	Barn At Sx 738 575, Bradridge Farm Diptford Totnes	Notification for prior approval for proposed change of use of agricultural building to 4 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	4	4	23/04/2020	0	0	0	0	4	4
Diptford	2699/20/FUL	Barns at Laplands Farm, Crabadon Cross to Lapslands Farm, Diptford, TQ9 7JY	Replacement dwellings following class Q approval (0954/19/PDM)including garaging and landscaping	2	2	08/10/2020	0	0	0	0	2	2
Diptford	17/2463/15/AGDPA & 1116/16/PDM	Springfield Farm Moreleigh Totnes Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q)	2	2	02/06/2016	1	0	0	0	1	1
Diptford	3737/17/PDM & 1552/20/PDM	Crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ	1552/20/PDM - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b)) (Renewal of permission	1	1	14/07/2020	0	0	0	0	1	1
Diptford	0705/20/FUL	The Cabin Diptford Devon TQ9 7NQ	Conversion of existing agricultural barn into single-storey dwelling	1	1	20/04/2020	0	0	1	1	0	0

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Diptford	0322/20/PDM	Larcombe Barns Larcombe End Diptford Totnes	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	19/03/2020	0	0	1	1	0	0
Diptford	3480/19/FUL	Crabadon Cottage Farm Halwell Totnes TQ9 7JZ	Creation of new dwelling to replace Class Q approval (1943/18/PDM) and demolition of redundant and dilapidated range of buildings with landscaping (resubmission of 1597/19/FUL)	1	1	18/12/2019	0	0	1	1	0	0
Diptford	1270/19/FUL & 1750/18/ful & 3367/17/PDM	Land at Wagland Park Farm Diptford TQ9 7LB	1270/19/FUL - Demolition of existing barn and erection of single dwelling house.	1	1	05/07/2019	0	0	1	1	0	0
Diptford	4240/18/FUL	Barn adjacent to Robins Nest Cross Fram Diptford	Demolition of existing agricultural barn & erection of new dwelling	1	1	21/03/2019	0	0	0	0	1	1
Dittisham	3213/20/PDM	Barn at SX 838 532 Capton Dittisham	Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	27/11/2020	0	0	0	0	1	1
Dittisham	18/0230/15/F & 1864/18/ARC & 2345/18/CLE & 0277/20/FUL	Kiln Lyon Lower Street Dittisham Dartmouth TQ6 0HY	0277/202/FUL - Application for two storey dwelling to replace existing bungalow with associated landscaping and detached double garage with parking	1	0	01/04/2020	0	0	0	1	0	0
Dittisham	3578/19/FUL	Greenbank Riverside Road Dittisham TQ6 0HS	Demolition of existing dwelling and erection of replacement dwelling	1	0	25/02/2020	0	0	0	1	0	0
East Allington	0084/18/FUL	Lower Poole Farm East Allington TQ9 7PZ	READVERTISEMENT (Revised Plans) Conversion of traditional stone barns into four residential dwellings together with provision of three heritage style garages.	4	4	01/02/2019	0	0	0	0	4	4
East Allington	2097/20/PDM	Lower Poole Farm East Allington Totnes TQ9 7PZ	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building works (Class Q(a+b))	1	1	27/08/2020	0	0	0	0	1	1

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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	1	1	09/03/2020	0	0	0	0	1	1
East Allington	3061/18/ARM & 0838/18/FUL & 1890/16/OPA	Kellaton Farm Kellaton Cross To Coles Cross Along Zc247 East Allington Devon TQ9 7PY	3061/18/ARM - READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval	1	1	18/04/2019	0	0	1	1	0	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	2	1	09/01/2019	0	0	0	0	1	2
East Allington	2769/16/PDM	Pond Field Barn Rimpston Farm Flear Cross To Rimpston Cross East Allington Devon TQ9 7RQ	Prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development (Class Q)	1	1	26/10/2016	0	0	1	1	0	0
East Allington	0328/21/PDM	Barn at Firs Cross East Allington Totnes TQ9 7QE	Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	12/03/2021	0	0	0	0	1	1
East Allington	3330/20/PDM	Barn Park East Allington TQ9 7PY	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	07/01/2021	0	0	0	0	1	1
East Allington	2712/20/OPA	Rimpston Farm East Allington Totnes TQ9 7RQ	READVERTISEMENT (revised site location plan received) Outline application with some matters reserved for the construction of an agricultural dwelling	1	1	11/12/2020	0	0	0	0	1	1
East Portlemouth	3208/20/FUL	Gara Rock Hotel East Portlemouth TQ8 8FA	Sub-division of three apartments to six apartments	6	3	04/12/2020	0	0	0	0	3	6
East Portlemouth	4179/20/FUL	West Prawle Farmhouse East Portlemouth TQ8 8PW	Sub division of existing farmhouse dwelling into two dwellings	2	1	15/02/2021	0	0	0	0	1	2

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East Portlemouth	1067/20/OPA	West Prawle Farm East Portlemouth TQ8 8PW	Outline applicaiton with all matters reserved for provision of an agricultural workers dwelling	1	1	20/11/2020	0	0	0	0	1	1
East Portlemouth	2931/18/FUL	Goodshelter Cottage East Portlemouth Corner To Goodshelter Cross East Portlemouth Devon TQ8 8PA	Replacement dwelling and access	1	0	28/02/2019	0	0	0	1	0	0
Ermington	2759/19/FUL	Strashleigh Farm Ivybridge PL21 9JP	Repair, alteration and extension of farmhouse, conversion and conservation of traditional stone barns into 2no. residential dwellings with landscaping and wildlife enhancement.	2	2	17/06/2020	0	0	0	0	2	2
Ermington	2659/15/FUL	Crooked Spire Inn The Square Ermington Devon PL21 9LP	Conversion of part of redundant premises to form two new dwellings.	3	2	06/07/2016	1	2	1	2	0	0
Ermington	1987/20/PDM	Merle Dene Hunsdon Ivybridge PL21 9JR	Notification for prior approval for proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b))	1	1	12/08/2020	0	0	1	1	0	0
Ermington	0262/19/PDM & 1938/16/PDM	Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA	262/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)).	1	1	11/03/2020	0	0	1	1	0	0
Ermington	2628/19/PDM & 2333/16/PDM	Barn at East Burraton Burraton Cross To Lusson Burraton Devon PL21 9LA	2628/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	03/10/2019	0	0	0	0	1	1
Ermington	2767/17/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	Conversion of barn to dwelling	1	1	07/12/2017	0	0	1	1	0	0
Ermington	21/2404/15/F	1 Chapel Street Ermington Ivybridge PL21 9ND	Erection of 3 bed detached dwelling	1	1	24/06/2016	0	0	1	1	0	0

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Ermington	0219/21/PDM	The Barn Back Lane Ermington PL21 9LR	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	17/03/2021	0	0	0	0	1	1
Ermington	0393/19/FUL	Keaton Lodge Ermington Ivybridge PL21 0LB	Replacement Dwelling	1	0	12/04/2019	0	0	0	0	0	1
Halwell & Moreleigh	2183/18/FUL	Ritson Barton Farm Lane To Ritson Halwell TQ9 7JG	Conversion of 4 traditional stone barns into 4 dwellings with provision of parking/ garages, gardens and landscaping	4	4	25/04/2019	0	0	0	0	4	4
Halwell & Moreleigh	0911/19/FUL	The New Inn Moreleigh Devon TQ9 7JH	New dwelling house	1	1	26/09/2019	0	0	1	1	0	0
Halwell & Moreleigh	2240/18/PDM	Ritson Barton Farm Halwell Devon TQ9 7JG	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	24/08/2018	0	0	0	0	1	1
Halwell & Moreleigh	4300/20/PDM	Blackdown Farm Blackawton TQ9 7DN	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	17/02/2021	0	0	0	0	1	1
Halwell & Moreleigh	3912/18/ARM & 2802/17/OPA	Land at Morleigh Parks Farm TQ9 7JN	3912/18/ARM - Approval of reserved matters following outline approval reference.	1	1	05/02/2019	0	0	0	0	1	1
Harberton	1056/20/PDM	Barn At Sx 759 588 Langford Farm Harberton TQ9 7LN	Notification for prior approval for proposed change of use of agricultural building to 5no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	5	5	23/11/2020	0	0	0	0	5	5
Harberton	2499/18/FUL appeal no. APP/K1128/W/20/3260787	Land adj. to The Old Mill, Woodland Road, Harbertonford TQ9 7RS	READVERTISEMENT (revised plans received) Demolition of existing barn structure and erection of 4 new residential dwellings with associated landscaping (Re submission of 2564/17/FUL)	4	4	26/02/2021	0	0	0	0	4	4

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Harberton	4242/18/FUL	Belsford Court Harberton TQ9 7SP	Removal of holiday condition of approval 23/0031/02/F to allow permanent residential occupation of the barn conversions and re- organisation of site including parking & curtilage to serve a reduction in the number of units from 5 to 3.	3	3	21/03/2019	0	0	0	0	3	3
Harberton	0626/18/FUL & 1879/20/PDM & 3707/20/PDM	Moore Farm Barns Harberton TQ9 7LP	Conversion of existing stone barns to two dwellinghouses with garages	2	2	17/08/2020	0	0	0	0	2	2
Harberton	3306/19/FUL	Garages at Bow Road Harbertonford Totnes TQ9 7TQ	Construction of single storey unit of accommodation above existing garages	1	1	10/02/2020	0	0	0	0	1	1
Harberton	2551/16/PDM & 0638/19/FUL	Higher Dorsley Barton Green Lane To North Of Copperthorne Cross Harberton Devon TQ9 6DN	0638/19/FUL - READVERTISEMENT (Revised plans and description) Partial demolition and conversion of barns into single detached dwellinghouse with site landscaping.	1	1	23/07/2019	0	0	1	1	0	0
Harberton	3707/20/PDM	Moore Farm Harberton TQ9 7LP	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse(Class C3) and for associated operational development (Class Q(a+b))	1	1	04/01/2021	0	0	0	0	1	1
Holbeton	0610/19/FUL	Lawnfield Whitemoor Cross To Estuary Holbeton PL8 1JH	Demolition of existing dwelling. Erection of replacement dwelling.	1	0	15/07/2019	0	0	0	1	0	0
Ivybridge	3074/15/FUL	Greenwood Western Road Ivybridge Devon PL21 9AN	Erection of 5 new dwellings	5	5	20/05/2016	4	4	1	1	0	0
Ivybridge	27/2143/15/F	South View House Cole Lane Ivybridge Devon PL21 0DG	Retention of existing dwelling, erection of 3 new dwellings and associated garage. Conversion of store over existing garage for home office.	3	3	30/06/2016	2	2	1	1	0	0
Ivybridge	1085/18/FUL	4 Western Road Ivybridge PL21 9AN	Conversion of building to provide two flats.	2	2	14/11/2018	0	0	2	2	0	0
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2No 3 bedroomed dwellings	2	2	12/06/2015	0	0	2	2	0	0
Ivybridge	1503/20/FUL	Woodland Farm Woodland Road Ivybridge PL21 9HG	Construct 1no. new residential dwelling to replace derelict barn	1	1	14/09/2020	0	0	1	1	0	0

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Ivybridge	3216/19/FUL	Former chapel of rest /garage off of Zion Place rear of Western Road Ivybridge PL21 9AN	READVERTISEMENT (Clarification of site address) Demolition of existing shed and replace with one dwelling house	1	1	12/03/2020	0	0	0	0	1	1
Ivybridge	0788/19/FUL	The Nook Exeter Road Ivybridge PL21 0BD	Construction of dormer bungalow	1	1	24/06/2019	0	0	1	1	0	0
Ivybridge	0242/18/FUL & 27_57/0923/15/F & 3532/20/FUL	Godwell House Godwell Lane Ivybridge Devon PL21 0LT	3532/20/FUL - READVERTISEMENT (Revised plans received) Application for construction of detached 4 bed dwelling and double garage as modification to planning application 0242/18/FUL.	1	1	29/01/2021	0	0	1	1	0	0
Kingsbridge	0256/17/FUL	Development Site Tumbly Hill Kingsbridge Devon	Construction of 5no.apartments	5	5	04/05/2018	0	0	0	0	5	5
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	4	4	23/03/2020	0	0	4	4	0	0
Kingsbridge	0679/19/FUL	Field off Stentiford Hill Kingsbridge Devon TQ7 1BD	Erection of two dwellings with associated access and landscaping works	2	2	06/11/2019	0	0	0	0	2	2
Kingsbridge	2710/19/FUL	Land At Sx 736 449 South of Wallingford House Kingsbridge	Erection of detached dwelling	1	1	11/05/2020	0	0	0	0	1	1
Kingsbridge	0567/19/FUL & 3910/19/FUL	Rooftops Ebrington Street Kingsbridge TQ7 1DE	3910/19/FUL - Erection of new dwelling . 0567/19/FUL - New dwelling on garden land adjacent to existing dwelling	1	1	06/02/2020	0	0	1	0	0	0
Kingsbridge	4023/18/FUL	14 Fore Street Kingsbridge TQ7 1NY	Internal alterations to create an additional first floor apartment (Resubmission of 0602/18/FL this application was withdrawn)	1	1	01/02/2019	0	0	1	1	0	0
Kingsbridge	0549/18/FUL	55 Henacre Road Kingsbridge TQ7 1DP	New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)	1	1	08/05/2018	0	0	1	1	0	0
Kingsbridge	0207/18/FUL	Development Site At Sx 7418 4302 Warren Road Kingsbridge Devon	Erection of two detached houses and garages	2	1	20/02/2018	0	0	1	2	0	0

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Kingsbridge	3389/20/FUL	Selworthy Court Warren Road Kingsbridge TQ7 1LB	Change of use of redundant Veterinary Surgery to dwelling	1	1	16/12/2020	0	0	0	0	1	1
Kingston	4171/19/FUL	Trefach Kingston TQ7 4QA	Demolition of existing bungalow and construction of new dormer bungalow	1	0	13/02/2020	0	0	0	0	0	1
Kingswear	30/1724/15/F	Wayside Lower Contour Road Kingswear Dartmouth TQ6 0AL	Alterations to provide 2no. garages, lift and conversion to 2no. dwellings	2	1	21/12/2015	0	1	1	1	0	0
Kingswear	30/1580/11/F & 30/0838/14/F & 2171/20/FUL	Land adj. Littlecroft, Higher Contour Road, Kingswear, TQ6 0DE	Erection of new dwelling (amendment to approval 30/1580/11/F)	1	1	20/09/2020	0	0	0	0	1	1
Kingswear	1778/18/FUL & 2219/19/VAR & 0343/20/FUL	Tanglewood Higher Contour Road Kingswear Devon TQ6 0DE	0343/20/FUL - Erection of two dwellings (variation to approval 2202/19/VAR) (Part retrospective).	2	1	21/12/2020	0	0	0	1	1	1
Kingswear	1613/18/FUL	The Lane House Upper Wood Lane Kingswear TQ6 0DF	Proposed new dwelling in garden area of The Lane House and alterations to existing access to Mount Ridley Road	1	1	09/08/2018	0	0	0	0	1	1
Kingswear	2115/17/FUL	Reservoir House Upper Wood Lane Kingswear Devon TQ6 0DF	Proposed erection of dwelling (following planning approval 0253/16/FUL) and change of use of additional ground to residential garden ground	1	1	11/08/2017	0	0	1	1	0	0
Kingswear	0662/20/FUL	Barn at Ocean Farm Raddicombe Drive Hillhead Devon TQ5 0EX	Conversion of existing barn to form single storey dwelling	1	1	04/11/2020	0	0	0	0	1	1
Kingswear	0650/20/FUL	White Gates Hoodown Lane Kingswear TQ6 0AZ	Full planning application for replacement dwelling	1	0	18/08/2020	0	0	0	0	0	1
Kingswear	1725/17/FUL & 0646/20/FUL	Cherry Trees Redoubt Hill Kingswear TQ6 0DA or Thiptara (formerly Cherry Trees) Redoubt Hill Kingswear TQ6 0DA	Replacement of existing property with new dwelling	1	0	25/06/2020	0	0	0	1	0	0
Kingswear	1399/18/FUL	Mayflower Waters Beacon Lane Kingswear TQ6 0BU	Demolition of existing dwelling and garage, replacement with new-build dwelling	1	0	12/07/2018	0	0	0	1	0	0

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Kingswear	2072/17/FUL	Land adjacent to Creek Haven Lower Contour Road Kingswear TQ6 0AL	Application two bedroomed dwelling (revision of planning consent 30/2027/15/F)	1	1	31/08/2017	0	0	0	0	1	1
Littlehempston	0429/20/FUL	Higher Court Farm Ackrells Hill Littlehempston TQ9 6LU	Conversion of agricultural stone barns to dwellings and associated landscaping (Resubmission of 0588/19/FUL)	3	3	14/04/2020	0	0	3	3	0	0
Littlehempston	2199/20/FUL	Home Park Barn Grattons Lane Littlehempston TQ9 6LW	Conversion of existing agricultural building to residential dwelling (previously approved under 0793/20/PDM) to include alterations to design, extension to curtilage and landscaping	1	1	24/09/2020	0	0	0	0	1	1
Littlehempston	4009/19/PDM	Barn at Hampstead Littlehempston Totnes TQ9 6LZ	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (Resubmission of 2157/19/PDM)	1	1	31/01/2020	0	0	0	0	1	1
Littlehempston	1903/18/PDM & 4240/20/FUL	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG	4240/20/FUL - Demolition of existing barn and construction of replacement dwelling (following approvals 1903/18/PDM and 1091/19/FUL) with associated landscaping.	1	1	01/03/2021	0	0	0	0	1	1
Littlehempston	4247/20/FUL	Hemsford Barn Littlehempston	READVERTISEMENT (Revised plans received) Re-submission of 3147/20/FUL for conversion of barn to dwelling, garage and access road	1	1	03/03/2021	0	0	0	0	1	1
Littlehempston	0726/20/FUL	Little Barton, Little Barton Rise Parsonage Lane Staverton	Replacement of existing barn conversion with ecohouse	1	0	20/04/2020	0	0	0	1	0	0
Loddiswell	1468/19/FUL	Loddiswell Cp School Fore Street Loddiswell Devon TQ7 4QU	Redevelopment of existing school to form five new dwellings	5	5	22/11/2019	0	0	1	1	4	4
Loddiswell	3746/18/FUL & 28296/18/FUL & 32/0689/14/F	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	3746/18/FUL-Conversion of 3 barns to 3 dwellings with associated works and landscaping. (Alternative proposal to consents 32/0689/14/F and 32/0690/14/LB). This is for Banrs A, B & D only. 28296/18/FUL-Reinstatement of Barn E.	6	4	07/07/2014	2	2	1	3	1	1

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Loddiswell	2481/18/FUL	Post Office Loddiswell TQ7 4QH	Conversion of post office to 2 No studio dwellings	2	2	05/10/2018	0	0	2	2	0	0
Loddiswell	3251/19/FUL	Holly House Towns Lane Loddiswell TQ7 4QY	Proposed new detached single storey dwelling and double garage	1	1	09/07/2020	0	0	1	1	0	0
Loddiswell	2773/17/PDM & 0625/20/FUL & 0293/21/FUL	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF	0293/21/FUL -Application for replacement dwelling following class Q approval ref 2773/17/PDM, planning consent 4336/17/FUL and 0625/20/FUL	1	1	17/03/2021	0	0	1	1	0	0
Loddiswell	2078/17/FUL	The Orchard Well Street Loddiswell	Erection of residential dwelling.	1	1	12/09/2018	0	0	1	1	0	0
Loddiswell	1155/18/PDM	Agricultural building at Stanton Cottage Loddiswell Devon TQ7 4EF	READVERTISEMENT (Revised Plans Received) Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	09/07/2018	0	0	0	0	1	1
Loddiswell	0172/18/FUL	Inner Weeke Loddiswell TQ7 4AQ	Conversion of barn 5 to dwelling, involving removal of existing concrete block extension, replacement of lean-to extension with new single storey extension, associated structural works and roofing, demolition of barns 3 and 6, barn 4 to be made structurally sound and used for bat and bird mitigation.	1	1	23/04/2018	0	0	0	0	1	1
Loddiswell	1798/20/FUL	Units 2, 3, 4 and 5 The Old Winery Lilwell Loddiswell Kingsbridge TQ7 4EF	Change of use of building from office (B1(a)) and ancillary storage to single dwelling (C3) and associated domestic curtilage	1	1	04/08/2020	0	0	0	0	1	1
Malborough	1391/16/OPA & 1332/20/ARM	Hi Ho White Cross To Malborough Green Malborough TQ7 3RR	1332/20/ARM - READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 1391/16/OPA for two new detached dwellings	2	2	09/10/2020	0	0	2	2	0	0
Malborough	33/2944/11/F	143 Cumber Close, Malborough, TQ7 3DG	Change of use from community rooms to dwelling	1	1	03/01/2012	0	0	1	1	0	0
Malborough	3554/18/FUL	5 Malborough Park Malborough TQ7 3SR	Demolition of existing end of terrace dwelling and replacement with new larger dwelling	1	0	20/12/2018	0	0	0	1	0	0

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Marldon	34/1890/15/O & 1304/21/ARM	RMC Quarry, The Old Kiln Kiln Road Marldon TQ3 ISH	1304/21/ARM - Application for approval of reserved matters following outline approval 34/1890/15/O .	5	5	03/06/2021	0	0	0	0	5	5
Marldon	3275/20/PDM	Neller Copse View Barns 2 and 3 West Lane Marldon	Application to determine if prior approval is required for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated building operations (Class Q(a+b))	2	2	02/12/2020	0	0	0	0	2	2
Marldon	0421/19/FUL appeal no. APP/K1128/W/20/3252775	The Linhay, Lower Westerland Barns, Marldon TQ3 IRU	Change of use of the building known as "The Linhay" from ancillary accommodation into a separate residential dwelling with associated access and residential curtilage.	1	1	04/09/2020	0	0	0	0	1	1
Marldon	1471/20/PDM	Neller Copse View Barn West Lane Marldon TQ3 ISL	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	09/07/2020	0	0	0	0	1	1
Marldon	1332/17/PDM & 0561/20/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 IRS	0561/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a))	1	1	16/04/2020	0	0	0	0	1	1
Marldon	34/1133/15/F	Brownscombe Barn At Sx 8582 6468 Brownscombe Wood Ipplepen Road Marldon	Change of use of agricultural building to dwelling house (C3)	1	1	13/07/2015	0	0	1	1	0	0
Marldon	0601/19/FUL & 0615/16/FUL	Upper Channel View Ipplepen Road Marldon TQ3 ISE	0601/19FUL - Erection of a replacement dwelling and associated works, Upper ChannelView, Marldon.	1	0	23/04/2019	0	0	0	0	0	1
Modbury	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheepharn, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	2	2	06/02/2015	0	0	2	2	0	0
Modbury	1337/20/FUL	Development Site at SX 657 516 Back Street, Modbury	READVERTISEMENT (revised plans received) Proposed new dwelling (resubmission of 0454/20/FUL)	1	1	28/10/2020	0	0	0	0	1	1

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Modbury	2177/20/FUL	Western Barns, Trehele Farm, Modbury	Change of use of agricultural building to residential dwelling and extension to curtilage with amendments to the external design and cladding following Class Q approval (reference 3665/18/PDM)	1	1	20/10/2020	0	0	0	0	1	1
Modbury	0037/20/ARM & 2643/19/ARM & 4154/17/OPA	Land at SX642512 Perry Farm Bluegate Hill Modbury, PL21 0TF	0037/20/ARM - Approval of reserved matters following outline approval 4154/17/OPA (Resubmission of 2643/19/ARM)	1	1	28/02/2020	0	0	1	1	0	0
Modbury	4055/19/FUL & 0203/18/PDM. Appeal Ref APP/K1128/W/18/3199823	Babland Barn, Babland Cross, ModburyBarn at SX676515 Babland Cross, modbury	4055/19/FUL - Conversion of barn to dwelling and change of use of land to domestic curtilage (resubmission of 2409/19/FUL). Revision to design including alterations to window and door designs and changes to internal layout and improved landscaping.	1	1	11/02/2020	0	0	1	1	0	0
Modbury	3526/18/PDM & 2886/19/FUL	Barn at Widland Farm Cottage Modbury Devon PL21 0SA	2886/19/FUL - Replacement dwelling following Class Q approval 3526/18/PDM.	1	1	04/02/2020	0	0	0	0	1	1
Modbury	0576/17/PDM & 1260/19/FUL	Barn At Traine Modbury Devon PL21 0RL	1260/19/FUL - Alterations to barn conversion previously permitted (0576/17/PDM), including window locations, roof materials, woodburner flue, PV panels and extension to residential curtilage.	1	1	27/06/2019	0	0	1	1	0	0
Modbury	1649/18/FUL & 0404/20/FUL	The Old Vicarage Stable Modbury Devon PL21 0TA	0404/20/FUL - Erection of detached single dwelling with integrated single garage and new pedestrian access point	1	1	09/06/2020	0	0	1	1	0	0
Modbury	3883/17/FUL	New Road Modbury PL21 0QQ	Conversion of former workshop to residential dwelling (loss of BI -78)	1	1	09/01/2018	0	0	1	1	0	0
Modbury	2545/17/FUL	The Coach House Back Street Modbury PL21 0RF	Conversion of a redundant stone coach house building into a dwelling	1	1	26/09/2017	0	0	1	1	0	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	1	1	22/12/2015	0	0	1	1	0	0
Modbury	2868/20/FUL	Stones Close Modbury PL21 0RZ	Proposed conversion and extension of existing garage to dwelling	1	1	25/11/2020	0	0	0	0	1	1
Modbury	4182/19/OPA	Three Torrs Farm California Cross Brownston Modbury PL21 0SG	Outline application with all matters reserved for a permanent agricultural dwelling to replace temporary mobile home	1	1	02/04/2020	0	0	0	0	1	1

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Newton & Noss	1372/16/FUL	Land at The Fairway Newton Ferrers PL8 IDP	Construction of 5no. DDA-compliant dwellings and change of use of land	5	5	03/04/2017	4	4	1	1	0	0
Newton & Noss	2037/17/FUL	10 Acre Archers Court Newton Ferrers Devon PL8 IBD	Application for replacement of barn with single dwelling requiring change of use of land from agricultural to residential.	1	1	07/09/2017	0	0	1	1	0	0
Newton & Noss	37/0518/15/F	Briar Hill Farm, Court Road, Newton Ferrers, Plymouth PL8 IAR	Replacement of existing barns with two holiday homes and owners dwelling with storage space	3	1	11/06/2015	0	2	1	1	0	0
Newton & Noss	0396/19/OPA	92 Court Road Newton Ferrers PL8 IDA	Outline application (with all matters reserved) for erection of detached dwelling with associated parking and landscaping.	1	1	04/04/2019	0	0	0	0	1	1
Newton & Noss	1707/18/FUL & 0814/21/VAR	Steps Cottage Lower Court Road Newton Ferrers Devon PL8 IDG	Demolition of existing 4 bedroom house and replacement with new 4 bedroom house; New garage and parking area.	1	0	18/10/2018	0	0	0	1	0	0
Newton & Noss	3117/17/FUL	59 Yealm Road Newton Ferrers PL8 IBJ	Replacement of existing dwelling with single dwelling	1	0	11/01/2018	0	0	0	1	0	0
North Huish	4107/18/ARM & 0693/16/OPA	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Application of reserved matters following outline consent 0693/16/OPA for permanent agricultural worker's dwelling -	1	1	01/04/2019	0	0	1	1	0	0
North Huish	1578/18/FUL	Barn adjacent to Church House North Huish Devon TQ10 9NQ	Application for change of use of barn to dwelling	1	1	21/02/2019	0	0	0	0	1	1
North Huish	3681/17/FUL	Coombe Norris North Huish TQ10 9NJ	Conversion of redundant barn to dwelling and new garage (resubmission of 3266/16/FUL) - Amendments to the design and access	1	1	03/05/2018	0	0	1	1	0	0
North Huish	38/2488/15/F	The Linhay Manor Farm Barns North Huish South Brent TQ10 9NN	Conversion of redundant agricultural stone barn to a dwelling	1	1	23/12/2015	0	0	1	1	0	0
Rattery	3873/18/FUL & 39/1977/15/AGDPA	Agricultural Building At Sx 771 634 The Barns Hood Barton Dartington Totnes TQ9 6AB	3873/18/FUL-Application for conversion of agricultural barns to form 2no. dwellinghouses (Partially commenced under 39/1977/15/AGDPA).	2	2	25/01/2019	0	0	2	2	0	0

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Rattery	2605/19/FUL	Barns at Torne House Rattery TQ10 9LQ	Conversion of stone barns to residential dwelling and ancillary accommodation in single storey stone barns to utility/store/office space (Amendment to approval 4156/17/FUL)	1	1	18/10/2019	0	0	0	0	1	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	1	1	01/10/2018	0	0	0	0	1	1
Rattery	2352/18/FUL & 39/0516/15F	Holly Barn Rattery TQ10 9LF	Erection of dwelling on site of agricultural building	1	1	07/09/2018	0	0	1	1	0	0
Rattery	1328/18/FUL	Wayside Rattery Devon TQ10 9LF	Demolition of existing dwelling and outbuildings. Construction of new replacement green oak framed dwelling, associated outbuildings and photo-voltaic panel array.	1	0	15/06/2018	0	0	0	1	0	0
Ringmore	0737/20/FUL	Former Site Of Avglen Fell Road From All Hallows Church To Bigbury Bay Holiday Park Ringmore	Construction of new four bedroom house	1	1	23/06/2020	0	0	0	0	1	1
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	1	1	19/09/2018	0	0	1	1	0	0
Ringmore	0132/20/FUL	Tree Tops Challaborough TQ7 4HT	Replacement dwelling with new landscaping and off street parking	1	0	30/04/2020	0	0	0	0	0	1
Ringmore	1439/19/FUL	Quarry Park Ringmore TQ7 4HL	Replace existing two bedroom single storey dwelling with new two bedroom single storey dwelling	1	0	01/07/2019	0	0	0	0	0	1
Salcombe	41/1023/15/F	Spion Lodge Bennett Road Salcombe Devon TQ8 8JJ	READVERTISEMENT (Revised Plans Received) Demolition of existing dwelling and erection of building to contain 6No apartments with associated landscaping and car parking	6	5	08/08/2017	0	0	5	6	0	0
Salcombe	4282/20/CLE	Lorima St Dunstons Road Salcombe TQ8 8AR	Certificate for lawfulness of existing for lawful commencement of development of planning permission 41/2043/01/O and 41/2271/05/RM	2	2	19/02/2021	0	0	2	2	0	0

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Salcombe	1180/20/FUL	Boatyard Building Thorning Street Salcombe TQ8 8DW	Proposed change of use of first floor to open plan residential unit with B8 marine storage to ground floor	1	1	18/09/2020	0	0	1	1	0	0
Salcombe	1611/20/FUL	Wells Court Herbert Road Salcombe TQ8 8HN	Demolition of existing disused Care Home. Development of two detached,two storey, four bed dwellings with associated parking and landscaping	2	1	04/09/2020	0	0	0	0	1	2
Salcombe	0545/19/FUL	Hill Cottage Herbert Road Salcombe Devon TQ8 8HN	Demolition and rebuild of 2 existing dwellings	2	1	19/12/2019	0	0	1	2	0	0
Salcombe	3501/19/CLE & 2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	3501/19/CLE - Lawful development certificate for existing building operations undertaken pursuant to conditional planning consent 2843/16/FUL.	1	1	10/12/2019	0	0	0	0	1	1
Salcombe	2684/19/CLE (41/0703/15/F Appeal APP/K1128/W/16/3143575)	The Hollies Devon Road Salcombe TQ8 8HQ	2684/19/CLE - Lawful development certificate for confirmation of commencement of works for three bed dwelling.	1	1	11/11/2019	0	0	1	1	0	0
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.	1	1	26/06/2019	0	0	0	0	1	1
Salcombe	0439/19/FUL APP/K1128/W/19/3233438 & 1507/20/FUL	Rock Point, Knowle Road, Salcombe TQ8 8EQ	Demolition of existing bungalow and detached garage and erection of 2no. dwellings	2	1	21/07/2020	0	0	0	0	1	2
Salcombe	2080/18/FUL	Cachel Onslow Road Salcombe TQ8 8AH	READVERTISEMENT (Revised Plans) New driveway to existing dwelling and new detached dwelling	1	1	12/11/2018	0	0	0	0	1	1
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL)	1	1	24/07/2018	0	0	1	1	0	0
Salcombe	2748/17/FUL APP/K1128/W/18/3215145 & 0434/20/FUL	Brewery Quay, Island Street, Salcombe, TQ8 8DP	Demolition of existing buildings, retention of southern boundary wall and quay, erection of building containing commercial units and 4no. Principal Residence residential units and associated car parking'	4	4	13/10/2020	0	0	0	0	4	4

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Salcombe	3519/16/FUL, appeal ref: APP/K1128/W/17/3174774	Vantage Point Bonaventure Road Salcombe TQ8 8BE	Conversion of single dwelling house into two dwellings and extensions to front rear and sides	2	1	22/09/2017	0	0	1	2	0	0
Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	2	1	15/08/2011	0	1	0	0	1	1
Salcombe	3149/19/FUL	Plantation House Bennett Road Salcombe Devon TQ8 8JJ	Retrospective application for demolition of existing building and construction of new replacement dwelling and associated external works	1	0	08/06/2020	0	0	0	1	0	0
Salcombe	4025/19/FUL	Highwood Moults Road Salcombe TQ8 8LG	Demolition of existing dwelling and replacement with new dwelling	1	0	25/02/2020	0	0	0	0	0	1
Salcombe	0996/17/FUL	Westcombe Lower Batson TQ8 8NP	Replacement dwelling with new double garage and parking area.	1	0	11/12/2019	0	0	0	1	0	0
Salcombe	0677/19/FUL	Overcombe Devon Road Salcombe TQ8 8HJ	Demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling and detached garage, outdoor pool and associated landscaping	1	0	06/08/2019	0	0	0	1	0	0
Salcombe	1539/19/FUL	Huckleberry Fortescue Road Salcombe TQ8 8AP	Proposed replacement dwelling	1	0	25/07/2019	0	0	0	1	0	0
Salcombe	1125/19/FUL & 2198/17/FUL	Tides Bennett Road Salcombe TQ8 8JJ	1125/19/FUL - Demolition of existing dwelling and erection of new dwelling and associated landscaping	1	0	31/05/2019	0	0	0	1	0	0
Salcombe	3600/18/FUL	Topwood Sandhills Road Salcombe TQ8 8JP	Replacement dwelling (Revised scheme to application 41/2156/15/F granted permission 29.01.16)	1	0	24/05/2019	0	0	0	1	0	0
Salcombe	2224/18/FUL	The Garden Flat, Bar Lodge Salcombe TQ8 8LW	Replacement dwelling of the existing garden flat at Bar Lodge	1	0	23/04/2019	0	0	0	1	0	0
Salcombe	2006/18/FUL	Herwood Bennett Road Salcombe TQ8 8JJ	Demolition of existing house and erection of replacement dwelling with associated amenity space	1	0	26/11/2018	0	0	0	1	0	0
Salcombe	4057/17/FUL	Outset Main Road Salcombe Devon TQ8 8JW	Demolition of existing house and garage and erection of replacement dwelling and integral garage with associated landscaping	1	0	29/06/2018	0	0	0	0	0	1

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Salcombe	2720/17/FUL & 1620/20/ARC	Pine Cottage Froude Road Salcombe Devon TQ8 8LH	Application for proposed replacement dwelling and associated works.	1	0	08/10/2020	0	0	0	0	0	1
Salcombe	41/3050/14/F	The Spinney, Moulton Road, Salcombe	Demolition of existing and construction of replacement dwelling with associated garage annex, landscaping and access	1	0	09/04/2015	0	0	0	1	0	0
Salcombe	1125/17/FUL	Sandnes Beadon Road Salcombe Devon TQ8 8LU	Replacement dwelling with associated landscape work	1	0	03/10/2017	0	0	0	0	0	1
Shaugh Prior	2112/17/FUL & 3483/18/VAR	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	3483/18/VAR - Application for variation of condition 2 following grant of planning permission 2112/17/FUL.	1	1	17/12/2018	0	0	0	0	1	1
Shaugh Prior	3985/19/FUL	Innisfree Wotter Shaugh Prior PL7 5HP	Demolition of all structures on site and replacement with two storey dwelling sunk into slope and detached garage	1	0	27/01/2020	0	0	0	1	0	0
Shaugh Prior	2904/16/FUL	The Hermitage Collard Lane Wotter PL7 5HU	READVERTISEMENT (Revised Plans) Demolition of existing dwellinghouse and garage and construction of replacement dwellinghouse with garage and studio space	1	0	30/04/2018	0	0	0	1	0	0
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	Outline application (with all matters reserved) for the erection of 8 dwellings (including affordable housing), access and associated landscaping	8	8	27/12/2018	0	0	0	0	8	8
Frogmore & Sherford	0962/20/FUL	The Bakery And Post Office Frogmore TQ7 2NT	Erection of two semi-detached dwellings	2	2	11/08/2020	0	0	2	2	0	0
Frogmore & Sherford	0556/20/FUL	Malston Farm Sherford Kingsbridge TQ7 2BB	Proposed construction of residential dwelling, landscaping and associated works including demolition and removal of agricultural building (alternative to change of use of agricultural building to dwelling house under class Q approval 0907/19/PDM)	1	1	18/05/2020	0	0	0	0	1	1
Frogmore & Sherford	3889/18/FUL	Stancombe Manor Sherford TQ7 2BE	Continued use of property as two self-contained Class C3 dwellings.	2	1	31/01/2019	0	0	0	0	1	2

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Frogmore & Sherford	1861/18/FUL & 0338/17/PDM	Eastern Field Barn Homefield Farm Sherford Devon TQ7 2AT	1861/18/FUL - Demolition of existing barn and construction of replacement dwelling (following approval 0338/17/PDM) with associated access and landscaping.	1	1	31/07/2018	0	0	0	0	1	1
Frogmore & Sherford	0716/17/FUL	The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE	1309/20/ARC - Application for approval of details reserved by conditions 3, 8 and 11 of planning consent 0716/17/FUL.	1	1	07/12/2020	0	0	0	0	1	1
Frogmore & Sherford	43/2584/14/O, 43/2299/15/RM	Land at SX 778 439, Homefield Park Farm, Sherford	2299/15/RM - Reserved matters application following outline approval 43/2584/14/O for details of access, appearance, landscaping, layout and scale for permanent agricultural workers dwelling.	1	1	02/12/2015	0	0	1	1	0	0
Frogmore & Sherford	43/0352/14/F	Frogmore Boat Yard, Frogmore, Kingsbridge, TQ7 2NU	Application for construction of rural worker's dwelling (resubmission of 43/3065/13/RM)	1	1	07/05/2014	0	0	1	1	0	0
Slapton	1736/17/OPA & 2799/20/ARM	Highclere Slapton TQ7 2PY	2799/20/ARM - Application for approval of reserved matters following outline approval reference 1736/17/OPA.	2	2	04/12/2020	0	0	0	0	2	2
Slapton	1304/20/FUL	The Milking Parlour Poole Farm Slapton Kingsbridge	Conversion of former milking parlour to residential dwelling	1	1	09/07/2020	0	0	0	0	1	1
Slapton	2660/19/FUL	Land Opposite Kimmarder Slapton TQ7 2QT	Provision of a residential dwelling	1	1	08/06/2020	0	0	1	1	0	0
Slapton	44/1852/13/F & 3599/16/VAR & 1137/18/ARC	Combe Cottage Carr Lane Slapton Kingsbridge	1137/18/ARC - Application for approval of details reserved by conditions 7, 8 and 9 following grant of planning consent 3599/16/VAR	1	1	19/04/2018	0	0	0	0	1	1
Slapton	3845/19/FUL	Higher Poole Slapton TQ7 2RA	Replacement dwelling with garage and associated landscaping works	1	0	26/02/2020	0	0	0	1	0	0
South Brent	3011/16/PDM	The Trough South Brent TQ10 9JT	Notification for Prior Approval for a proposed change of use of agricultural building to 2no. Dwellinghouses (Class C3) and associated operational development (Class Q(a+b))	2	2	28/11/2016	1	0	1	1	0	0

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South Brent	3396/20/PDM	Barn at Barleycombe House Avonwick South Brent TQ10 9EX	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	01/12/2020	0	0	0	0	1	1
South Brent	1764/17/FUL	Primrose Farm Horsebrook Road From A38 Underpass To Old Avonwick TQ10 9EU	Replacement dwelling and relocation of gas tank	1	0	04/09/2017	0	0	0	1	0	0
South Huish	2101/19/FUL	Lantern Lodge Hotel Grand View Road Hope Cove TQ7 3HE	Demolition of hotel (14 guest bedrooms, 4 staff bedrooms, indoor swimming pool, lounge/bar/dining areas etc) and construction of mixed use development of 9 serviced short term holiday let apartments (providing total of 16 bedrooms), 1 unit of managers accommodation and 5 residential apartments (resubmission of 2066/18/FUL)	6	5	27/02/2020	0	0	0	0	5	6
South Huish	3778/19/FUL	39 Weymouth Park Hope Cove TQ7 3HD	Proposed new dwelling in the garden of The Lookout (Resubmission of application 2131/19/FUL)	1	1	24/02/2021	0	0	0	0	1	1
South Huish	1079/20/FUL	Little Shear Hope Cove TQ7 3HH	Demolition of existing dwelling and construction of two new dwellings with associated external works (resubmission of 3005/19/FUL)	2	1	12/11/2020	0	0	0	0	1	2
South Milton	3782/17/FUL	Pinhays Park Mill Lane Kingsbridge South Milton TQ7 3JZ	Replacement dwelling with associated landscaping works	1	0	10/01/2018	0	0	0	1	0	0
South Milton	3230/17/FUL Appeal ref no. APP/K1128/W/18/3205110	Skerries, Access to Thurlestone Sands, South Milton TQ7 3JR	Demolition of existing house to rebuild new dwelling	1	0	27/11/2018	0	0	0	1	0	0
Sparkwell	0522/20/PDM & 2725/20/FUL	The Chicken House Houndall Wood Sparkwell Plymouth PL7 5DG	2725/20/FUL - Demolition of an existing agricultural building and construction of a replacement dwelling (following Class Q approval 0522/20/PDM) and associated landscaping.	1	1	03/11/2020	0	0	0	0	1	1

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Sparkwell	0794/19/FUL	Briar Cottage Plymouth Road Lee Mill Bridge Lee Mill PL21 9DY	READVERTISEMENT (Amended Description) Subdivision of existing 4 bedroom dwelling to provide 2x 2 bed properties	2	1	29/07/2019	0	0	0	0	1	2
Sparkwell	4400/17/FUL	Welbeck Manor Sparkwell PL7 5DF	Extension and alterations to existing hotel, including conversion of the former coach house to use as ancillary guest/golf accommodation, conversion of the existing lean-to in the former walled garden into a dwelling, provision of an additional new dwelling in the walled garden and reinstatement of the walled garden along its south- eastern side and extension to the existing car park on the site.	2	1	19/09/2018	0	0	0	0	1	2
Sparkwell	2440/17/PDM & 0898/18/ful	Baccamore Blacklands Cross To Stert Bridge Sparkwell Devon PL7 5DF	Prior approval for a proposed change of use from agricultural building to dwellinghouse.	1	1	05/09/2018	0	0	1	1	0	0
Sparkwell	1039/18/FUL	Former Hen House / Store Smitherleigh House Plymouth Smithaleigh PL7 5AX	Proposed new dwelling	1	1	19/06/2018	0	0	1	1	0	0
Sparkwell	0004/19/OPA	All Saints Vicarage Sparkwell PL7 5DB	Outline application with all matters reserved for proposed new dwelling	1	1	31/07/2019	0	0	0	0	1	1
Sparkwell	0632/19/FUL	Moor Cottage Venton Sparkwell PL7 5DU	Demolition of existing bungalow and construction of 2 storey house	1	0	30/05/2019	0	0	0	1	0	0
Sparkwell	1973/17/FUL	Vine Cottage Plymouth Smithaleigh PL7 5AX	New replacement dwelling with attached garage with ancillary accommodation above.	1	0	29/08/2017	0	0	0	1	0	0

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Staverton	0146/18/FUL (Not yet determined if this one is approved there will be 8 dwellings and not 9) 50/2308/15/PNNEW	Whiteways Farm Staverton Totnes Devon TQ9 6AL	50/2308/15/PNNEW - Prior approval for change of use from storage or distribution (Class B8) and any land within its curtilage to 9no. dwellinghouse (Class C3)	9	9	07/12/2015	1	0	0	0	8	8
Staverton	4220/20/PDM	Hill Croft Barns Landscape Totnes TQ9 6AL	Application to determine if prior approval is required for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	09/02/2021	0	0	0	0	2	2
Staverton	1536/20/FUL	Caddaford Barns Caddaford Farm Buckfastleigh TQ11 0JT	Change of use and associated building works to convert redundant agricultural barns to 2no. dwellings and 1no. holiday dwelling	3	2	27/07/2020	0	0	0	0	2	3
Staverton	0908/18/FUL	Edgware Austins Bridge To Dart Bridge Inn Buckfastleigh Devon TQ11 0JR	Conversion of existing agricultural stone barn into single residential unit (resubmission of 3431/17/OPA)	1	1	01/06/2018	0	0	1	1	0	0
Staverton	0710/17/FUL & 0234/21/FUL	Kingston Gate Barn Kingston Totnes TQ9 6AR	Proposed conversion from disused barn into a 3 bedroom residential dwelling.	1	1	17/05/2017	0	0	0	0	1	1

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Staverton	3552/16/FUL	Centre Barn Blackler Barton Blackler Barton Service Road Ashburton TQ13 7LZ	Conversion of redundant barn into 3-bedroomed dwellinghouse involving excavation of ground floor to install new 'geocell' reclaimed glass floor, underfloor heating and stone slab finish, replace existing sheet roofing with new black metal roof, conservation rooflights, patent glazing to existing lean-to to form passive solar collector, new windows and doors, insulation and lining to external walls and ceilings, alterations to some roof trusses	1	1	15/02/2017	0	0	1	1	0	0
Staverton	0417/20/FUL	Lyras Barn Buckfastleigh TQ11 0JX	Conversion and change of use of barn to dwelling house, demolition of cattle shed and erection of single storey garage and treatment room plus landscaping and ancillary works	1	1	01/04/2020	0	0	0	0	1	1
Stoke Fleming	0678/18/FUL & 51/3057/14/F & 51/2355/15/F	Deer Park Inn, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0RF	0679/18/FUL - Demolition of existing building and construction of 14no. new apartments, with associated car parking and landscape works.	14	9	10/01/2019	0	0	9	14	0	0
Stoke Fleming	2328/20/PDM	Land adjacent to Woodbury Farm Dartmouth	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operations (Class Q(a+b))	1	1	18/09/2020	0	0	0	0	1	1
Stoke Fleming	1589/20/FUL	Higher Ash Farm Ash Stoke Fleming TQ6 0LR	Demolition of existing barn and construction of new replacement dwelling with associated landscaping services 3611/18/PDM	1	1	27/07/2020	0	0	1	1	0	0
Stoke Fleming	3827/19/FUL	Barn at SX 859 498 Venn Dartmouth TQ6 0LE	Demolition of barn and erection of dwelling	1	1	17/04/2020	0	0	0	0	1	1
Stoke Fleming	0748/20/PDM	Bugford Barn (Barn at SX 831 513) Bugford Farm Dartmouth	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	06/04/2020	0	0	0	0	1	1

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Stoke Fleming	1063/19/FUL & 0747/21/FUL	Barn at Sx 830 516 adjacent to Blatchmore Lane Bugford Devon TQ6 0NW	0747/21/FUL - Demolition of existing barn and construction of replacement dwelling(following approval 2261/18/PDM and 1063/19/FUL) with associated access and landscaping .	1	1	05/05/2021	0	0	0	0	1	1
Stoke Fleming	0554/17/PDM & 2493/19/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	2493/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b)) . 0554/17/PDM- Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	1	1	27/09/2019	0	0	0	0	1	1
Stoke Fleming	1591/20FUL	West Combe Bungalow, Combe Cross to Bowden Cross, Bowden TQ6 0LJ	Replacement of existing dwelling	1	0	08/10/2020	0	0	0	0	0	1
Stoke Fleming	0486/18/FUL	Martins Cottage Road From Lower Ash Cottage To Martins Cottage Bowden TQ6 0LH	Replacement dwelling and garage	1	0	10/04/2018	0	0	0	1	0	0
Stoke Gabriel	3138/17/OPA & 0011/16/OPA Appeal Ref No - APP/K1128/W/17/3179884 & 3363/20/ARC Outstanding	Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB	3138/17/OPA - Outline planning permission with some matters reserved; the scheme includes residential development of up to 9 dwellings, utilising the existing access point.	9	9	18/12/2017	0	0	0	0	9	9
Stoke Gabriel	52/2081/15/F	Marians Maples Vicarage Close Stoke Gabriel Devon TQ9 6QT	Demolition of existing dwelling and construction of new dwelling on footprint together with 3no. additional dwellings within the grounds	4	3	21/02/2017	1	1	2	3	0	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	2	2	22/05/2019	0	0	0	0	2	2

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Stoke Gabriel	0827/20/FUL	Lower Well Farm Stoke Gabriel TQ9 6RL	Conversion of redundant agricultural barns to provide supporting facilities to the new winery and associated works, Barn C will become a 2 bedroom dwelling	1	1	07/06/2020	0	0	0	0	1	1
Stoke Gabriel	0310/19/FUL	Stoke Gabriel House Duncannon Lane Stoke Gabriel TQ9 6QY	Conversion of barn to residential use	1	1	10/04/2019	0	0	1	1	0	0
Stoke Gabriel	52/0693/14/F	Land adjoining Rowes Farm, Aish Road, Stoke Gabriel, TQ9 6PX	Proposed single-storey dwelling (resubmission of 52/1096/12/F)	1	1	07/05/2014	0	0	1	1	0	0
Stoke Gabriel	2618/20/FUL	Dart House Paignton Road Stoke Gabriel TQ9 6SJ	Redevelopment of the offices and storage barns for the creation of 2 town houses and extension of the living accommodation to an existing cottage (Round House)	2	1	04/12/2020	0	0	0	0	1	2
Stoke Gabriel	3640/17/FUL	Rowes Farm Aish Road Stoke Gabriel Devon TQ9 6PX	Provision of 2no. residential dwellings	2	2	20/12/2017	0	0	0	0	2	2
Stoke Gabriel	0444/20/FUL	Hill Park Aish Stoke Gabriel TQ9 6PS	Replacement of existing detached dwelling house	1	0	31/03/2020	0	0	0	0	0	1
Stokenham	4032/19/FUL	Mattiscombe Farm Stokenham TQ7 2SR	Conversion of redundant barn into three dwelling houses	3	3	24/04/2020	0	0	0	0	3	3
Stokenham	1530/17/FUL & 2235/18/FUL	Langholm Chillington Kingsbridge TQ7 2JY	2235/18/F - Demolition of existing doctor's surgery, extension of existing bungalow and building 2no. new houses.	3	2	24/05/2019	0	0	0	0	2	3
Stokenham	2722/18/FUL & 2805/17/FUL	Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon	2722/18/FUL - Conversion of agricultural derelict barn into habitable dwelling with associated external works, garage and log store (2805/17/FUL)	1	1	05/03/2019	0	0	0	0	1	1
Stokenham	2542/20/FUL	Greenhay Beeson Kingsbridge TQ7 2EW	Provision of replacement dwelling and double garage with associated landscaping	1	0	04/12/2020	0	0	0	0	0	1
Stokenham	3908/19/FUL	Trehear Kellaton TQ7 2ER	Application for replacement dwelling	1	0	09/09/2020	0	0	0	0	0	1
Stokenham	0005/19/FUL	Higher Farm Beeson TQ7 2HW	Replacement dwelling and use of land as domestic curtilage	1	0	03/05/2019	0	0	0	0	0	1
Stokenham	3446/20/CLE	The Cove Guest House Torcross TQ7 2TH	Lawful development certificate for existing commencement of development of works to comply with consent 53/3160/11/F	1	0	18/02/2021	0	0	0	1	0	0

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Strete	3400/18/FUL APP/K1128/W/19/3228098	Blindwells, Hynetown Road, Strete, Devon TQ6 0RS	Demolition of buildings and redevelopment of site with 3no. detached dwellings	3	1	12/06/2019	0	0	1	3	0	0
Strete	3076/19/FUL	The Coach House, Tallis Rock Vicarage Lane Strete TQ6 0RN	Demolition of existing dwelling and construction of new dwelling	1	0	29/04/2020	0	0	0	0	0	1
Strete	1206/19/FUL	The Old Vicarage Hynetown Road Strete TQ6 0RS	Application for demolition of existing dwelling including detached garage and the construction of replacement dwelling	1	0	07/06/2019	0	0	0	1	0	0
Strete	1369/18/FUL	Driftwood House Strete TQ6 0RR	Demolition of existing dwelling and erection of replacement dwelling.	1	0	15/06/2018	0	0	0	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	1	1	24/01/2020	0	0	0	0	1	1
Thurlestone	3956/18/FUL	Land At Sx 679 438 West Buckland Thurlestone TQ7 3AF	Erection of new dwelling	1	1	04/06/2020	0	0	0	0	1	1
Thurlestone	3632/19/ARM & 3755/19/ARM	Plot 29, Highfield Eddystone Road Thurlestone TQ7 3NU	3755/19/ARM - Application for approval of reserved matters following outline consent 3203/16/OPA for design and external appearance of the dwelling and attached garage, siting, materials, access, landscaping and all other works.	1	1	14/01/2020	0	0	0	0	1	1
Thurlestone	1890/19/FUL	Summer Cottage West Buckland TQ7 3AF	Demolition of existing dwelling and erection of replacement dwelling.	1	0	19/03/2020	0	0	0	0	0	1
Totnes	1050/19/FUL	18 Bridgetown Totnes Devon TQ9 5BA	Conversion of B1 office to C3 residential including demolition of modern extensions to listed building. Construction of detached dwelling to rear garden of property.	6	6	24/06/2019	0	0	0	0	6	6
Totnes	56/2221/15/O & 2625/20/ARM	Cocos Nursery Ashburton Road Totnes Devon TQ9 5JZ	2625/20/ARM - Approval of reserved matters following outline approval reference 56/2221/15/O.	5	5	03/12/2020	0	0	0	0	5	5

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Totnes	0894/16/FUL	Private Car Park & Garages rear of 27-45 Fore Street (Accessed off Station Road) Totnes Devon TQ9 5RP	Re-advertisement (Amended Address) Development of three residential units	3	3	10/07/2017	0	0	2	2	1	1
Totnes	56/2244/14/F	Land To Rear Of 9 Queens Terrace Station Road Totnes TQ9 5JQ	Erection of apartment building comprising 3no. apartments and associated parking	3	3	19/10/2015	0	0	3	3	0	0
Totnes	2510/20/FUL	Development Site At Sx 814 606 Jubilee Road Totnes	Construction of new 3 bed dwelling with parking	1	1	28/09/2020	0	0	0	0	1	1
Totnes	3818/19/FUL	Bourton Linhay Bourton Lane Totnes TQ9 6LA	Conversion of redundant agricultural barn to dwelling plus extension	1	1	12/03/2020	0	0	0	0	1	1
Totnes	3639/19/FUL	25 Fore Street Totnes TQ9 5HN	Creation of 2no. flats with new access	2	1	07/02/2020	0	0	1	2	0	0
Totnes	0332/19/FUL	Garages 7, 9 and 11 Christina Park Totnes Devon TQ9 5UT	READVERTISEMENT (Revised Plans Received) Construction of a new three storey private residence on a brownfield site currently occupied by three garages	1	1	17/01/2020	0	0	0	0	1	1
Totnes	3102/19/ARM & 0386/18/OPA	4 Argyle Terrace Totnes TQ9 5JJ	3102/19/ARM - Approval of reserved matters following outline approval 0386/18/OPA.	1	1	14/01/2020	0	0	0	0	1	1
Totnes	1244/19/FUL	Land adjoining 43 Collapark Totnes Devon TQ9 5LW	Erection of detached two storey dwelling with associated parking	1	1	06/08/2019	0	0	0	0	1	1
Totnes	1623/16/FUL	Garages 1-3 adjacent to 1A Christina Park Totnes	Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes.	1	1	30/01/2017	0	0	1	1	0	0
Totnes	2582/20/FUL	18 Fore Street Totnes TQ9 5DX	Change of existing staff quarters into additional bedsit, removal of existing roof and replacement with slate roof (part retrospective)	1	1	09/12/2020	0	0	0	0	1	1
Totnes	2970/20/FUL	Hopwood Swallow LLP Pleases Passage High Street Totnes TQ9 5QN	Change of use and conversion of office to single dwelling	1	1	20/11/2020	0	0	0	0	1	1

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Totnes	1592/20/FUL	Foxgloves, Sharpham Drive, Totnes TQ9 5HE	Construction of new 3 bedroom dwelling within the residential curtilage of existing house	1	1	07/10/2020	0	0	0	0	1	1
Totnes	3195/19/FUL	Glebe Coach House Manor Way Totnes TQ9 5HP	READVERTISEMENT (Revised plans received) Replacement of existing garage/store to provide one dwelling	1	1	16/01/2020	0	0	0	0	1	1
Totnes	0611/19/OPA	5 Redworth Terrace Totnes TQ9 5JN	Erection of dwelling (Outline with all matters reserved).	1	1	19/07/2019	0	0	0	0	1	1
Totnes	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	1	1	10/10/2017	0	0	0	0	1	1
Ugborough	0722/19/FUL	Vacant Land South of Coach House Wrangaton TQ10 9HD	Erection of 5 dwellings and associated parking	5	5	17/07/2020	0	0	0	0	5	5
Ugborough	0746/16/FUL & 0228/20/FUL	Earlscombe Farm Bittaford Devon PL21 0LD	0228/20/FUL - Conversion of agricultural buildings to create three new dwellinghouses including alteration & partial demolition of existing building and change of use of agricultural land to ancillary domestic curtilage.	3	3	07/05/2020	0	0	0	0	3	3
Ugborough	1733/18/FUL	Haydens Farm Yellowberries Lane Wrangaton Devon TQ10 9HB	Replacement of existing temporary dwelling with permanent bungalow	1	1	22/10/2018	0	0	1	1	0	0
Ugborough	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	1	1	16/07/2018	0	0	0	0	1	1
Ugborough	1811/16/ARM & 0795/21/OPA	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH	0795/21/OPA - Outline application with all matters reserved for demolition of garage and erection of a single split level dwelling.	1	1	29/04/2021	0	0	0	0	1	1
Ugborough	2299/16/PDM	Venn Farm A3121 Venn Cross To Kitterford Cross Ugborough Devon PL21 0PE	Prior approval application for change of use of agricultural building to dwelling house (Class C3)	1	1	16/09/2016	0	0	1	1	0	0
Ugborough	1380/20/OPA	Higher Coarsewell Ugborough PL21 0HP	Outline application with all matters reserved for provision of agricultural worker's dwelling	1	1	26/08/2020	0	0	0	0	1	1

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Wembury	0865/17/FUL & 2091/19/FUL	Court Barton Renney Road Down Thomas PL9 0AQ	0865/17/FUL - Amendments to planning application 3681/16/FUL to create one additional dwelling unit.	2	2	02/09/2019	0	0	0	0	2	2
Wembury	1613/20/FUL	Spring Cottage formerly Milverton Renney Road Down Thomas Plymouth PL9 0AQ	Proposed conversion of existing outbuildings into living accommodation	1	1	28/09/2020	0	0	1	1	0	0
Wembury	1560/18/OPA & 1998/20/ARM	Xanadu West Hill Heybrook Bay PL9 0BB	1998/20/ARM - Application for approval of reserved matters following outline approval 1560/18/OPA (and subsequent variation 0422/20/VAR) for construction of single dwelling	1	1	21/08/2020	0	0	1	1	0	0
Wembury	2948/19/ful & 1923/19/FUL & 2988/17/OPA	Land Adjacent Sea View West Hill Heybrook Bay	2948/19/FUL - erection of new 3 bedroom, 1 1/2 Storey, detached dwelling with subterranean garage and driveway (Resubmission of 1423/19/FUL)	1	1	09/12/2019	0	0	1	1	0	0
Wembury	3490/18/FUL	Western Barn Manor Farm Staddiscombe Plymouth PL9 9ND	READVERTISEMENT (Revised Plans) Change of use/conversion of agricultural building to dwelling	1	1	11/07/2019	0	0	1	1	0	0
Wembury	1274/19/FUL	1 Knighton Road Wembury Devon PL9 0EA	Erection of two-storey house with provision of 2 car parking spaces (Resubmission of 3375/18/FUL)	1	1	27/06/2019	0	0	0	0	1	1
Wembury	58/2080/15/F	Wembury Reservoir Knighton Hill Wembury Devon PL9 0JD	Proposed dwelling to replace existing above ground water storage tank	1	1	02/06/2016	0	0	1	1	0	0
Wembury	1445/20/FUL	Shiloh Veasy Park Wembury PL9 0ES	READVERTISEMENT (Revised Plans Received) Replacement 4no. bed dwelling and additional 1no. bed dwelling	2	1	20/11/2020	0	0	0	0	1	2
Wembury	3781/18/FUL	Manor Farm Eddystone Road Down Thomas Devon PL9 0AQ	Construction of 3 bedroom bungalow on land at Manor Farm	1	1	05/06/2019	0	0	1	1	0	0
Wembury	3862/18/FUL	Dockan Andurn Estate Down Thomas PL9 0AT	Demolition of existing dwelling and garage. Erection of replacement dwelling and associated garage.	1	0	06/03/2019	0	0	0	1	0	0

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Wembury	2865/17/FUL	Freebird Wembury Road Wembury PL9 0DH	Partial demolition and extension to existing outbuilding, removal of existing outbuildings and storage containers to facilitate construction of new dwelling, and construction of additional detached dwelling and associated access, car parking and landscaping on adjoining garden	2	2	31/10/2017	0	0	0	0	2	2
West Alvington	1004/20/FUL	Barn at Cholwells Farm Adjacent to Cholwells Farmhouse Woolston TQ7 3BH	Conversion of redundant barn / outbuilding to dwelling	1	1	08/06/2020	0	0	0	0	1	1
West Alvington	1655/19/OPA	Land at SX731422 Gerston Gate Barn West Alvington Kingsbridge TQ7 3BN	Application for Outline Planning Permission (with all matters reserved) for provision of an agricultural worker's dwelling	1	1	25/07/2019	0	0	0	0	1	1
Woodleigh	1564/18/FUL (Alteration of application see 4285/17/FUL)	Orchard Barn Lowerdale Woodleigh Devon TQ7 4DJ	Conversion of barn to dwelling, extension of curtilage and provision of garage	1	1	18/06/2019	0	0	1	1	0	0
Woodleigh	0735/16/PDM	Building at Moreleigh Mount Moreleigh Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development	1	1	26/04/2016	0	0	1	1	0	0
Yealmpton	3889/19/FUL	Paddyacre Bowden Hill Yealmpton PL8 2JX	Removal and replacement of existing garage and formation of two new dwellings (resubmission of 2520/19/FUL)	2	2	27/07/2020	0	0	0	0	2	2
Yealmpton	2158/18/PDM	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	2	2	17/08/2018	0	0	0	0	2	2
Yealmpton	2556/19/FUL	Land Adjacent to Bowden Hill Yealmpton	Proposed new single storey dwelling with internal double garage and associated landscaping	1	1	07/11/2019	0	0	1	1	0	0
Yealmpton	0579/16/FUL & 0075/19/FUL	Site Of WI Hall Ford Road Yealmpton Devon PL8 2NA	0075/19/FUL - READVERTISEMENT (Revised Plans Received) Proposed revisions to design of single dwelling (self build) following extant permission 0579/16/FUL	1	1	18/07/2019	0	0	1	1	0	0

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Yealmpton	0010/18/ARM 62/2507/15/O	11 Land Behind 11 Fore Street Yealmpton Devon PL8 2JN	0010/18/ARM - Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling	1	1	16/04/2019	0	0	1	1	0	0
Yealmpton	2108/18/ARM & 0030/16/OPA	The Orchard Yealmpton Plymouth	2108/18/ARM -Application for approval of reserved matters following outline approval. 0030/16/OPA for provision of single residential dwelling	1	1	18/01/2019	0	0	1	1	0	0
Yealmpton	3909/17/FUL	Wilburton Farm Burraton Yealmpton PL21 9LB	Barn conversion to dwelling	1	1	19/02/2018	0	0	1	1	0	0
Yealmpton	0144/17/POD	New England Quarry New England Hill Plympton Devon	Prior approval for proposed change of use from Office use (Class B1 (a)) to dwellinghouse (class C3)	1	1	15/05/2017	0	0	1	1	0	0
Yealmpton	0385/20/FUL	Little Acres Yealmpton PL8 2LL	Siting of a replacement residential dwelling	1	0	22/05/2020	0	0	0	0	0	1
Yealmpton	4149/19/FUL	8 Waltacre Yealmpton PL8 2LY	Replacement of existing dwelling with energy efficient dwelling on same footprint, and construction of single detached garage	1	0	13/02/2020	0	0	0	0	0	1
PPA (Bickleigh)	3346/18/FUL	Roborough Farm Tamerton Road Plymouth PL6 7BT	Change of use of a former agricultural building to two residential dwellings	2	2	13/03/2019	0	0	2	2	0	0
PPA (Brixton)	2946/18/OPA & 3097/20/ARM	Hilltops Caravan Park Brixton Devon PL8 2AY	3097/20/ARM - PLOT 1 - Application for approval of reserved matters following outline approval 2946/18/OPA for single dwelling with associated garage. 2946/18/OPA - Outline application with all matters reserved for the erection of 2no.self-build dwellings with associated garages	2	2	16/12/2020	0	0	0	0	2	2
PPA (Bickleigh)	4004/18/FUL	The Cottage Tavistock Road Roborough PL6 7BB	Demolition of existing outbuildings and erection of new disability living accessible dwelling	1	1	15/04/2019	0	0	1	1	0	0

18	20	170	227	321	370
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Small sites (<10 dwellings) Trajectory for West Devon LPA

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Beaworthy	1948/20/FUL	Middle Blagdon Thorndon Cross Okehampton	Conversion of existing agricultural building following Class Q approval 3044/19/PDM to include alterations to design, extension of curtilage and landscaping scheme (resubmission of 1128/20/FUL)	1	1	18/08/2020	0	1	1	0	0
Bere Ferrers	3281/19/FUL	Hallowell Ford Bere Ferrers PL20 7LD	Replacement dwelling (resubmission of 1951/19/FUL)	1	0	16/12/2019	0	0	0	0	1
Bere Ferrers	3864/18/FUL	Newhouse Farm House Road From Woolacombe Cross To Chulmland Cottages Bere Alston Devon PL20 7ED	Conversion of barn to dwelling - amended plans to previous approval	1	1	12/12/2019	0	1	1	0	0
Bere Ferrers	4043/17/OPA & 1684/19/ARM	8 Drakes Park Bere Alston Devon PL20 7DY	Application for approval of reserved matters following outline (approval 4043/17/OPA this was or 2 dwellings) 1684/19/ARM is for the erection of one dwelling	1	1	31/07/2019	0	0	0	1	1
Bere Ferrers	2100/18/FUL	Holmoak Bere Alston Yelverton PL20 7HJ	Demolition of agricultural workers dwelling and construction of unrestricted dwelling. Temporary placement of 2 mobile homes (one already in place) for accommodation during construction (resubmission of 1982/17/FUL)	1	0	17/09/2018	0	0	1	0	0
Bondleigh	3464/18/PDM	Higher Lowton Farm Road From Lowton Cross To Hill Barton Farm Bondleigh Devon EX20 2AL	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	13/12/2018	0	1	1	0	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	1	1	23/08/2018	0	0	0	1	1
Bradstone	4062/18/FUL	Holland Farm Road Past Torr Barn Bradstone PL19 0QT	Conversion of redundant agricultural buildings to form two holiday cottages and two dwellings; alteration to accesses and associated works including demolition /removal of 6 modern structures	4	2	15/02/2019	0	1	3	1	1

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Bratton Clovelly	3863/19/FUL	Pastures West Cleave Farm Germansweek EX21 5AL	Provision of rural workers dwelling	1	1	27/03/2020	0	0	0	1	1
Bratton Clovelly	0804/16/PDM	Agricultural building Brooklands Farm Bratton Clovelly Devon EX20 4JH	Prior approval for a proposed change of use of agricultural building to a dwellinghouse	1	1	10/06/2016	0	1	1	0	0
Bridestow	2450/20/PDM	Standon Farm Road From Belle Vue To Fox And Hounds Cross Bridestowe EX20 4ET	Prior approval from agricultural building to dwelling C3	1	1	05/10/2020	0	1	1	0	0
Bridestow	1105/17/FUL & 1670/18/ARC	Barn South West Of Hillside Pool Hill Bridestowe EX20 4EN	Application for approval of details reserved by Conditions 5 and 6 of Planning Consent 1105/17/FUL.	1	1	17/06/2019	0	0	0	1	1
Bridestow	2708/16/OPA & 0734/20/OPA	3 South Ball Cottage Bridestowe Devon EX20 4EN	Outline application with all matters reserved to build an attached end of terrace one bed cottage with one off road parking space on brown field site consisting of garage, shed and wood store	1	1	03/03/2020	0	0	0	1	1
Bridestowe	3597/20/FUL	Land to rear of Ingleside Launceston Road Bridestowe EX20 4EQ	Construction of dwelling and demolition of existing store	1	1	06/01/2021	0	0	0	1	1
Bridestowe	4161/16/OPA & 4136/19/FUL	Land at SX 516 892 Opposite Springfield Park Bridestowe	Erection of four dwellings.	4	4	16/12/2020	0	0	0	4	4
Broadwoodkelly	0830/20/FUL	Whey Barn Mount Pleasant Farm Broadwoodkelly EX19 8AU	Conversion of redundant barn into dwelling, to include associated building operations, wood burner, air source heat pump, access and landscaping	1	1	05/06/2020	0	1	1	0	0
Broadwoodkelly	3621/19/FUL	Lewersland Farm Broadwoodkelly EX19 8EF	Conversion of redundant barn to dwelling	1	1	06/01/2020	0	0	0	1	1
Broadwoodkelly	3655/16/PDM	Newer Park Broadwoodkelly Devon EX19 8EQ	Notification for prior approval for a proposed change of use of 1 redundant barn to residential use.	1	1	31/01/2017	0	1	1	0	0
Buckland Monachorum	2070/19/FUL appeal no. APP/Q1153/W/20/3259929	Bickham Barton Bungalow, Roborough PL6 7BJ	Provision of dwelling	1	1	07/01/2021	0	0	0	1	1

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Buckland Monachorum	1865/20/FUL	Abbeyleat Milton Combe PL20 6HP	Demolition of existing workshop/store, conversion of existing garage and two storey extension to create three bedroom detached dwelling with parking and external works	1	1	09/09/2020	0	1	1	0	0
Buckland Monachorum	2356/19/OPA & 1078/20/ARM	1 Moorland Court Yelverton PL20 6BL	Application for approval of reserved matters following outline approval 2356/19/OPA.	1	1	24/06/2020	0	1	1	0	0
Buckland Monachorum	0131/19/OPA & 1258/16/OPA	Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW	Application for approval of reserved matters following outline approval 4170/18/OPA for agricultural workers dwelling Outline application with some matters reserved for erection of one dwelling.	1	1	25/03/2019	0	0	0	1	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	1	1	12/12/2018	0	0	0	1	1
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	2	1	30/11/2018	0	0	0	1	2
Buckland Monachorum	0875/18/FUL	Pilchers Field The Crescent Crapstone PL20 7PS	Application for two storey extension to existing supported sheltered home to provide 6no. self-contained apartments, communal lounge with additional car parking	6	6	07/09/2018	0	0	0	6	6
Buckland Monachorum	0192/16/FUL	Crossways Axtown Lane Yelverton Devon PL20 6BU	Replacement dwelling	1	0	11/11/2016	0	0	1	0	0
Drewsteignton	3301/20/PDM	Land Opposite West Fursham Road Past Homefield Drewsteignton Devon	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	23/11/2020	0	0	0	1	1
Drewsteignton	3585/17/PDM	Agricultural Building at SX71306 93514 West Park Farm Drewsteignton	Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	12/12/2017	0	1	1	0	0
Dunterton	2186/20/PDM	Barn at NGR SX 382 798 Dunterton Farm Dunterton PL19 0QJ	Prior notification for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development(Class Q(a+b))	1	1	10/09/2020	0	1	1	0	0

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Exbourne	0618/17/PDM & 1724/19/PDM	Land North West of Exbourne Mucksey Lane Exbourne Devon EX20 3SA	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b)).	1	1	30/07/2019	0	0	0	1	1
Exbourne	0878/18/FUL allowed on appeal APP/Q1153/W/18/3208669	Hayfield House, Hayfield Road, Exbourne EX20 3RS	Erection of 2 story 3 bedroom house detached single storey store/workshop/office building with provisions of two car parking spaces.	1	1	24/04/2019	0	1	1	0	0
Exbourne	3082/17/FUL	Hole Downs Exbourne EX20 3QT	Proposed erection of one permanent agricultural worker's supervisory dwelling	1	1	13/04/2018	0	0	0	1	1
Exbourne	2263/17/ARM	Land Adjacent To Wood Close High Street Exbourne EX20 3SA	Approval of reserved matters following outline approval 00458/2015 (residential development of 9no. dwellings)	9	9	25/10/2017	1	4	4	4	4
Exbourne	0628/20/OPA	Land at SX 599 102 North of B3217 Exbourne EX20 3SH	Outline application (with all matters reserved) for erection of 2no. dwellings (resubmission of 0851/19/OPA)	2	2	21/04/2020	0	0	0	2	2
Germansweek	3137/20/FUL	Eworthy Methodist Church Eworthy Germansweek EX21 5AH	READVERTISEMENT (Revised plans received) Change of use from D1 (places of worship) to C3 (dwelling house) to be used as holiday rental. Installation of log burner flue and solar hot water panels to roof	1	1	05/01/2021	0	0	0	1	1
Germansweek	0941/16/OPA & 1862/18/FUL	Road Past Higher Eworthy Farm Germansweek EX21 5AH	Erection of farm manager's dwelling	1	1	20/06/2019	0	0	0	1	1
Germansweek	1117/16/PDM	Dartmoor View Road From Boldventure Cross To Eworthy Cross Eworthy Germansweek Devon EX21 5AF	Notification for prior approval for a proposed change of use of Agricultural Building to a Dwellinghouse (class 3).	1	1	28/07/2016	0	1	1	0	0
Gulworthy	1989/20/PDM	Barn at Dove Cottage Down House Farm Mill Hill Lane Tavistock PL19 8NH	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a)and(b)) (Resubmission of 2547/19/PDM)	1	1	26/01/2021	0	0	0	1	1
Hatherleigh	0794/17/FUL & 3439/20/OPA	Land at Red Lane Hatherleigh Devon	Application for Outline approval for a detached dormer style bungalow with all matters reserved.	1	1	21/12/2020	0	0	0	1	1

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Hatherleigh	1635/18/OPA & 0629/20/ARM	Biddicombe Park Road Hatherleigh Devon EX20 3JS	READVERTISEMENT (Revised Plans Received) Approval of reserved matters following outline approval reference 1635/18/OPA.	2	2	26/11/2020	0	0	0	2	2
Hatherleigh	1777/19/ARM & 1553/17/ARM (2609/15/OPA)	Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon	Approval of reserved matters following outline approval reference 2609/15/OPA for erection of 2no. dwellings.	2	2	03/02/2020	0	2	2	0	0
Hatherleigh	0121/19/OPA	Land At Reed Down Higher Street Hatherleigh Devon EX20 3JF	Outline application with all matters reserved for single dwelling	1	1	13/11/2019	0	0	0	1	1
Hatherleigh	2214/17/PDM & 1418/19/FUL	Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH	Change of use of barn to dwelling and associated works 2214/17/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	12/09/2019	0	0	0	1	1
Hatherleigh	0604/19/FUL	Stapleford Farm Lane To Stapleford Exbourne Devon EX20 3RA	Erection of a dwelling and associated works	1	1	23/05/2019	0	0	0	1	1
Hatherleigh	2556/17/ARM	Land At SX 4886 1044 Roseland Farm Church Road Highampton EX21 5LE	Reserved matters application following outline approval 3248/16/OPA for single dwelling	1	1	02/10/2017	0	1	1	0	0
Hatherleigh	3091/15/FUL	South Moor Road From Langabear Moor To So Jacobstowe Devon EX20 3PZ	Replacement of existing dwelling and outbuildings with a single dwelling.	1	0	04/04/2016	0	0	1	0	0
Hatherleigh	00787/2014	Oakwood, Holsworthy Road, Hatherleigh, Devon	Conversion of an agricultural building to a dwelling.	1	1	26/08/2014	0	1	1	0	0
Highampton	1804/19/FUL	Bella Vista Burdon Lane Highampton Devon EX21 5LX	Erection of new dwelling	1	1	05/08/2019	0	0	0	1	1
Highampton	0436/19/ARM & 0684/16/OPA	The Golden Inn Burdon Lane Highampton Devon EX21 5LT	Erection of dwelling (Application for approval of reserved matters following outline approval 0684/16/OPA)	1	1	17/05/2019	0	1	1	0	0

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Highampton	0127/18/OPA & 3682/19/ARM	Land at SX 482 042 adjacent Woodfields Highampton EX21 5LR	Application for approval of reserved matters following outline approval 0127/18/OPA for removal of existing barn and erection of 3no.2 storey dwellings, together with car parking, landscaping and associated works with access from A3072.	3	3	23/07/2018	1	1	1	1	1
Highampton	2726/16/PDM & 1298/18/FUL	Barn Chidesters Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LE	Conversion of agricultural building to a dwelling. Prior approval of proposed change of use of agricultural building to a dwellinghouse (Use Class C3) and for associated operational development	1	1	09/07/2018	0	1	1	0	0
Highampton	0268/17/ARM	Land At London House Highampton Beaworthy	READVERTISEMENT (Revised Plan Received) Application for approval of reserved matters following outline approval 01380/2014 (erection of dwelling)	1	1	21/07/2017	0	1	1	0	0
Highampton	0392/17/ARM	Clannica Land Adjacent To Village Hall Highampton Devon	Application for approval of reserved matters following outline approval. (0618/16/OPA)	1	1	11/04/2017	0	1	1	0	0
Highampton	2576/15/PDM	Willsland Sheds Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LQ	Prior approval for proposed change of use of 2no. agricultural buildings to 3no. dwellinghouses (Class C3)	3	3	09/02/2016	1	2	2	0	0
Iddesleigh	1087/20/PDM	Coombe Farm Iddesleigh EX19 8BN	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	14/08/2020	0	1	1	0	0
Iddesleigh	3970/16/FUL & 1121/20/FUL	Nethercott Barton Road From Week Moor Cross To R Iddesleigh EX19 8SN	1121/20/FUL - New dwelling and detached garage (revised proposals for application 3970/16/FUL)	1	1	08/06/2020	0	1	1	0	0
Iddesleigh	3718/19/FUL & 0697/20/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)	2	1	13/05/2020	0	0	0	1	2
Inwardleigh	1286/18/PDM & 0225/21/FUL	Traditional Building Downhouse Farm Folly Gate Okehampton EX20 3AE	Proposed two bedroom bungalow.	1	1	26/03/2021	0	1	1	0	0

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Inwardleigh	1326/17/FUL & 2288/20/FUL	Lower Eastwood Farm Okehampton EX20 3AE	Demolition of two existing buildings and construction of new eco-dwelling, ancillary garage and barn with associated landscaping	1	1	02/11/2020	0	1	1	0	0
Inwardleigh	3408/18/PDM	Northwood Farm, Goldburn Close, Okehampton, EX20 1RW	Description: Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	25/01/2019	0	0	0	1	1
Inwardleigh	2636/17/FUL	Five Oaks Folly Gate Okehampton Devon EX20 3AA	Outline application with all matters reserved for three bedroom detached dwelling	1	1	02/10/2017	0	0	0	1	1
Inwardleigh	3913/16/PDM	Goldburn Farm Inwardleigh	Notification for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.	1	1	23/01/2017	0	1	1	0	0
Kelly	0082/19/FUL	Former Kennels adjoining Grattons Kelly PL16 0HQ	Proposed change of use of agricultural barn (historically used as kennels) into a dwelling	1	1	22/03/2019	0	0	0	1	1
Lamerton	2382/17/FUL & 1103/20/ARC	Lower Hill Farm Road Past Lower Hill Farm Lamerton PL19 8RR	RE ADVERTISEMENT (CHANGE OF APPLICANT)Change of use of existing barn (barn 1) to holiday let and change of use of existing holiday let (barn 2) to a dwelling.	2	1	07/04/2020	0	0	0	1	2
Lamerton	2568/17/OPA	Rushford Cottage Road From Blacksmiths Arms To Lamerton PL19 8RY	Outline planning application with some matters reserved for erection of dwelling	1	1	20/04/2018	0	0	0	1	1
Lifton	3848/20/FUL	Lifton Village Hall Duntz Hill Lifton PL16 0BJ	Conversion of former village hall to family dwelling	1	1	08/03/2021	0	0	0	1	1
Lifton	3678/20/PDM	Cart Lodge Farm (Barn 'B') Launceston PL15 9QX	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse(Class C3) and for associated operational development (Class Q(a+b))	1	1	15/01/2021	0	0	0	1	1
Lifton	1491/20/FUL	Lower Carley Farm Lifton PL16 0EB	Proposed erection of an agricultural dwelling	1	1	28/07/2020	0	0	0	1	1
Lifton	01014/2015 & 2412/19/ARM	Smallacombe Lifton Lifton Devon PL16 0EB	Approval of reserved matters following outline approval 01014/2015	1	1	08/10/2019	0	1	1	0	0

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Lifton	2501/17/ARM & 3668/18/FUL	The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA	Application for approval of reserved matters following outline approval 01865/2011.	2	2	11/04/2019	0	0	0	2	2
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	5	5	25/01/2019	0	0	0	5	5
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.	1	1	29/07/2013	0	1	1	0	0
Marystow	3955/18/FUL	Lee Byre Coryton Okehampton EX20 4PE	READVERTISEMENT (Amended Development Description) Extension to ancillary residential accommodation to form dwelling	1	1	16/06/2020	0	0	0	1	1
Marystow	1636/19/OPA & 2788/19	Holster Yard Lewdown EX20 4BS	Outline application with some matters reserved for proposed new dwelling (resubmission of 1636/19/OPA to allow access details to be approved)	1	1	19/07/2019	0	0	0	1	1
Milton Abbot	4170/18/OPA & 3690/20/ARM	Land at SX 404 792 Fore Street South West Of Milton Abbot Devon	Outline application for agricultural workers dwelling	1	1	27/01/2021	0	0	0	1	1
Milton Abbot	0770/17/FUL	Enfield Barn The Village Milton Abbot Devon PL19 0PB	Application for the erection of a three bedroom house.	1	1	26/02/2019	0	0	0	1	1
Milton Abbot	0676/20/FUL	Longbrook Farm Milton Abbot PL19 0PR	Conversion of barn to dwelling	1	1	22/04/2020	0	1	1	0	0
Milton Abbot	0887/17/FUL & 0013/21/CLE	Land Adjacent To April Cottage Chillaton Lifton PL16 0HR	0013/21/CLE - Confirmed that there has been a start on site. Proposed erection of 2 bedroom dwelling	1	1	26/10/2017	0	1	1	0	0
Milton Abbot	2592/16/FUL	Braemer House Chillaton PL16 0HS	READVERTISEMENT (Additional Plans Received) New dwelling	1	1	16/12/2016	0	1	1	0	0
North Tawton	2880/20/FUL	The Old Police Station Barton Street North Tawton EX20 2HL	Change of use from light industrial to residential dwelling (C3)	1	1	11/11/2020	0	0	0	1	1

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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	3	3	07/02/2020	0	0	0	3	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))	2	2	29/08/2018	0	2	2	0	0
North Tawton	4237/17/FUL	Barn at Bouchers Hill North Tawton Devon	Part retrospective change of use of barn to residential accommodation.	1	1	11/04/2018	0	0	0	1	1
North Tawton	0110/16/PDM & 1669/17/PDM & 0595/18/PDM	Barn at OSX672101 Exeter Street, North Tawton	Notification for prior approval for a proposed change of use from agricultural building to dwellinghouse (class C3).	1	1	10/04/2018	0	1	1	0	0
North Tawton	3254/17/OPA	Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA	Outline planning application with all matters reserved for residential development of two dwellings	2	2	14/12/2017	0	0	0	2	2

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North Tawton	3043/15/OPA & 2531/19/ARM & 0379/20/ARM & 0439/20/FUL & 2630/20/ARM & 2944/20/ARM & 0720/20/ARM & 2900/20/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage inreplacement of existing barn. 0720/20/ARM - Plot 3 Approval of reserved matters following outline approval reference 3043/15/OPA. 2944/20/ARM - Plot 6 Lethern's Meadow Land Adjacent To Bouchers Hill North Tawton 2630/20/ARM - Plot 2, Land Adjacent To Bouchers Hill North Tawton . 0439/20/FUL -Self Build Plot 8 Bouchers Hill North Tawton Application for proposed dwelling, access and services. 0379/20/ARM - Approval of reserved matters on plot 4 for Access, Appearance, Landscaping, Layout and Scale, following outline approval 3043/15/OPA 2531/19/ARM - Application for approval of reserved matters for access and layout only following outline approval 3043/15/OPA. 3043/15/OPAOutline application for proposed development of nine self build homes	9	9	16/10/2019	0	0	0	9	9
North Tawton	2900/20/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage in replacement of existing barn.	1	1	07/10/2020	0	0	0	1	1
North Tawton	00918/2014	Upper Depot, Devonshire Gardens, North Tawton, Devon	Reserved Matters application for erection of 2 live work units including commercial garage and printery.	2	2	14/10/2014	1	1	1	0	0
Northlew	2056/17/FUL & 1275/20/ARC	Morth Grange Northlew EX20 3BR	1275/20/ARC - Application for Approval of Details Reserved by Conditions 4 and 5 of Planning Consent 2056/17/FUL. 2056/17/FUL - Replacement of the existing redundant swimming pool house within the grounds of Morth Grange with a single storey building (dwelling) together with associated access and driveway.	1	1	19/04/2021	0	0	0	1	1

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Northlew	2862/20/FUL	Nethercott Farm Southcott EX20 4NL	Erection of replacement residential dwelling and garage, two replacement outbuildings for ancillary domestic use, including demolition of existing buildings	1	0	03/11/2020	0	0	0	0	1
Northlew	1358/20/PDM	Overlake Farm Northlew EX20 3NG	Application to determine if prior approval if required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated building works (Class Q(a+b))	1	1	17/06/2020	0	0	0	1	1
Northlew	3758/19/FUL	Norley Farm Northlew Okehampton EX20 3PN	Conversion of barn to dwelling	1	1	17/02/2020	0	0	0	1	1
Northlew	0102/19/OPA	Land at SX 501 992 off Crowden Road Northlew Devon	Outline application with all matters reserved for erection of two dwellings	2	2	30/08/2019	0	0	0	2	2
Northlew	2418/16/PDM & 1000/19/FUL	Sheffield Barn, Northlew, Okehampton, EX20 3PN	Conversion of barn to dwelling following Class Q approval 2418/16/PDM	1	1	20/05/2019	0	0	0	1	1
Northlew	4025/18/FUL & 1871/18/FUL	East Kimber Farm Northlew EX20 3NG	Proposed conversion of barn into dwelling and garage (Resubmission of 1871/18/FUL)	1	1	28/01/2019	0	1	1	0	0
Northlew	1885/18/FUL	Higher Gorhuish Farm Northlew EX20 3BT	Proposed change of use of barns to residential and associated works	2	2	07/08/2018	0	0	0	2	2
Northlew	4313/17/FUL	Old Transport Depot Station Road Northlew EX20 3NH	READVERTISEMENT (Revised Plans Received) New dwelling and garage	1	1	24/05/2018	0	1	1	0	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.	1	1	18/04/2018	0	0	0	1	1
Northlew	3815/16/FUL & 1383/20/CLE	Building On At Higher Southcombe Northlew Okehampton EX20 3PD	1383/20/CLE - Certificate of lawfulness for commencement of works of planning approval 3815/16/FUL (use of redundant dairy building as a dwelling) 3815/16/FUL - Change of use of agricultural building to dwelling	1	1	31/05/2017	0	1	1	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Northlew	00951/2010 & 0938/18/FUL	Land Adjacent To The Old Garage, Station Road, Northlew, Devon	Demolition of building and erection of 4no. bedroomed house. Application for new planning permission to replace extant planning permission for demolition of building and erection of 4 bedroomed house, in order to extend the time for implementation	1	1	18/05/2017	0	1	1	0	0
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)	1	1	31/10/2014	0	1	1	0	0
Okehampton	0091/21/POD	20-21 Fore Street Okehampton EX20 1AJ	Application to determine if prior approval is required for proposed change of use from offices (Class BI(a)) to 1 no. flat (Class C3)	1	1	03/03/2021	0	0	0	1	1
Okehampton	2330/20/PDM	Barn at SX 590 949 Courtenay Road Okehampton	Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated works (Class Q(a+b))	1	1	22/09/2020	0	0	0	1	1
Okehampton	3101/19/FUL	2 Church Court St James Street Okehampton Devon EX20 1DJ	Conversion of shop (A 1) into two flats (C3)	2	2	17/09/2020	0	0	0	2	2
Okehampton	1365/20/POD	20-21 Fore Street Okehampton EX20 1AN	Application to determine if prior approval is required for proposed change of use from offices (Class BI(a)) to 2no. dwellinghouses (Class C3)	2	2	15/06/2020	0	0	0	2	2
Okehampton	2347/19/FUL	Land adjacent to Greenacre Castle Lane Okehampton EX20 1HZ	READVERTISEMENT (Extend Consultation Period) Erection of dwelling and garage	1	1	24/04/2020	0	0	0	1	1
Okehampton	3979/19/OPA	45 New Road Okehampton Devon EX20 1JE	Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	1	1	29/01/2020	0	0	0	1	1
Okehampton	2614/18/OPA & 0967/19/ARM	Upcott House Upcott Hill Okehampton EX20 1SQ	Application for approval of reserved matters following outline approval 2614/18/OPA for proposed dwelling	1	1	21/05/2019	0	1	1	0	0
Okehampton	2947/18/FUL	Moorview Prospect Hill Okehampton EX20 1JD	Erection of 3no. dwellings	3	3	24/04/2019	0	0	0	3	3

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Okehampton	1667/18/FUL	Land rear of London Inn 22 West Street Okehampton Devon EX20 1HH	Erection of 3no. Cottages - 3465/17/PRE	3	3	27/02/2019	0	3	3	0	0
Okehampton	1771/17/FUL	Land adjacent to 10 Upper Crooked Meadow Okehampton EX20 1WW	New dwelling	1	1	02/10/2018	0	0	0	1	1
Okehampton	0848/18/POD	10 St James Street Okehampton Devon EX20 1DH	Notification for prior approval for proposed change of use of building from Office use (Class B1(a)) to 2no. dwellinghouses (Class C3) (resubmission of 0226/18/POD)	2	2	18/04/2018	0	0	0	2	2
Okehampton	00938/2015	Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	2	2	30/08/2017	0	0	0	2	2
Okehampton	0484/17/FUL	Upcott House Upcott Hill Okehampton EX20 1SQ	Change of use from B &B and sub-division into 4 flats	4	3	13/04/2017	0	3	4	0	0
Okehampton	00861/2014 & 3891/16/FUL & 2777/15/FUL & 0947/17/VAR	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).	6	6	07/02/2017	2	1	1	3	3
Okehampton	2128/16/FUL	7 Wonnacotts Road Okehampton Devon EX20 1LX	Erection of two bedroom detached bungalow with parking space	1	1	21/09/2016	0	1	1	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Okehampton	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	5	5	11/11/2008	2	2	2	1	1
Okehampton Hamlets	2793/17/FUL & 3247/20/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 IRS	Creation of 1 no. dwelling to include the erection of detached heritage style garage (amendment to elevation design approved 2793/17/FUL). 2793/17/FUL - Application for proposed barn conversion to two dwellings	1	1	29/01/2021	0	0	0	1	1
Okehampton Hamlets	2007/20/PDM	Knowle Farm Barn Brightley Okehampton EX20 IRH	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	18/01/2021	0	0	0	1	1
Okehampton Hamlets	0793/19/OPA & 3907/19/ARM	Truckle Gate Exeter Road Okehampton Devon EX20 IQF	Application for approval of reserved matters following outline approval 0793/19/OPA for the erection of a dwelling	1	1	17/02/2020	0	1	1	0	0
Okehampton Hamlets	1662/19/FUL	Land At Higher Hilltown Northlew Road Okehampton EX20 ISN	Provision of a single dwelling and associated works	1	1	17/10/2019	0	0	0	1	1
Okehampton Hamlets	2188/17/FUL	Place Farm Tavistock Road Okehampton Devon EX20 4LR	Change of use and conversion of barns into 1 no. dwelling, with hardstanding car parking and gardens	1	1	26/04/2018	0	1	1	0	0
Sampford Courtenay	0460/20/PDM	Station Farm Sampford Courtenay Devon EX20 2SP	Notification for prior approval for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	02/04/2020	0	0	0	2	2
Sampford Courtenay	2902/20/FUL & 0242/20/PDM & 2563/16/PDM & 1431/16	Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA	Notification for prior approval for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)).	2	2	24/03/2020	0	0	0	2	2

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Sampford Courtenay	3585/18/FUL	Oxenpark Barn Sampford Courtenay EX20 2AD	Conversion of an agricultural building to residential dwelling to include change of use of agricultural land to residential garden and erection of timber framed car port.	1	1	28/02/2019	0	0	0	1	1
Sampford Courtenay	2373/17/FUL	The Chapel Sampford Courtenay Okehampton	Change of use of buildings to form two dwellings with associated works(resubmission of consent 3687/16/FUL)	2	2	19/10/2017	0	0	0	2	2
Sampford Courtenay	00430/2015 (0364/16/VAR)	Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT	Conversion and part rebuild of stone and cob barn into 2-bed dwelling. (Application for removal or variation of a condition following grant of planning permission. (00430/2015) Conditional Approval)	1	1	09/06/2015	0	1	1	0	0
Sampford Courtenay	03314/2012	Land Adjacent To I Brook Close, Sampford Courtenay, Devon	Erection of dwelling	1	1	11/03/2013	0	1	1	0	0
Sourton	3994/18/FUL	East Bowerland Farm Road To West Bowerland Okehampton EX20 4LZ	Change of use of existing agricultural barn and adjoining land to provide a new dwelling with associated refurbishments and landscaping	1	1	14/03/2019	0	1	1	0	0
Sourton	3112/16/FUL	The Highwayman Inn Road From Pigs Leg Cross To Th Sourton Devon EX20 4HN	Construction of 8 houses on land adjacent to The Highwayman Inn.	8	8	05/06/2017	1	7	7	0	0
South Tawton	1199/19/FUL	Langdown Farm Spreyton EX17 5AZ	Demolition of existing buildings, stopping up of existing access followed by erection of three detached dwellings, landscaping and associated development together with new access	3	3	18/09/2019	0	0	0	3	3
Spreyton	1037/17/FUL & 1671/20/FUL	Skywood Spreyton EX17 5AF	Erection of permanent dwelling (in replacement of existing home to be removed)	1	1	19/04/2021	0	0	0	1	1
Spreyton	1912/20/FUL	Barn at Downhayes Spreyton Crediton EX17 5AR	Provision of two dwellings and associated works (resubmission of 0005/20/FUL)	2	2	12/11/2020	0	0	0	2	2
Spreyton	1046/20/PDM	Barn SE of Nethercott Farm Nethercott Lane Spreyton Crediton EX17 5DZ	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 3540/19/PDM)	1	1	18/05/2020	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Spreyton	1511/17/ARM	Spreyton Barton Farm Spreyton EX17 5AL	Application for approval of reserved matters following outline approval 00956/2015 for the development of 3 No. detached houses, including demolition of modern agricultural barn	3	3	05/09/2017	0	1	1	2	2
Stowford	1644/20/FUL	Orchard Studio Stowford Lewdown EX20 4BZ	Erection of live/work dwelling	1	1	19/08/2020	0	0	0	1	1
Stowford	0518/20/FUL	The Barns Portgate Lewdown EX20 4PZ	Application for change of use of barn from agricultural to residential	1	1	09/04/2020	0	0	0	1	1
Sydenham Damerel	0817/20/FUL	Chriss Cottage Townlake Sydenham Damerel PL19 8PQ	Demolition of existing dwelling and erection of single storey dwelling	1	0	02/06/2020	0	0	1	0	0
Sydenham Damerel	2627/19/FUL	Wonwood Farm Lamerton PL19 8SE	Change Of Use Of Barns to Dwelling & home/Office	1	1	20/11/2019	0	0	0	1	1
Tavistock	2114/19/FUL	Anderton Farm Tavistock Devon PL19 9DU	Conversion of redundant barns to a three bedroom dwelling with parking and external works	1	1	26/03/2021	0	0	0	1	1
Tavistock	0393/18/FUL & 3790/20/FUL	Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	3790/20/FUL - Planning application for amendment to elevation of plot 3 on application 0393/18/FUL and minor extension to the rear 0393/18/FUL - Residential development for 4no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)	4	4	14/01/2021	2	2	2	0	0
Tavistock	3026/20/FUL	23 Chaucer Road Tavistock PL19 9AJ	Demolition of existing bungalow and replacement with new	1	0	30/11/2020	0	0	0	0	1
Tavistock	2672/19/FUL	Alma Cottage Church Hill Whitchurch Devon PL19 9ED	Proposed conversion of 2 no. barns, one to a residential unit and one to a holiday unit.	2	1	07/04/2020	0	0	0	1	2
Tavistock	3989/19/FUL	The Milking Parlour Higher Wilminstone Wilminstone PL19 0JT	Change of use of barn from approved ancillary domestic use to dwelling (Resubmission of 3267/18/FUL)	1	1	24/03/2020	0	1	1	0	0
Tavistock	3484/19/OPA	124a Old Exeter Road Tavistock Devon PL19 0JB	Outline application with details of access for the erection of dwelling as replacement for one flat in existing property.	2	0	23/01/2020	0	0	0	0	2

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	0168/18/FUL & 2878/19/FUL	Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG	READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of former chapel to 2 No. dwellings and associated works	2	2	23/01/2020	0	2	2	0	0
Tavistock	3178/19/FUL	1 West Street Tavistock Devon PL19 8AD	Change of use to first and second floor from commercial use to residential	1	1	16/12/2019	0	0	0	1	1
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	3	1	09/10/2019	0	1	3	0	0
Tavistock	2205/19/FUL	Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP	Construction of single detached dwelling	1	1	20/09/2019	0	1	1	0	0
Tavistock	2518/18/FUL	22 West Street Tavistock PL19 8AN	Demolition of existing single storey garage/storage building and erection of 3 x 2-bedroom dwelling.	3	3	05/09/2019	0	0	0	3	3
Tavistock	1556/19/FUL & 4092/19/FUL	Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL	Change of use of redundant clubhouse to dwelling	1	1	22/07/2019	0	1	1	0	0
Tavistock	1519/19/FUL	5 West Street Tavistock Devon PL19 8AD	Change of use from first and second floor offices to first and second floor maisonette with no external alterations	1	1	12/07/2019	0	1	1	0	0
Tavistock	3283/18/OPA	Phoenix House Maudlins Park Tavistock PL19 8LJ	Outline application with all matters reserved for new detached dwelling	1	1	18/02/2019	0	0	0	1	1
tavistock	2764/17/FUL & 2138/18/FUL & 4172/16/OPA	Breckland Down Road Tavistock Devon PL19 9AG	READVERTISEMENT (revised plans and information received).Outline application for the erection of one single dwelling with all matters reserved. Application for the erection of 2 dwellings	2	2	12/12/2018	0	0	0	2	2
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	2	1	10/12/2018	0	0	0	1	2
Tavistock	1664/18/FUL	24 Boughthayes Tavistock Devon PL19 8EF	Construction of two detached dwellings	2	2	10/12/2018	0	2	2	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	2225/18/FUL	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwellinghouse.	1	1	17/10/2018	0	0	0	1	1
Tavistock	2575/18/FUL	19 Plymouth Road Tavistock Devon PL19 8AU	Change of use from office to residential	1	1	08/10/2018	0	0	0	1	1
Tavistock	4290/17/FUL	Godshill Down Road Tavistock Devon PL19 9AD	Erection of 1 no. dwelling attached to existing dwelling	1	1	04/09/2018	0	1	1	0	0
Tavistock	4426/17/FUL	Land adjacent to 24 Glanville Road Tavistock PL19 0EB	Application for demolition of western boundary wall(s) and erection of 4 no. dwellings (two pairs of semi-detached dwellings)	4	4	29/06/2018	0	2	2	2	2
Tavistock	3423/17/FUL	Little Church Park Whitchurch PL19 9EL	Erection of single-storey detached dwelling on land adjacent to Little Church Park	1	1	04/12/2017	0	1	1	0	0
Tavistock	2301/17/OPA	Xanadu Launceston Road Tavistock PL19 8LQ	Outline planning application with some matters reserved for new detached dwelling	1	1	05/09/2017	0	0	0	1	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	2	2	11/08/2017	0	1	1	1	1
Tavistock	1564/17/FUL	2 Land South Of Moorview And West Of High Street, North Tawton, Devon (Known at Batheway Fields, North Tawton)	Application for new dwelling.	1	1	07/08/2017	0	1	1	0	0
Tavistock	0844/16/FUL	Land Adj 41 Bannawell Street Tavistock Devon PL19 0DN	Erection of 3 flats and partial demolition of garage and boundary wall	3	3	02/06/2017	0	3	3	0	0
Tavistock	2119/19/OPA	15 Priory Close Tavistock Devon PL19 9DH	Application for Outline planning permission (with some matters reserved) for a new detached dwelling	1	1	24/09/2019	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total Dwellings Completions to date (Net)	Number of Dwellings Under Construction (Net)	Number of Dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	01300/2014	Kilworthy Service Reservoir, Kilworthy Road, Tavistock, Devon	Conversion of redundant water reservoir to a dwelling, erection of double garage, demolition of storage building and associated works.	1	1	16/03/2015	0	1	1	0	0
Tavistock	00889/2014 (0224/16/ARC, 0396/16/VAR, 2051/18/ARC)	Land Adjacent To 3 Stannary Bridge Road, Tavistock, Devon	Change of use of former foundry building to use as a single dwelling, demolition of outbuildings and construction of a single dwelling.	2	2	26/09/2014	1	1	1	0	0
Thrushelton	0444/18/FUL	Broadley Chapel Lewdown Okehampton EX20 4DY	Conversion of chapel into one residential unit	1	1	17/05/2018	0	1	1	0	0
Totals								95	104	147	157

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	2020/21	Total 2006-2021	Average 2006-2021
Windfall Completions on sites less than 5 dwellings:	41	37	17	29	23	31	29	14	18	19	28	30	12	27	24	379	25
Conversions Plymouth Admin Area (net change less than 5):	46	54	57	31	31	14	8	13	21	11	26	30	34	39	39	454	30
Communal Accommodation (net change less than 5):										2	-3	3	6	-3	0	5	
Student Accommodation (net change less than 5)*:									0	0	0	1	0	0	0	1	
Total Windfall Completions on sites less than 5 dwellings:	87	91	74	60	54	45	37	27	39	32	51	64	52	63	63	839	56
Number of windfall completions that are Garden Development:	16	13	4	10	16	17	15	5	9	3	12	11	9	15	9	164	11
Total Excluding Garden development:	71	78	70	50	38	28	22	22	30	29	39	53	43	48	54	675	45
Demolitions (under 5 dwellings):	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	0	-2	-28	-2
Windfall Allowance (Average Total Excluding Garden development (45) minus average demolitions under 5 (2) = 43																	43

*student accommodation included in windfall completions prior to 2014

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

The supply contains an allowance for future delivery on future small windfall sites (excluding-garden land). The combined annualised allowance for the 2 LPA areas has increased from 99dpa to 104dpa. It applies only to years 4 and 5 of the 5 year period. The following evidence justifies the updated windfall delivery rates and supersedes previous evidence¹.

Table 1 records the historic annual delivery from small windfall sites (net 9 dwellings or less that are not JLP allocations or neighbourhood plan allowance sites) for each monitoring year from 2011/12 to 2020/21. 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 (10) between April 2011 and March 2021 gives the historic average annual delivery rate for each LPA.

This updated monitoring information is the basis for the average annual delivery rates on small windfall sites in the South Hams and West Devon LPA areas for years 4 and 5 in the forecast. At 72dpa, the annual windfall allowance rate in the South Hams for the 2021 Monitoring Point forecast is higher than the 68dpa in the previous 2020 Monitoring Point forecast. At 32dpa, the annual windfall allowance rate in West Devon for the 2020 Monitoring Point forecast is marginally higher than the 31dpa in the previous 2020 Monitoring Point forecast. The previous forecast informed the December 2020 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

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

at end March 2021 in each LPA area which can reasonably be expected to be completed in 2021/22, and the extent of other small site commitments that are non-garden windfalls. It is therefore realistic to expect the updated, adjusted historic small windfall (excluding garden land) trends to continue.

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

South Hams and West Devon LPAs Small Windfalls*	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2011-2021	Average 2011-2021	Adjustment to avoid overlap with NP@	Small Windfall rate in trajectory
South Hams														
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	109	125	843	97		
Communal accommodation (net change less than 10)							0	0	3	0	0	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	21	193	21		
Total Windfalls Excluding Garden development:	50# (81)	42	55	44**	47	48	111	134	98	104	733**	74	- 1.25	72 to 73 dpa
West Devon														
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	46	510	51		
Communal accommodation (net change less than 10)							4	2	12	4	22	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	3	105	11		
Total Windfalls Excluding Garden development:	29	9	26	14	26	42	84	71	79	47	427	43	-10.83	32 to 33 dpa
Thriving Towns and Village Total Windfalls Excluding Garden development:	79	51	81	58	73	90	195	205	177	151	1160	117	-12	104 to 106 dpa

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

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

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

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

£ excludes some agricultural dwellings

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

Adjustment of the Total Windfalls Excluding Garden Development

Where necessary, an adjustment is made to the 'Total Windfalls Excluding Garden Development' rate to avoid overlap with the forecast potential small sites supply (sites of 10 or less) for the neighbourhood plan allowance. The need for this type of adjustment was set out in the Revised Housing Topic Paper (TP3(rev)) and the Addendum (TP3(rev2)) which are part of the JLP evidence base.³ The adjustments for the South Hams and West Devon LPA areas for the 2021 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 2020 Housing Position Statement. None of the new commitments in the South Hams approved in 2020/2021 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 2021 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2021 is 74dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 72dpa.

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

- b) West Devon: The 2021 supply forecast takes into account 37 dwellings that had previously formed part of the potential forecast supply used to justify the 550 allowance in JLP TTV25 relating to sites of 10 or less dwellings. These 37 units are no longer counted towards the potential supply of small sites within West Devon relating to the neighbourhood plan allowance for the JLP plan period. They comprise:
 - 20 dwellings on small site commitments consented in 2018/19 that are windfalls. They did not come forward through the Neighbourhood Plan process. They were not the result of direct allocation or the positive intervention of made or emerging Neighbourhood Plans for those settlements. Furthermore, they do not meet the tests of TTV25 (notably they do not provide affordable housing to meet local needs). Nor is there potential alternative supply identified in the evidence in Revised Housing Topic Paper Appendix 7.6 (TP3(rev)) to compensate for the absence of allocations and interventions. These 20 dwellings comprise:

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

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

as amended by the Revised Housing Topic Paper Addendum October 2018 (TP3(rev2) Appendix 7.6 Annex 1

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

- new small commitments consented in 2018/19 at Land at the Highwayman Inn, Sourton (+5dws) and Workshop rear of Meadows Edge, Exbourne (+5dws) which are sites that were listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6.
- the commitment consented in 2017/18 at Rowan Cottages Lewdown(+10) which was also listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6.
- 10 dwellings at Cross Roads Farm Lewdown which was also listed as part of the potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6. This is now a large windfall site commitment – with consent for 17 dwellings on this site.⁴. Therefore these 10 dwellings need to be discounted to avoid double counting with the small windfalls forecast.
- 7 dwellings that had been listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6 but which were excluded because they were on a potential supply site that is in the AONB (see TP3(rev2) Appendix 7.6-Annex 1 para 11 (C2) Page 171).

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

The 37 dwellings are therefore deducted from the original 167 dwellings discounted from small windfalls. This leaves 130 dwellings to be discounted from the overall small non-garden land windfall forecast for the remainder of the JLP. This relates to the 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 2021 is 43dpa (see Table 1 in Appendix 8). Subtracting the 11dpa discount from this results in the adjusted small windfall (excluding garden land) rate of 32dpa.

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

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

APPENDIX 9

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

Plymouth LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2021 – 2026

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2021-22	2022-23	2023-24	2024-25	2025-26
18/00769/FUL	Plymouth College, Ford Park	1	24					
19/00578/FUL	11 Brest Road	0	21			12		
20/01837/FUL	Annex Of Longreach House Hartley Road Plymouth PL3 5LW	-1	-7	-4				
20/01889/FUL	Longreach, Hartley Road Plymouth PL3 5LW	-1	-15	-8				
Year Totals				-12	0	12	0	0
Plan Period Total								0

South Hams LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2021 – 2026

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2021-22	2022-23	2023-24	2024-25	2025-26
4165/17/FUL	Development site at SX809597, Steamer Quay Road, Totnes	1	68	0	0	0	38	0
0957/20/FUL	Lower Hood Barns Dartington TQ9 6AB		8			4		
Plan Period Total								42

West Devon LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2021 – 2026

Application number	Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2021-22	2022-23	2023-24	2024-25	2025-26
2027/20/FUL	48 Plymouth Road, Tavistock, PL19 8BU	1	9	0	0	5	0	0
Plan Period Total								5

Plymouth LPA - C3 Conversions losses forecast (net units), 2021 – 2026

Application Number	Site Address	2021-22	2022-23	2023-24	2024-25	2025-26
19/01084/FUL	Higher Lane House Higher Lane	-1				
19/01053/FUL	7 & 8 Elliot Terrace	-1				
20/00872/FUL	The Edgcumbe Hotel 2 Molesworth Road Stoke	-1				
20/00728/FUL	5 Fitzroy Terrace Fitzroy Road	-1				
17/01020/FUL	Southway Shopping Centre, Southway Drive	-1				
20/00410/FUL	Pier Cottage Boringdon Road Turnchapel	-1				
Year Totals		-6	0	0	0	0
Plan Period Total						-6

Plymouth LPA - Demolitions Forecast, 2021 – 2026

Site Address	2021-22	2022-23	2023-24	2024-25	2025-26
PLY58.15 Savage Road Barne Barton			-78		
Year Totals	0	0	-78	0	0
Trajectory Total					-78

APPENDIX 10

**Progress towards JLP Policy Area and
LPA monitoring targets at 2021
monitoring point**

Progress towards Joint Local Plan (JLP) Policy Area and Local Planning Authority (LPA) monitoring targets at 2021 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 (2014-2021)

1.2 A total of 6,190 dwellings (net) have been provided in the first 7 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 (2014-2021)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small Sites	25	30	33	31	14	29	29	191
Small Sites Student	0	0	0	1	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	18
Small Extra Care	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	39	59	238
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	6
Total Small Site Gross	46	49	60	67	69	69	88	448
Large Sites	686	887	472	476	315	296	76	3,208
Large Sites Student	65	67	58	386	15	60	363	1,014
Large Site Communal Accommodation	0	0	0	0	6	0	14	20
Large Extra Care	0	40	0	0	0	12	0	52
Large Site Conversions	6	8	21	11	9	30	55	140
Number of which are Affordable Dwellings	214	380	112	121	107	86	25	1,045
Total Large Sites Gross	757	1,002	551	873	345	398	508	4,434
Allocated sites	100	145	129	489	615	401	397	2,276
Number of which are Affordable Dwellings	19	29	23	191	286	99	62	709
Total Allocated	100	145	129	489	615	401	397	2,276
Demolitions and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-844
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-124
Total Net	700	1,129	557	1,398	883	852	671	6,190
Total Net Affordable Dwellings	30	363	26	312	320	185	-166	1,070

1.3 At the 2021 monitoring point the PPA is in a shortfall position of 460 dwellings against the annualised monitoring target of 950dpa. It is clear that the impact of COVID-19 and the national lockdowns impacted upon delivery and construction activity during 2020/21 and this has been recognised by Government through the adjustments made to the Housing Delivery Test measurements (see paragraph 3.14 of the main report). To ensure the JLP is on track a net additional supply of 12,810 dwellings over the remaining plan period (2021-2034) ought to

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.

be identified in the supply. The net supply identified in Plymouth² and the South Hams³ part of the PPA totals 16,265 dwellings which is 3,455 dwellings above the 12,810 dwellings that ought to be identified to remain on track in the policy area. There is sufficient flexibility in the supply which represents a headroom of 27%. No action is therefore required at this point to address supply in the TTVPA. The LPA's however continue to proactively focus efforts on bringing forward delivery of the sites and dwellings identified in years 6 and 7 of the housing trajectory which include some of the actions set out in the JLP Housing Implementation Strategy⁴

- 1.4 At the 2021 monitoring point a total of 9,846 dwellings have consent in the PPA of which 770 dwellings had commenced construction. A total of 16,036 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2021, 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 387 dwellings had commenced construction in the 2020/21 monitoring year. This is a significant reduction on previous years. This is likely due to the initial impacts of Brexit on rising development costs i.e. materials and labour supply shortages and market uncertainty, coupled with the significant impact of COVID-19 and national lockdowns on construction activity. The Impacts of COVID-19 on construction activity during 2020/21 will likely filter through into lower delivery in the PPA in 2021/22 with a forecast of 707 dwelling completions.

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 7 years of the plan period (2014-2021) = 1,070 dwellings at an average of 153dpa. Although there is a shortfall of 553 dwellings at the 2021 monitoring point this is due to large scale regeneration programmes in Devonport, North Prospect & Barne Barton in the early part of the plan period. These regeneration schemes have resulted in 690 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. Gross Affordable Housing Delivery has been very strong across the plan period averaging 251 dwellings per annum. There is a significant supply of housing with headroom above the PPA target (see paragraph 1.3) 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 11 of this Position Statement

³ See appendix 11 of this Position Statement

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

2.0 Thriving Towns & Villages Policy Area (TTVPA)

2.1 Policy SPT3 refers to a target⁵ 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 (2014-2021)

2.2 A total of 3,819 dwellings (net) have been provided in the first 7 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 (2014-2021)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small Sites including conversions and change of use	118	123	120	224	234	182	167	1,168
Small Sites Student	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	15	4	25
Small Extra Care	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	6	4	12
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	5
Total Small Site Net	118	123	120	230	236	203	175	1,205
Large Sites	175	408	347	148	108	123	64	1,373
Large Sites Student	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	-16
Large Extra Care	0	0	0	60	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	71
Number of which are Affordable Dwellings	93	105	156	73	43	18	20	508
Total Large Sites Net	175	413	347	208	106	125	114	1,488
Allocated sites	0	46	55	207	163	269	386	1,126
Number of which are Affordable Dwellings	0	0	30	64	43	72	78	287
Total Allocated Net	0	46	55	207	163	269	386	1,126
Total Net Additional Dwellings	293	582	522	645	505	597	675	3,819
Total Net Affordable Dwellings	98	105	186	137	86	90	98	800

2.3 At the 2021 monitoring point the TTVPA is in a surplus position of 1,124 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track, a net additional supply of 3,881 dwellings over the remaining plan period (2021-2034) ought to be identified in the supply. The net supply identified in West Devon⁶ and the South Hams⁷ part of the TTVPA totals 7,098 dwellings which is 3,217 dwellings above the 3,881 dwellings that ought to be identified to remain on track in the policy area. There is sufficient flexibility in the supply identified which represents a headroom of 83%. No action is therefore required at this point to address supply in the TTVPA.

⁵ 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.

⁶ See appendix 11 of this Position Statement

⁷ See appendix 11 of this Position Statement

- 2.4 At the 2021 monitoring point a total of 4,862 dwellings have consent in the TTVPA of which 704 dwellings had commenced construction. A total of 8,681 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2021, which represents 113% 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.
- 2.5 A total of 753 dwellings had commenced construction in the 2020/21 monitoring year which is a significant increase on previous years and the forecast for next year (2020/21) is very high at 574 dwellings (net), which would increase the surplus in the TTVPA to 1,313 dwellings at the 2022 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 7 years of the plan period (2014-2021) = 800 dwellings at an average of 114 dpa and a surplus position of 83 dwellings at the 2021 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 (2014-2021)

- 3.2 A total of 5,836 dwellings (net) have been provided in the first 7 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 (2014-2021)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small Sites	25	30	33	30	12	27	25	182
Small Sites Student	0	0	0	1	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	18
Small Extra Care	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	39	59	237
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	6
Total Small Site Gross	46	49	60	65	67	67	84	438
Large Sites	686	887	472	476	315	253	76	3,165
Large Sites Student	65	67	58	386	15	60	363	1,014
Large Site Communal Accommodation	0	0	0	0	6	0	14	20
Large Extra Care	0	40	0	0	0	12	0	52
Large Site Conversions	6	8	21	11	9	30	55	140
Number of which are Affordable Dwellings	214	380	112	121	107	64	20	1,018
Total Large Sites Gross	757	1,002	551	873	345	355	508	4,391
Allocated sites	100	145	129	465	584	287	265	1,975
Number of which are Affordable Dwellings	19	29	23	188	274	69	48	650
Total Allocated	100	145	129	465	584	287	265	1,975
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-844
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	-690
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-124
Total Net	700	1,129	557	1,372	850	693	535	5,836
Total Net Affordable Dwellings	30	363	26	309	308	133	-185	984

- 3.3 At the 2021 monitoring point the Plymouth LPA is in a surplus position of 1,216 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track, a net additional supply of 7,364 dwellings over the remaining plan period (2021-2034) ought to be identified in the supply. The net supply identified in the Plymouth LPA⁸ totals 10,587 dwellings which is 3,223 dwellings above the 7,364 dwellings that ought to be identified to remain on track in the Plymouth LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 44%. No action is therefore required at this point to address supply in the Plymouth LPA.
- 3.4 At the 2021 monitoring point a total of 4,881 dwellings have consent in the Plymouth LPA area of which 596 dwellings had commenced construction. A total of 10,717 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2021, 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 206 dwellings had commenced construction in the 2020/21 monitoring year, which is a significant reduction on previous years and which can be attributed to the effects of Brexit and COVID-19 on construction activity (see paragraph 1.5 above). The forecast for next year (2021/22) is therefore lower at 492 dwellings (net), however there would still be a healthy surplus position of 1,048 dwellings at the 2022 monitoring point.

⁸ See appendix 11 of this Position Statement

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 7 years of the plan period (2014-2021) = 984 dwellings at an average of 141 dpa. However 1,674 new affordable homes (gross) from development have been delivered over the period 2014-21 at an average of 239 dwellings per annum. There have been 690 demolitions of poor quality affordable dwellings early in the plan period at 3 major regeneration areas (Devonport, North Prospect and Barne Barton). Higher quality affordable homes have replaced these dwellings and continue to be delivered at North Prospect and Barne Barton within the 5YLS.

4.0 South Hams LPA

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

Net additional dwellings to the stock since the plan base date (2014-2021)

- 4.2 A total of 2,957 dwellings (net) have been provided in the first 7 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 (2014-2021)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small Sites including conversions and change of use	86	64	75	139	159	109	125	757
Small Sites Student	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	3	0	3
Small Extra Care	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	6	4	9
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	5
Total Small Site Net	86	64	75	138	159	118	129	769
Large Sites	91	330	227	95	102	106	65	1,016
Large Sites Student	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0	0
Large Extra Care	0	0	0	60	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	71
Number of which are Affordable Dwellings	37	75	139	62	43	45	23	424
Total Large Sites Net	91	335	227	155	116	108	115	1,147
Allocated sites	0	29	24	218	190	281	299	1,041
Number of which are Affordable Dwellings	0	0	18	55	55	71	54	253
Total Allocated Net	0	29	24	218	190	281	299	1,041
Total Net Additional Dwellings	177	428	326	511	465	507	543	2,957
Total Net Affordable Dwellings	42	75	157	117	98	116	77	682

- 4.3 At the 2021 monitoring point South Hams LPA is in a shortfall position of 648 dwellings against the annualised monitoring target of 515dpa the whole of South Hams LPA. This was expected due to Sherford delivery commencing later in the plan period as well as the delivery of two urban extensions at Woolwell and West Park Hill. To ensure the JLP is on track, a net additional supply of 7,343 dwellings over the remaining plan period (2021-2034) ought to be identified in the supply. The net supply identified in the South Hams LPA⁹ totals 9,809 dwellings which is 2,466 dwellings above the 7,343 dwellings that ought to be identified to remain on track in the South Hams LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 34%. No action is therefore required at this point to address supply in the South Hams LPA.
- 4.4 At the 2021 monitoring point a total of 7,575 dwellings have consent in the South Hams LPA area of which 650 dwellings had commenced construction. A total of 10,532 net dwellings have therefore either been delivered, are currently under construction or have planning consent at April 2021, which represents 102% 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 634 dwellings had commenced construction in the 2020/21 monitoring year which is a significant increase on previous years and could reflect the significant demand for housing rural locations as an emerging effect of the pandemic. The forecast for next year therefore (2021/22) is 568 dwellings (net), which would decrease the shortfall in the South Hams LPA area to 595 dwellings at the 2022 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 7 years of the plan period (2014-2021) = 682 dwellings at an average of 97dpa.

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 (2014-2021)

- 5.2 A total of 1,216 dwellings (net) have been provided in the first 7 years of the plan period. Table 5 below provides a breakdown by year by type of development.

⁹ See appendix 11 of this Position Statement

Table 5: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2021)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2014-2021
Small Sites including conversions and change of use	32	59	45	87	77	75	46	421
Small Sites Student	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	12	4	22
Small Extra Care	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	3	0	0	0	3
Number of which are Affordable Dwellings	0	0	0	0	0	0	0	0
Total Small Site Net	32	59	45	94	79	87	50	446
Large Sites	84	78	120	53	6	60	21	422
Large Sites Student	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	-16
Large Extra Care	0	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	2	116
Total Large Sites Net	84	78	120	53	-10	60	21	406
Allocated sites	0	17	31	13	4	102	197	364
Number of which are Affordable Dwellings	0	0	12	12	0	26	38	88
Total Allocated Net	0	17	31	13	4	102	197	364
Total Net Additional Dwellings	116	154	196	160	73	249	268	1,216
Total Net Affordable Dwellings	56	30	29	23	0	26	40	204

- 5.3 At the 2021 monitoring point the West Devon LPA has moved to a surplus position of 96 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track, a net additional supply of 1,984 dwellings over the remaining plan period (2021-2034) ought to be identified in the supply. The net supply identified in the West Devon LPA¹⁰ totals 2,967 dwellings which is 983 dwellings above the 1,984 dwellings that ought to be identified to remain on track in the West Devon LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 50%. No action is therefore required at this point to address supply in the West Devon LPA.
- 5.4 At the 2021 monitoring point a total of 2,252 dwellings have consent in the West Devon LPA area of which 228 dwellings had commenced construction. A total of 3,268 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2021, which represents 102% 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 300 dwellings had commenced construction in the 2020/21 monitoring year which is a significant increase on previous years and could reflect the significant demand for housing rural locations as an emerging effect of the pandemic. The forecast for next year (2020/21) is therefore very high at 221 dwellings (net), which would increase the surplus position to 157 dwellings in the West Devon LPA area the 2022 monitoring point.

¹⁰ See appendix 11 of this Position Statement

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 7 years of the plan period (2014-2021) = 204 dwellings at an average of 29 dwellings per annum.

6.0 Conclusion

6.1 At the 2021 monitoring point delivery is 664 dwellings ahead of target. The delivery and supply identified in the next 5 years and the remainder of the plan period within the 2 Policy Areas and the 3 LPA areas is more than sufficient to meet the whole plan housing requirement and affordable housing targets with substantial flexibility and headroom. The delivery and supply identified in each area within the plan period is also on track to meet the JLP's Policy Area and LPA monitoring targets. Furthermore after only 7 years into the 20 year plan period, 92% (24,517 dwellings) of the whole plan Housing Requirement (26,700 dwellings) has either been delivered, is under construction or has planning consent.

JOINT LOCAL PLAN - HOUSING SUPPLY

2014-34 Mapped by LPA and Policy Areas



Key Facts

The adopted Joint Local Plan contains a Housing Requirement of 26,700 dwellings over the period 2014-34 across the whole plan area. This mapping series uses data from the 31st March 2021 monitoring point, therefore housing numbers from beginning of the plan period (2014-2021) have been delivered.

The Housing Land Supply identifies sites which are considered to be deliverable and developable over the remaining plan period (2021-2034). This dataset can be used to inform housing growth assumptions by location across the whole plan area. The assumptions are essentially a 'snapshot' in time based on intelligence gathered from the development industry during 2021, 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 or be delivered 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 2014-2021 dwellings delivered and 2021-2034 Housing Land Supply identifies a deliverable and developable net additional supply of 33,372 dwellings over the entire plan period.

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- Figure 1: Housing Delivery and Supply Areas Reference Map.....Page 3
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Detailed analysis of the 5 Year Land Supply is provided within the Council's 5 year housing land supply position statement 2021 (see link below)

[5 Year Housing Land Supply Position Statement and Housing Delivery Test result | PLYMOUTH.GOV.UK](https://www.plymouth.gov.uk/5-Year-Housing-Land-Supply-Position-Statement-and-Housing-Delivery-Test-Result)

Table 1: Housing Delivery and Supply in the JLP Area at the 31st March 2021 Monitoring Point by LPA

LPA Area	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
South Hams	177	428	326	511	465	507	543	568	745	818	717	592	804	809	781	870	849	809	701	746
West Devon	116	154	196	160	73	249	268	221	285	225	204	263	310	315	300	239	199	164	154	88
Plymouth	700	1,129	557	1,372	850	693	535	492	772	745	604	502	1,807	966	959	1,130	877	644	549	540

Table 2: Housing Delivery and Supply in the JLP Area at the 31st March 2021 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	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
PPA	700	1,129	557	1,398	883	852	671	707	1,076	1,045	834	703	2,361	1,520	1,513	1,684	1,430	1,197	1,102	1,093
TTV	293	582	522	645	505	597	675	574	726	743	691	654	560	570	527	555	495	420	302	281

Table 3: Housing Delivery and Supply in the JLP Area at the 31st March 2021 Monitoring Point by Policy Area - year totals and cumulative totals

	Delivered							5 Year Supply					Remainder of Plan Period							
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Totals	993	1,711	1,079	2,043	1,388	1,449	1,346	1,281	1,802	1,788	1,525	1,357	2,921	2,090	2,040	2,239	1,925	1,617	1,404	1,374
Cumulative Totals	993	2,704	3,783	5,826	7,214	8,663	10,009	11,290	13,092	14,880	16,405	17,762	20,683	22,773	24,813	27,052	28,977	30,594	31,998	33,372

Figure 1: Housing Delivery and Supply Areas Reference Map

Local Planning Authority

Policy Area

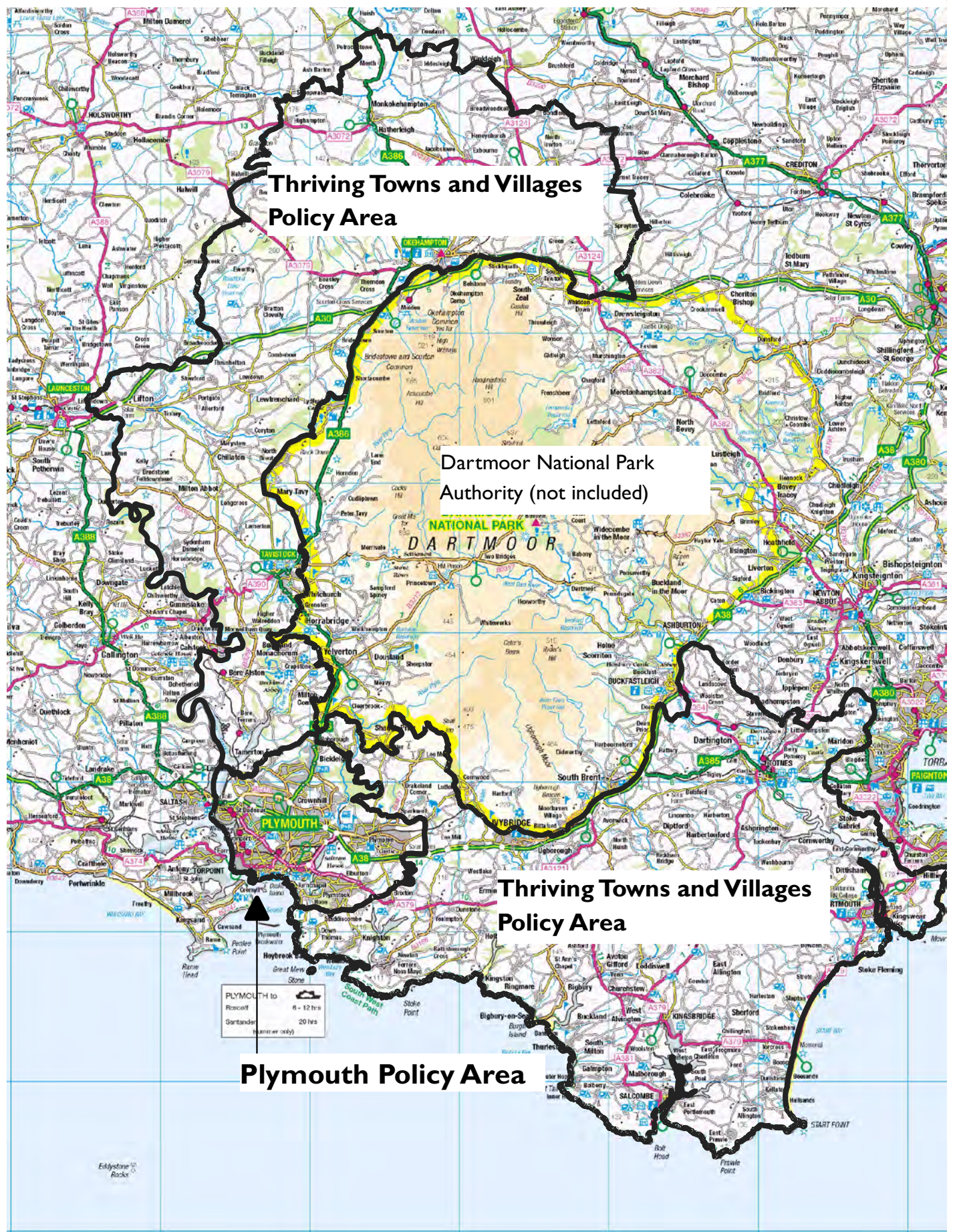
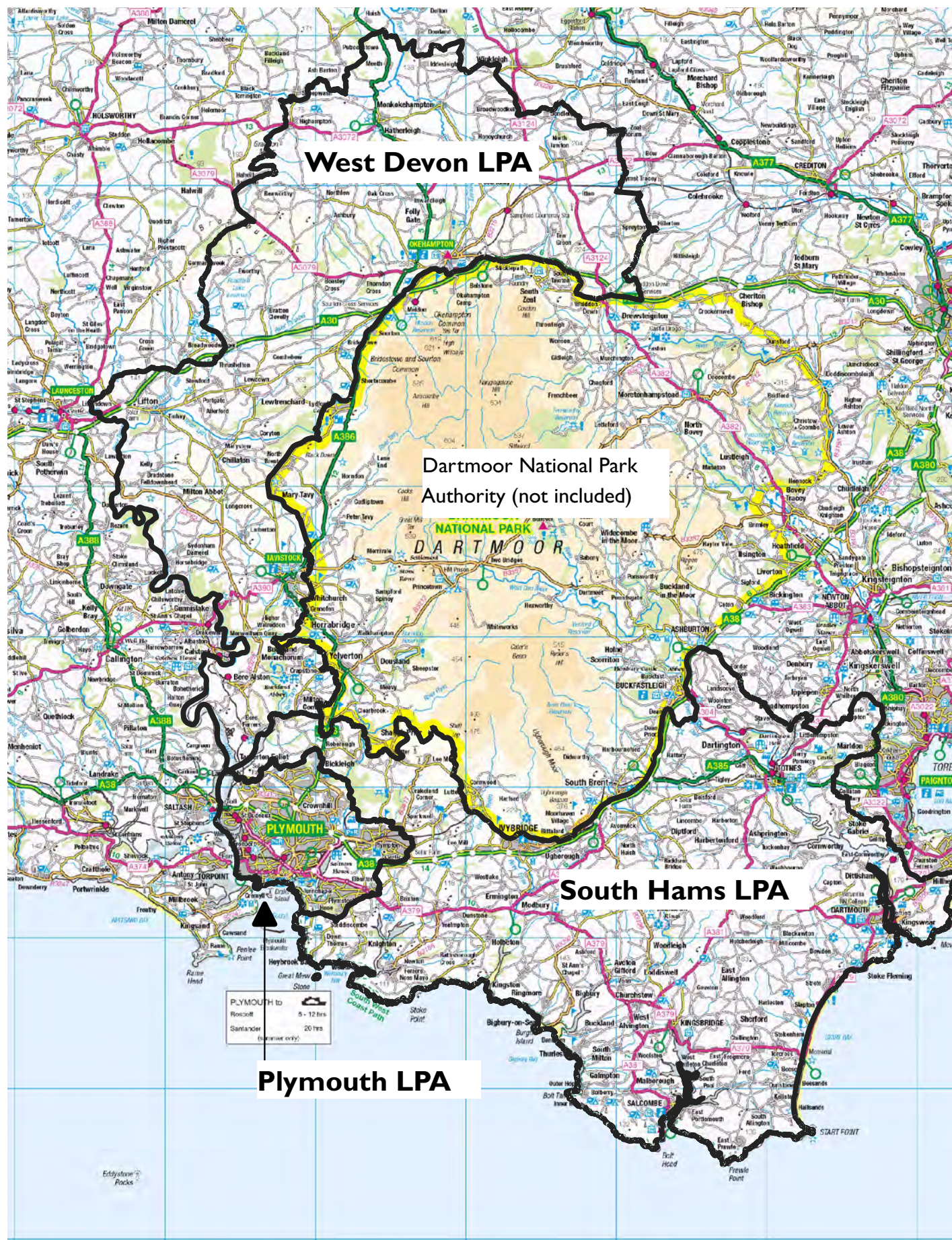


Figure 2: Housing Delivery and Supply 2014-2015 (net) Joint Local Plan

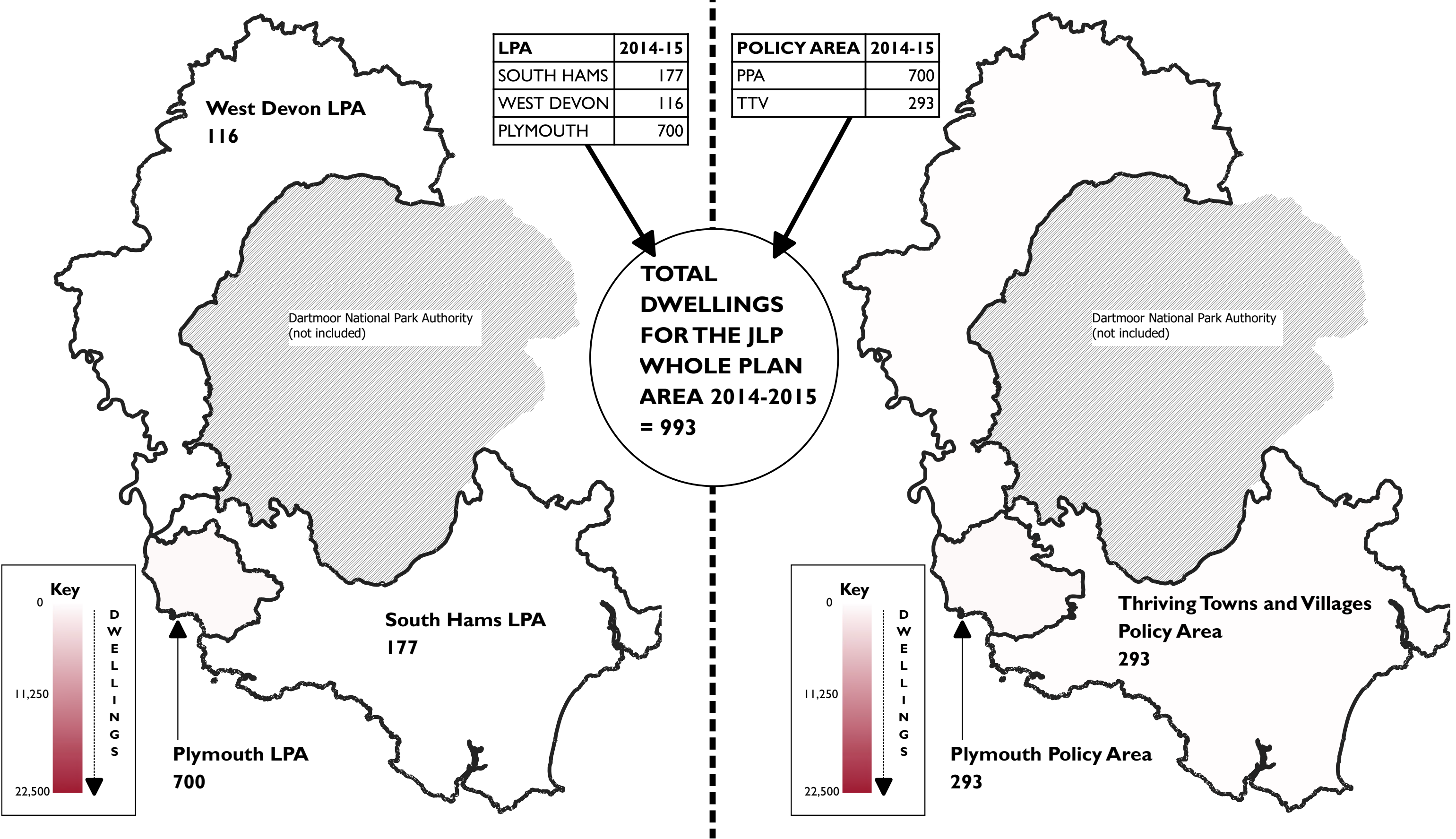
Local Planning Authority

Policy Area

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

POLICY AREA	2014-15
PPA	700
TTV	293

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



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (November 2021)

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

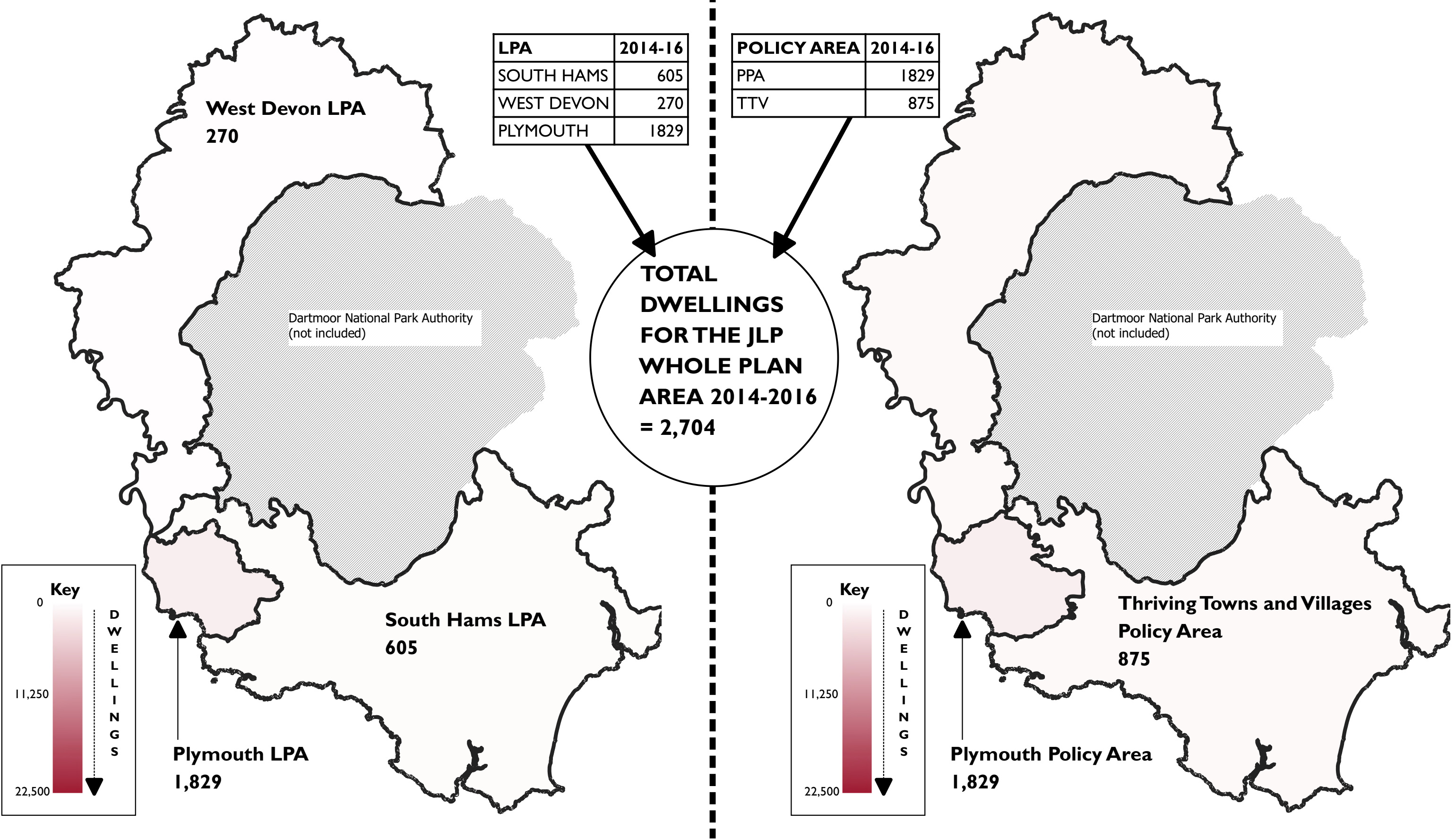
Local Planning Authority

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 (November 2021)

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

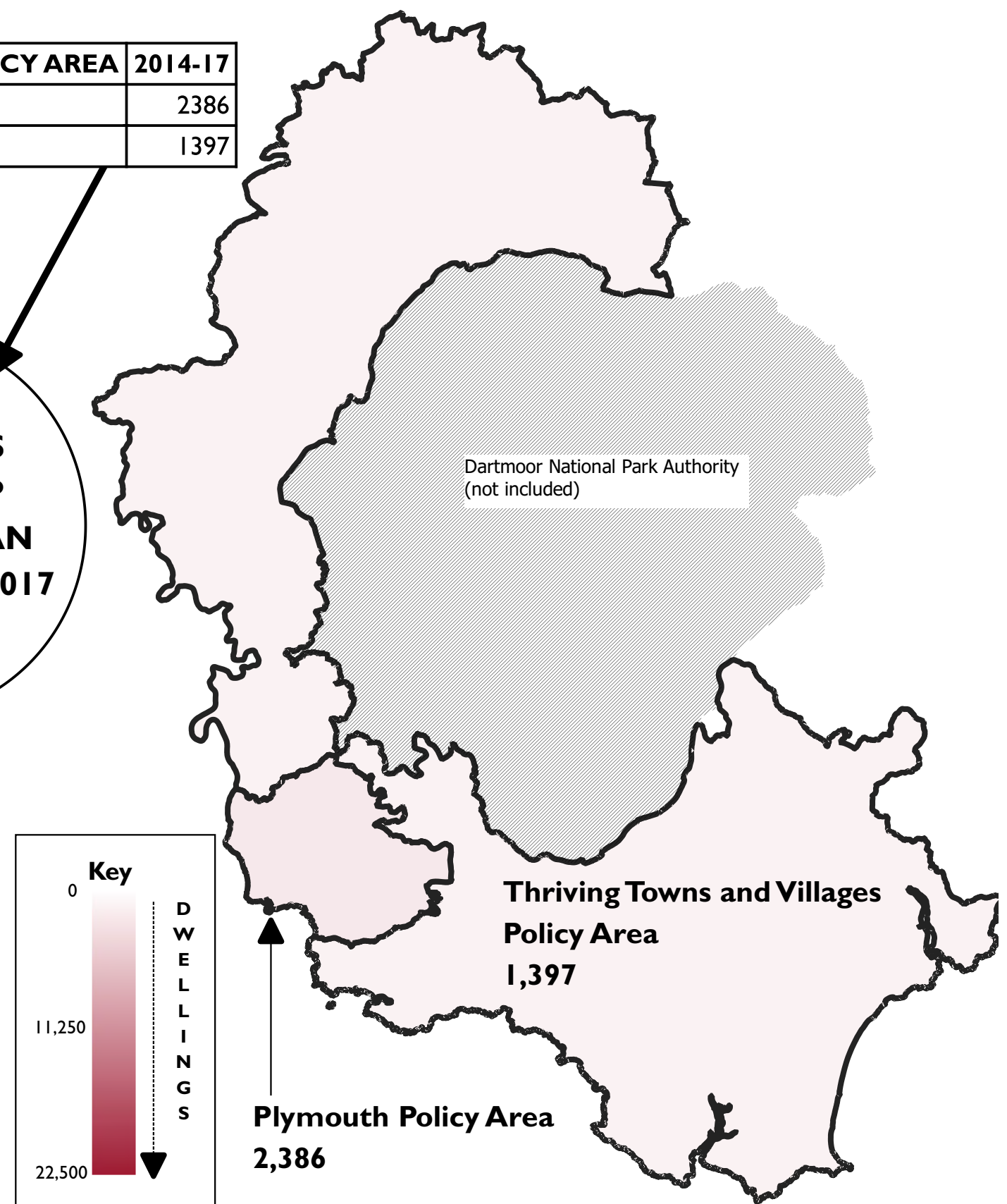
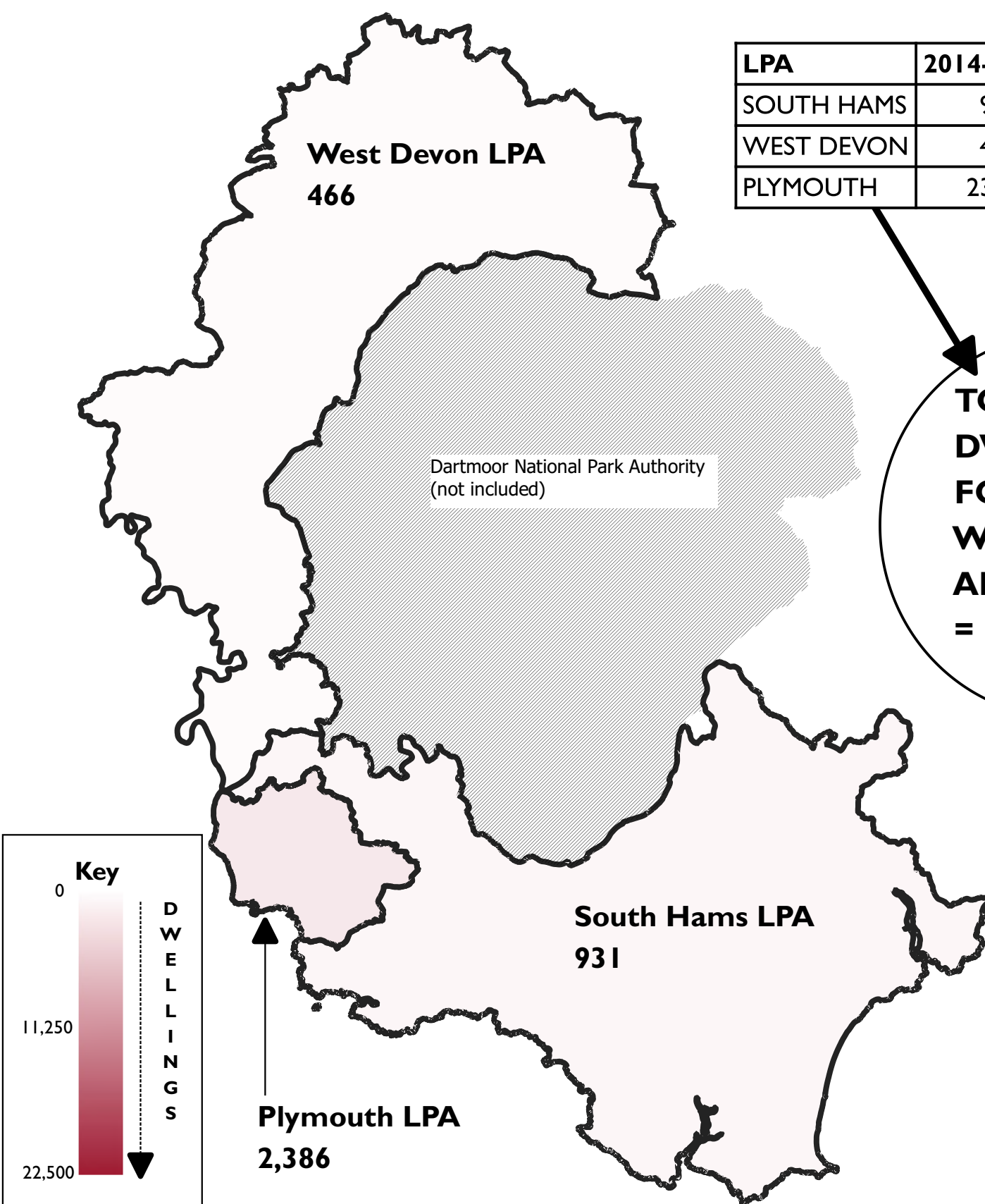
Local Planning Authority

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 (November 2021)

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

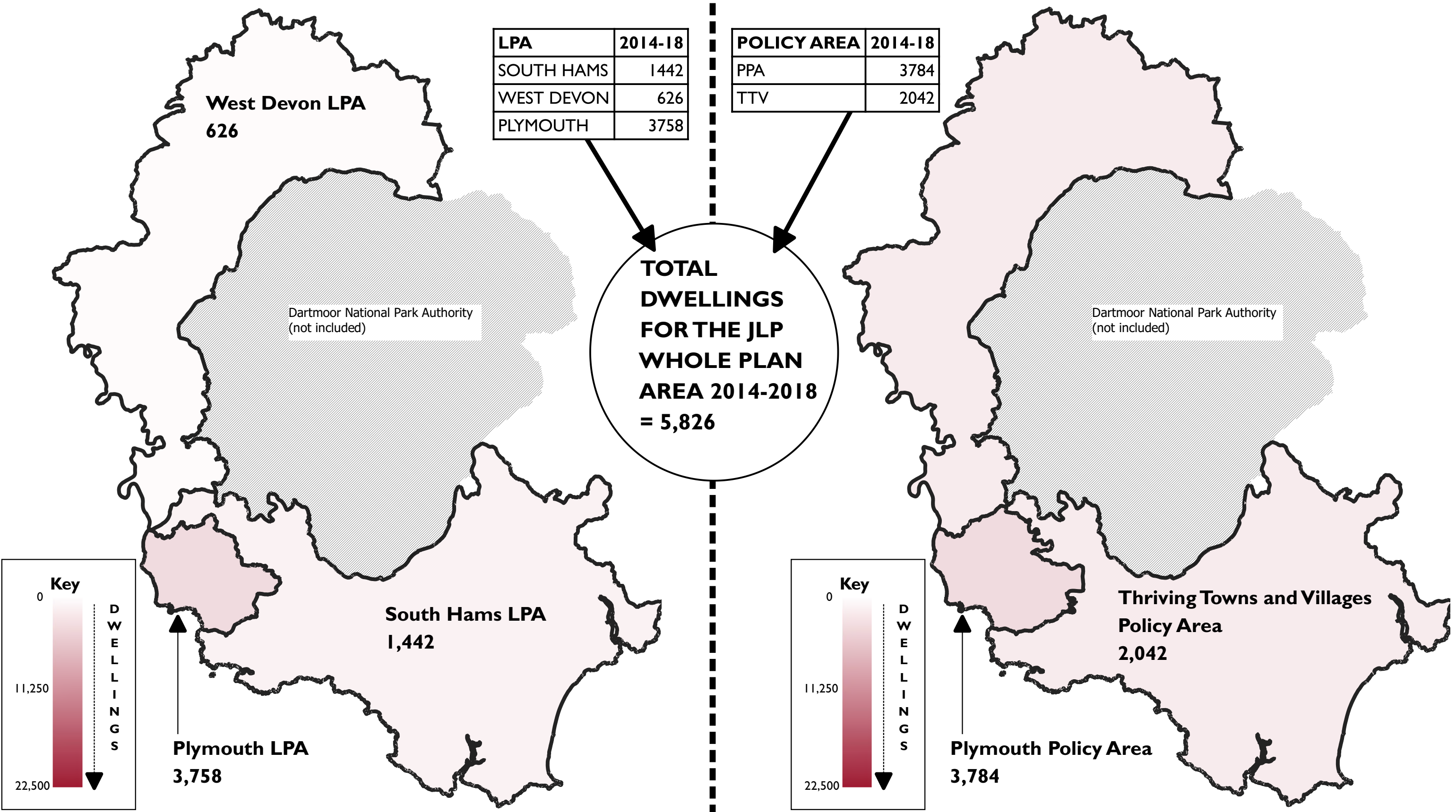
Local Planning Authority

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



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 (November 2021)

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

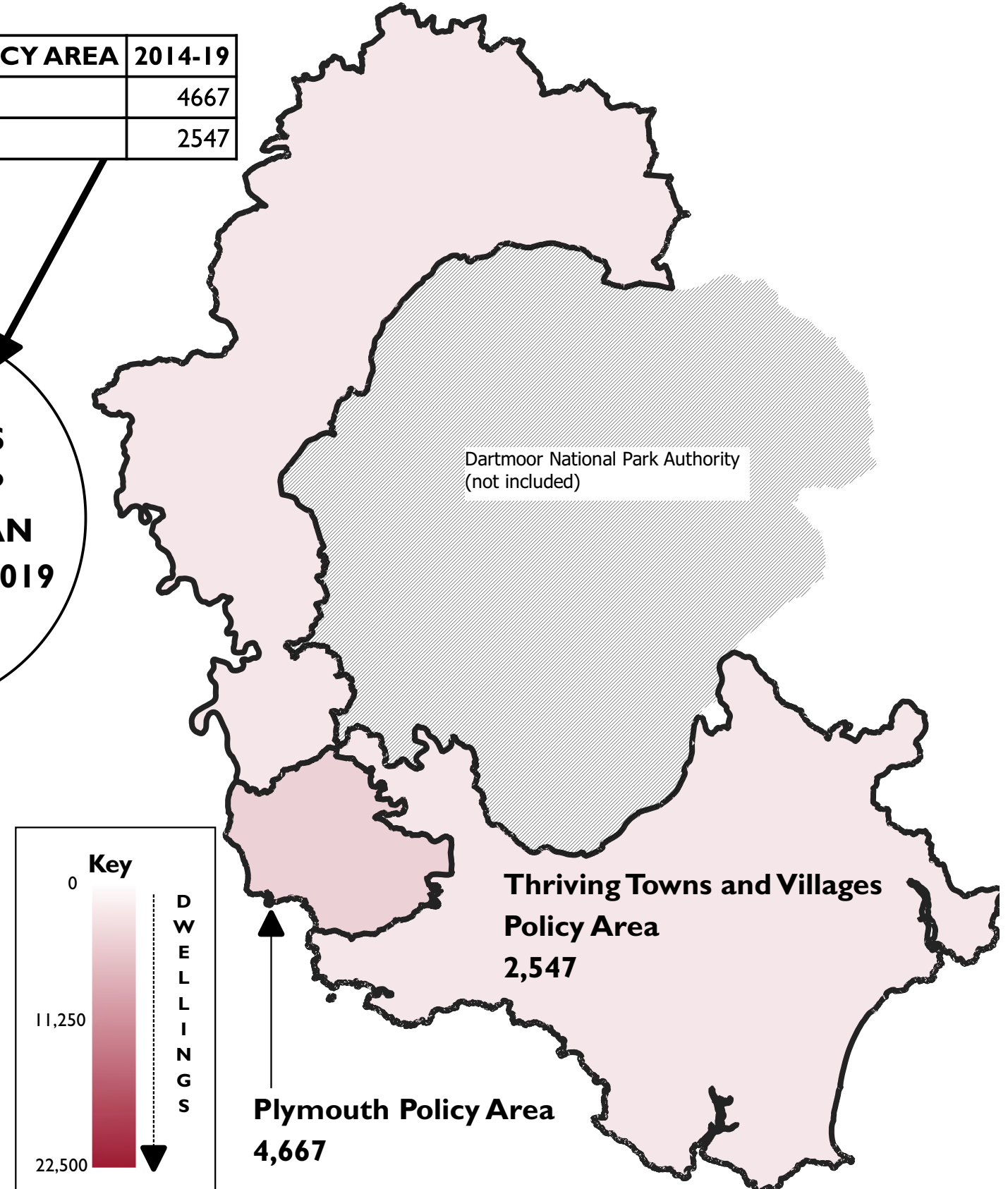
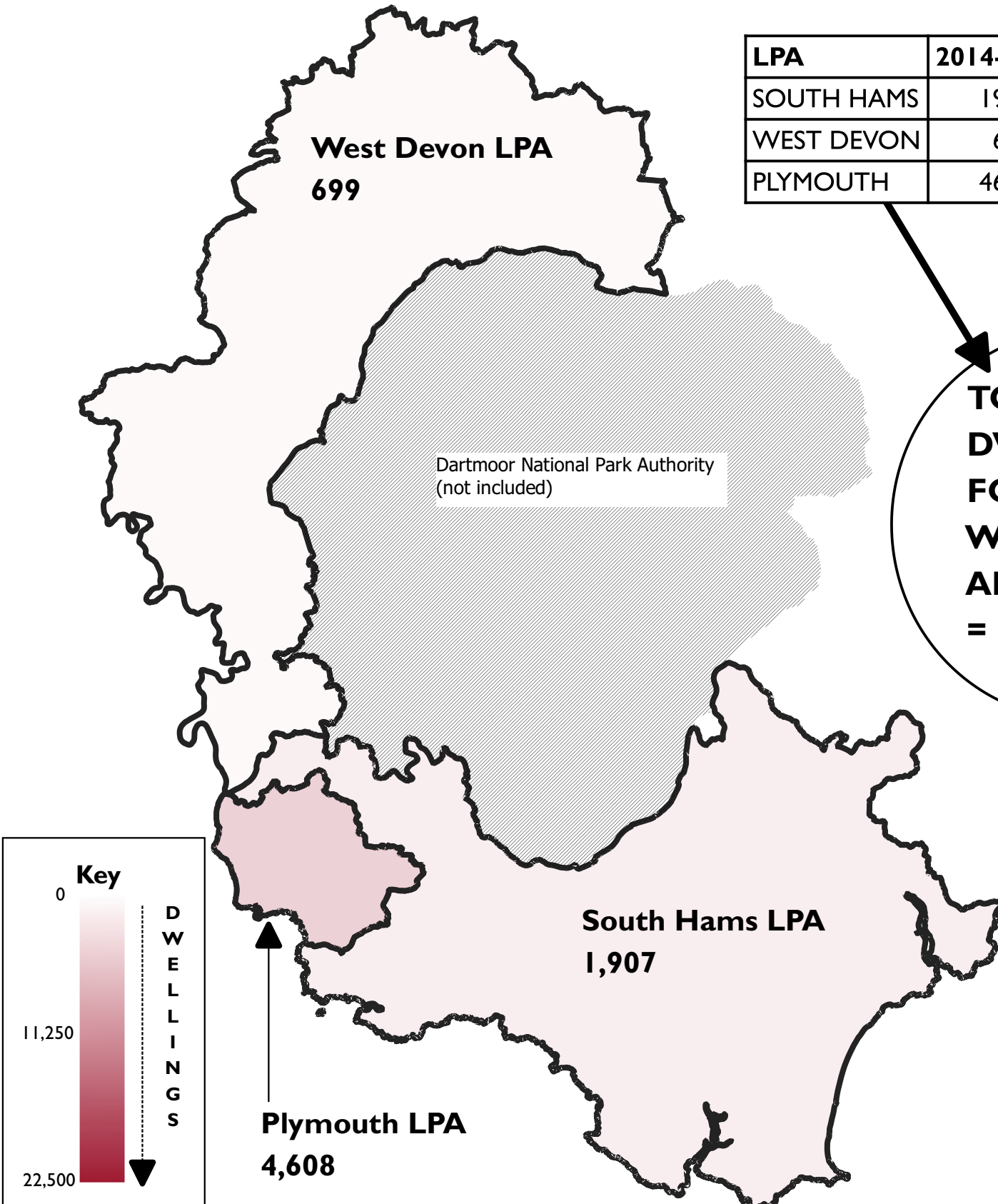
Local Planning Authority

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 (November 2021)

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

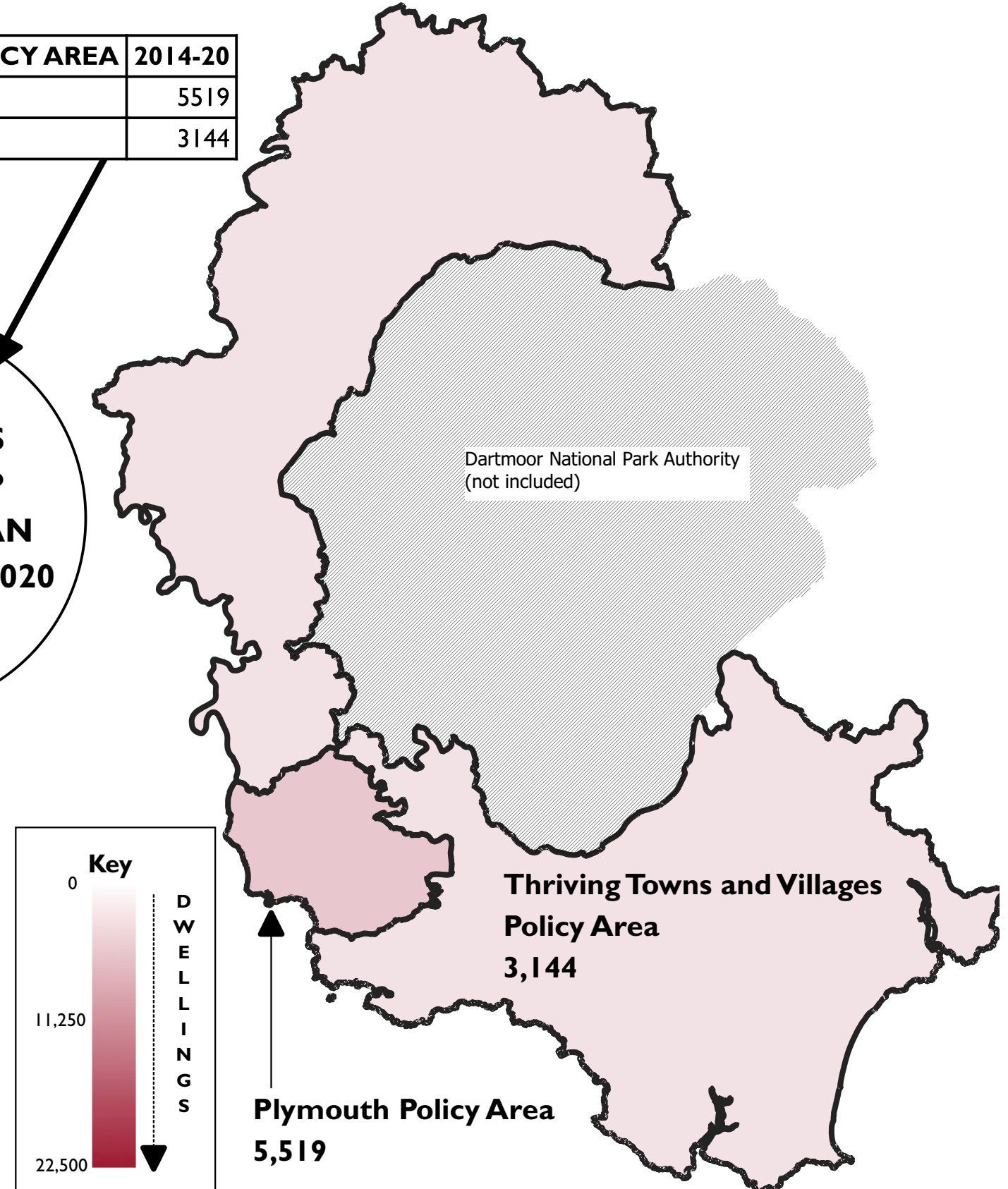
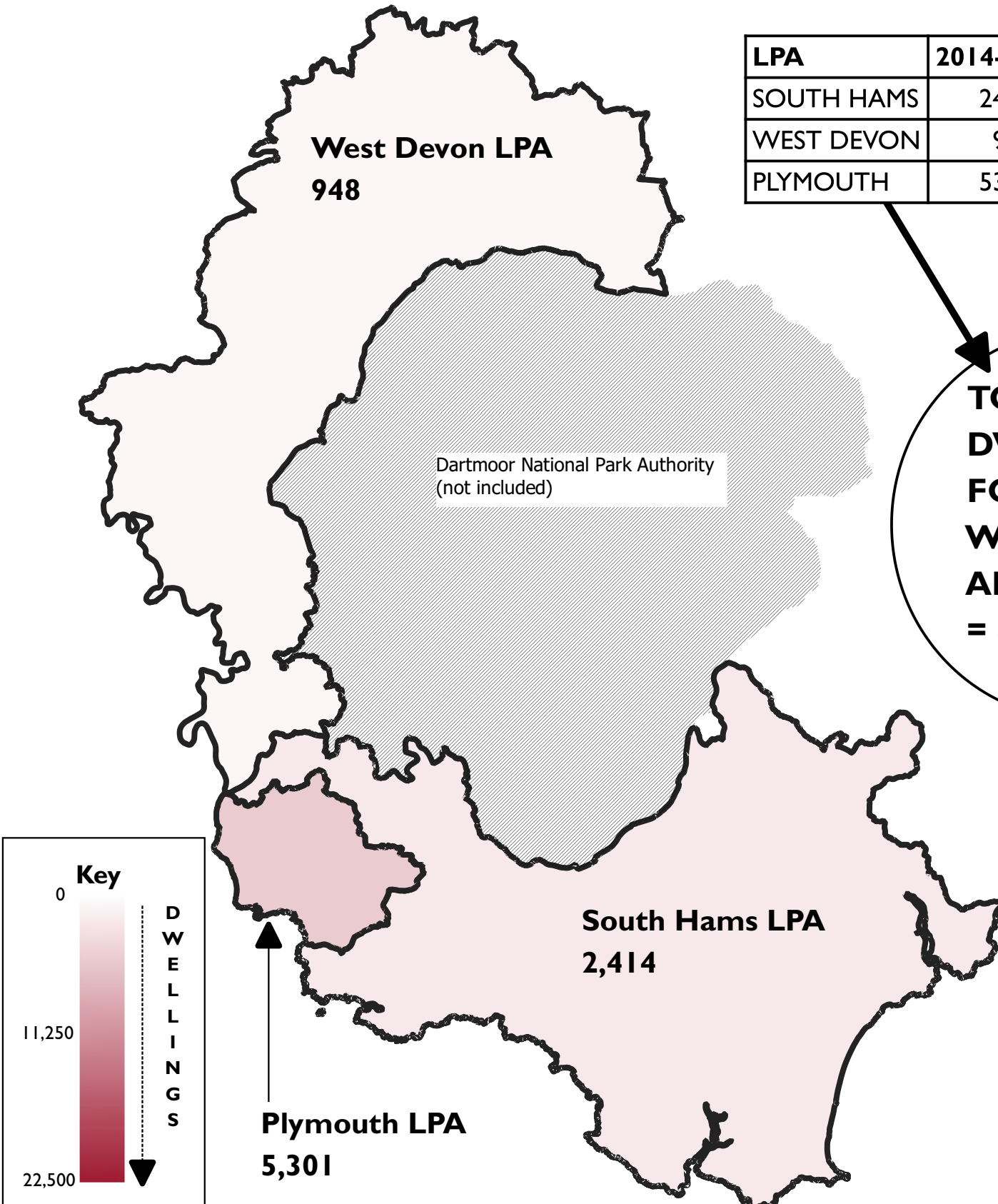
Local Planning Authority

Policy Area

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

POLICY AREA	2014-20
PPA	5519
TTV	3144

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



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (November 2021)

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

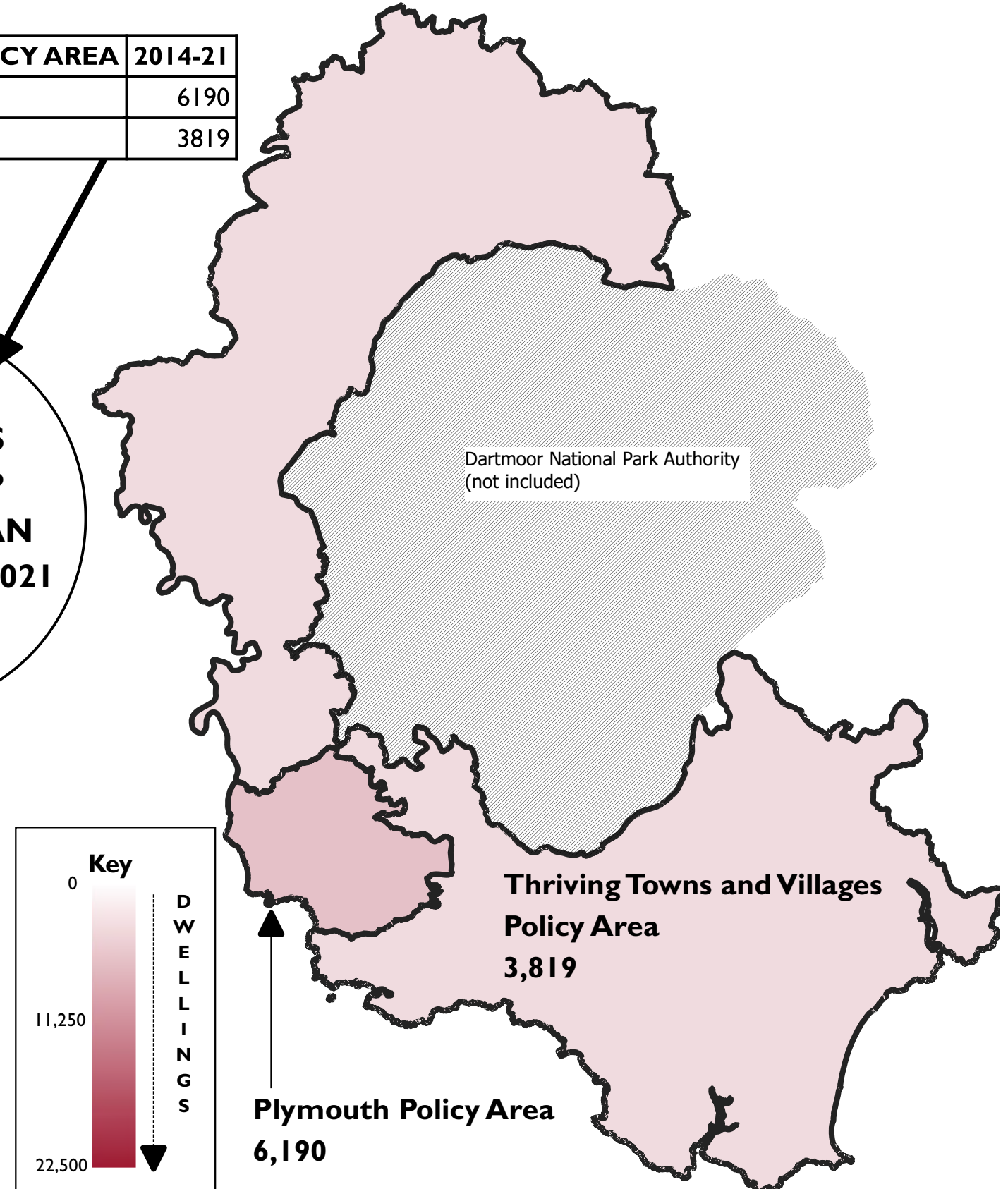
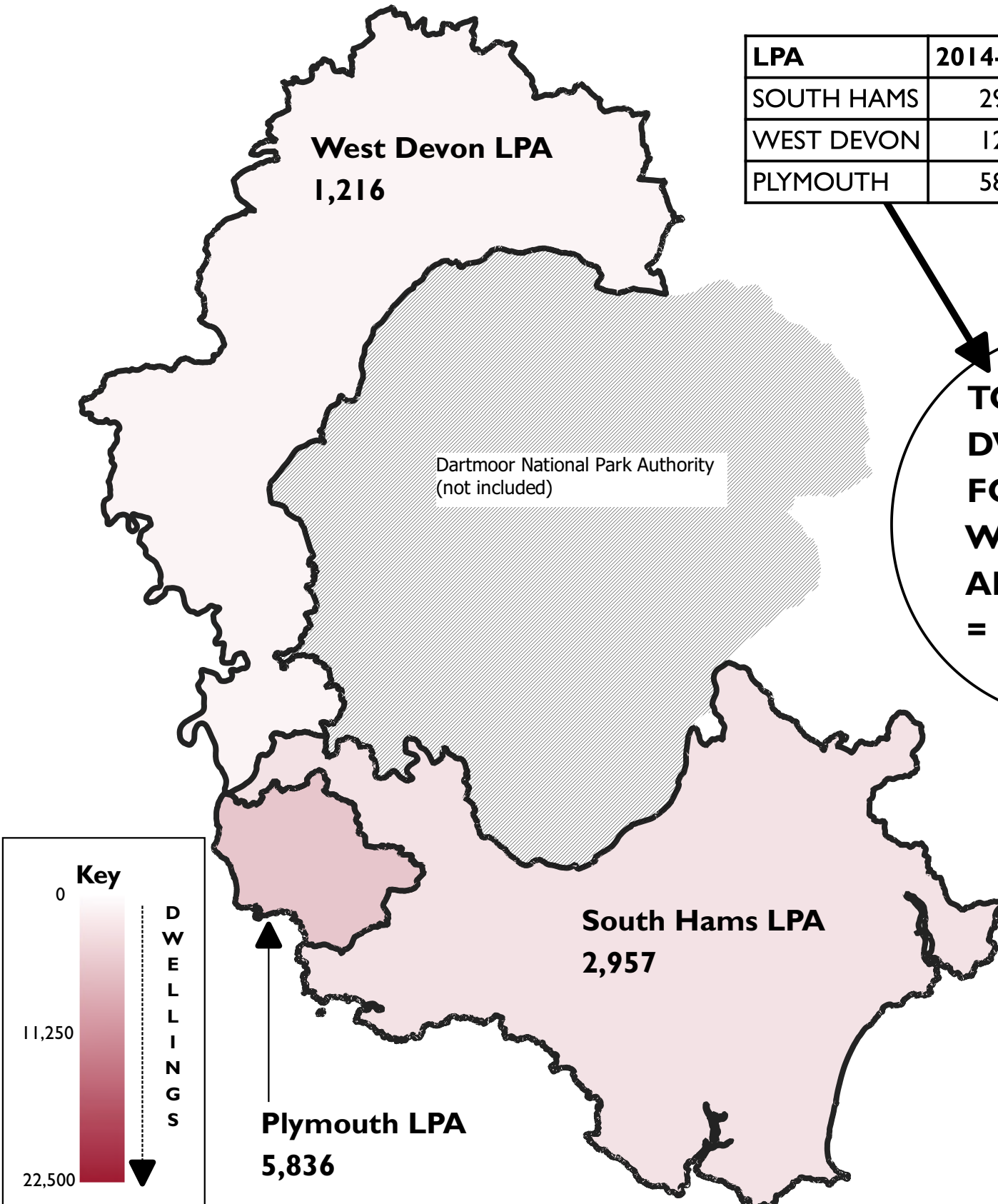
Local Planning Authority

Policy Area

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

POLICY AREA	2014-21
PPA	6190
TTV	3819

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



Note: Completions data based on completion criteria definition used in the Housing Survey.
Supply Data based on Plymouth, South Hams and West Devon Housing Position Statement (November 2021)

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

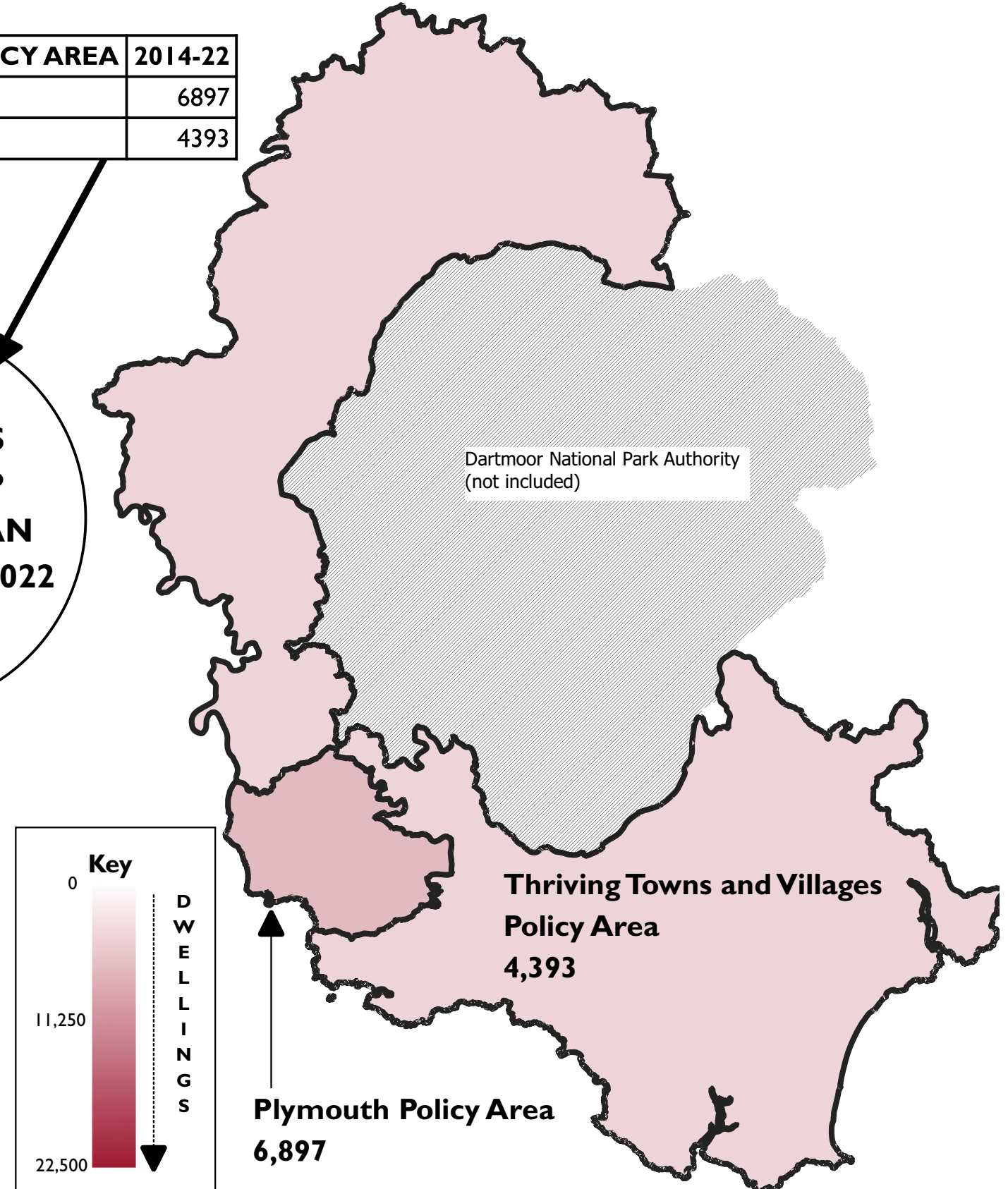
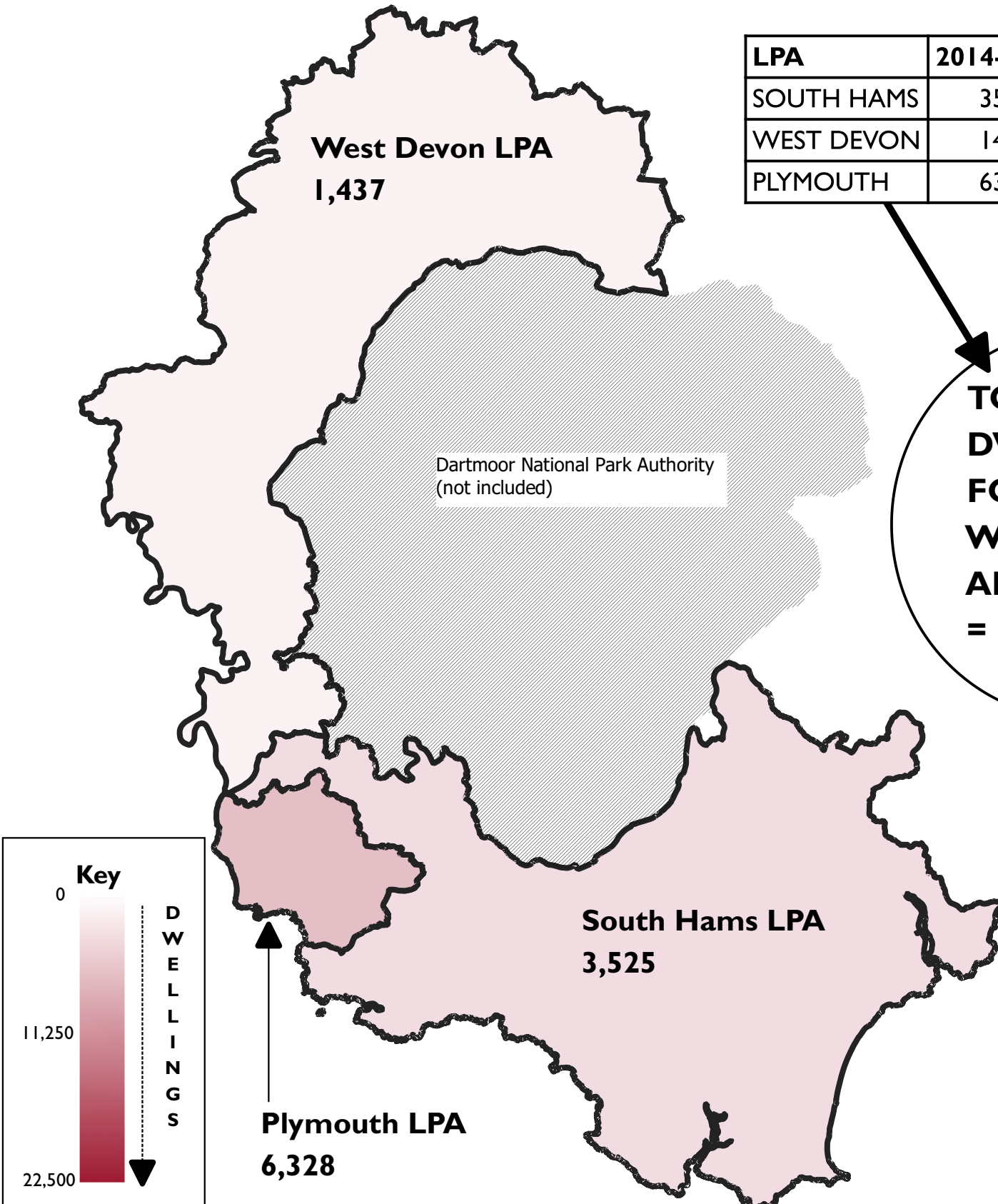
Local Planning Authority

Policy Area

LPA	2014-22
SOUTH HAMS	3525
WEST DEVON	1437
PLYMOUTH	6328

POLICY AREA	2014-22
PPA	6897
TTV	4393

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2022 = 11,290



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 (November 2021)

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

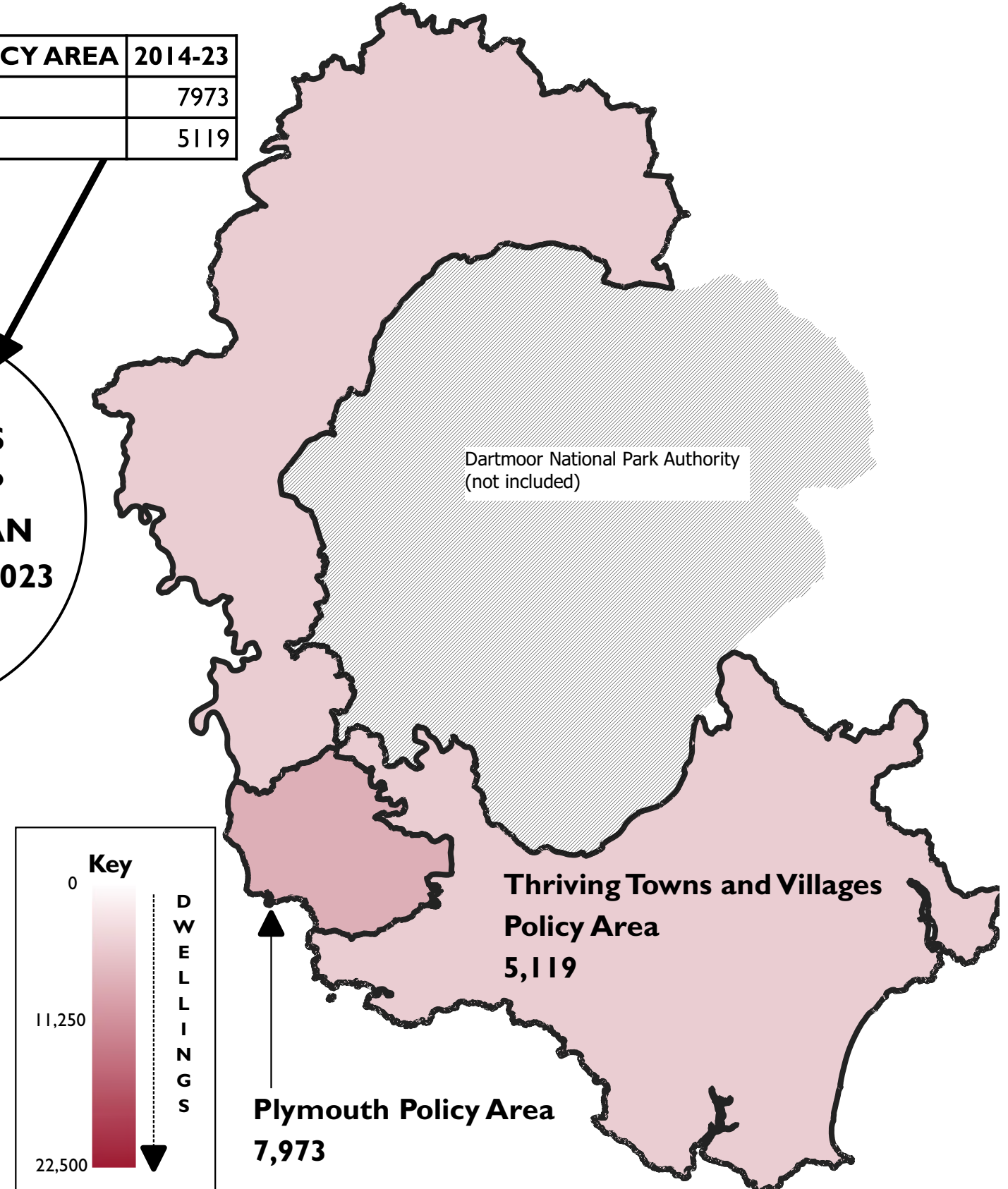
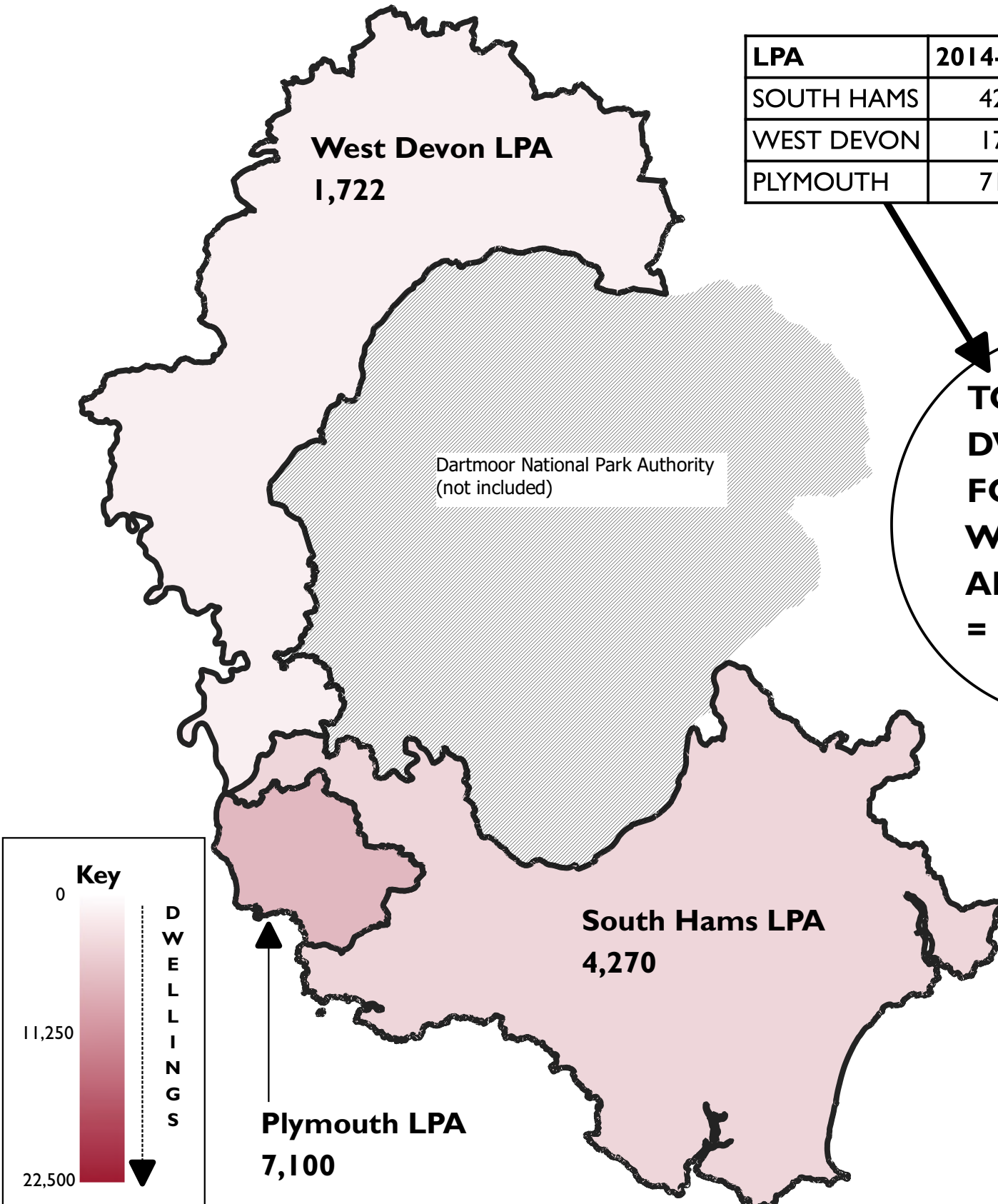
Local Planning Authority

Policy Area

LPA	2014-23
SOUTH HAMS	4270
WEST DEVON	1722
PLYMOUTH	7100

POLICY AREA	2014-23
PPA	7973
TTV	5119

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2023 = 13,092



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 (November 2021)

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

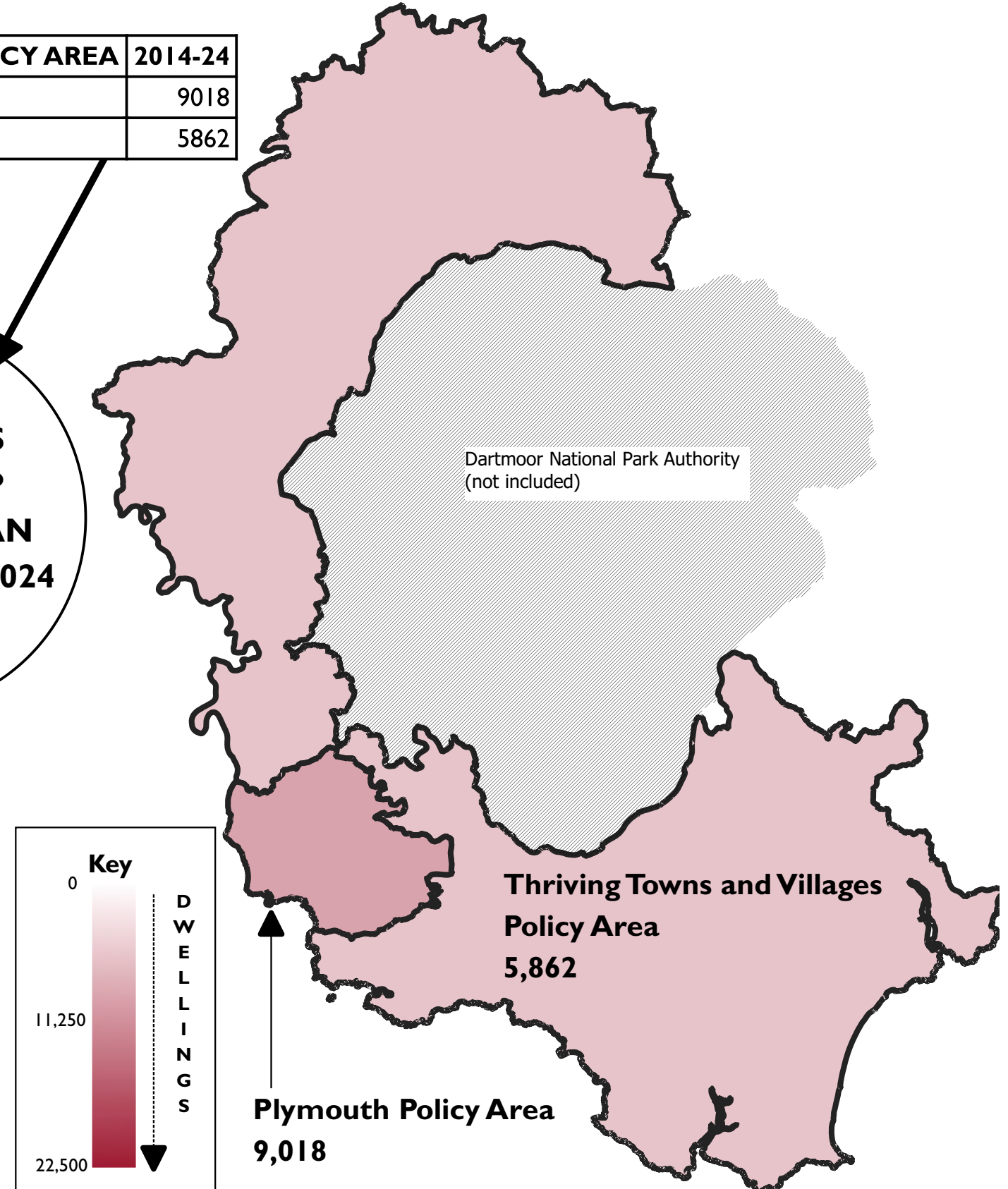
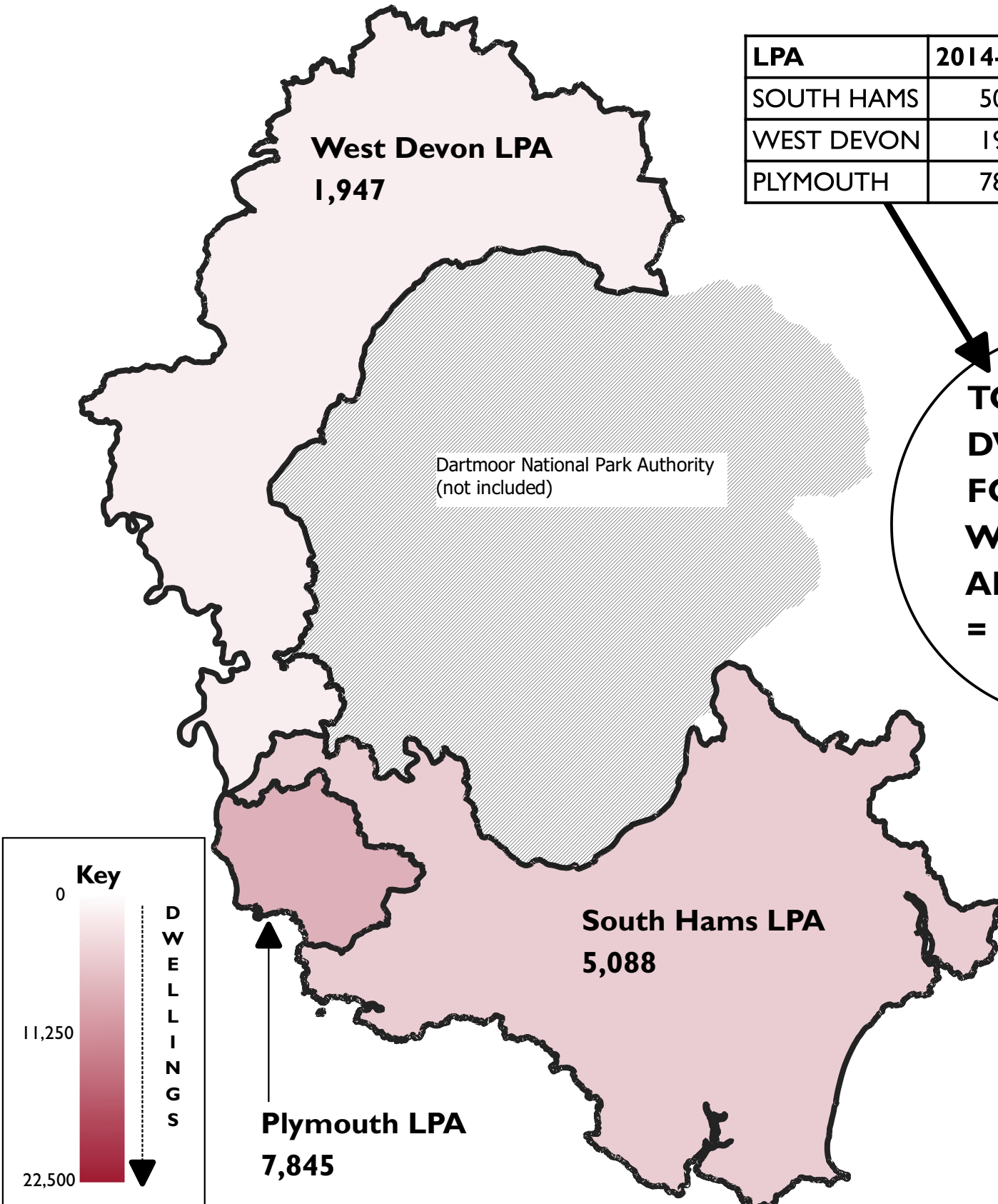
Local Planning Authority

Policy Area

LPA	2014-24
SOUTH HAMS	5088
WEST DEVON	1947
PLYMOUTH	7845

POLICY AREA	2014-24
PPA	9018
TTV	5862

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2024 = 14,880



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 (November 2021)

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

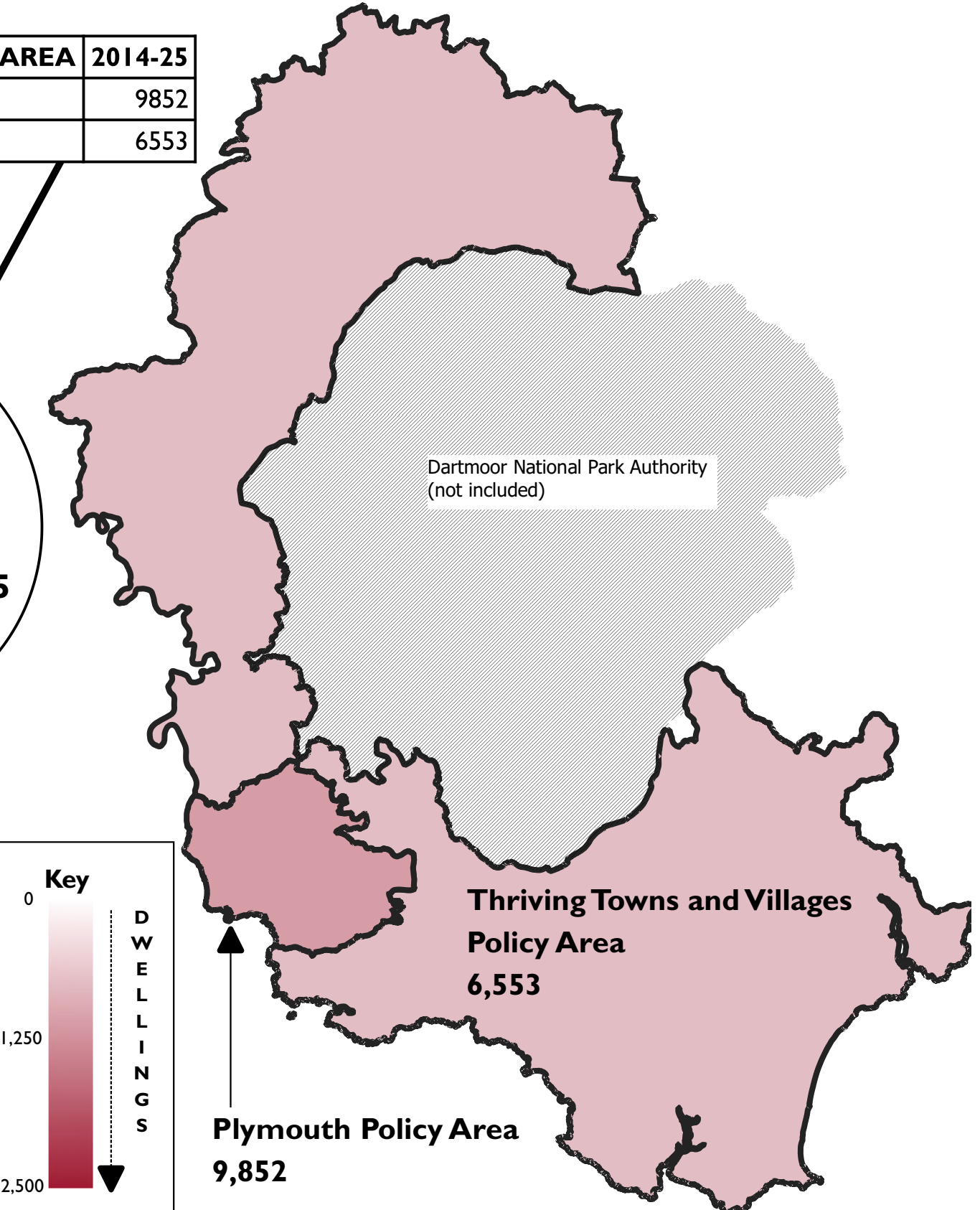
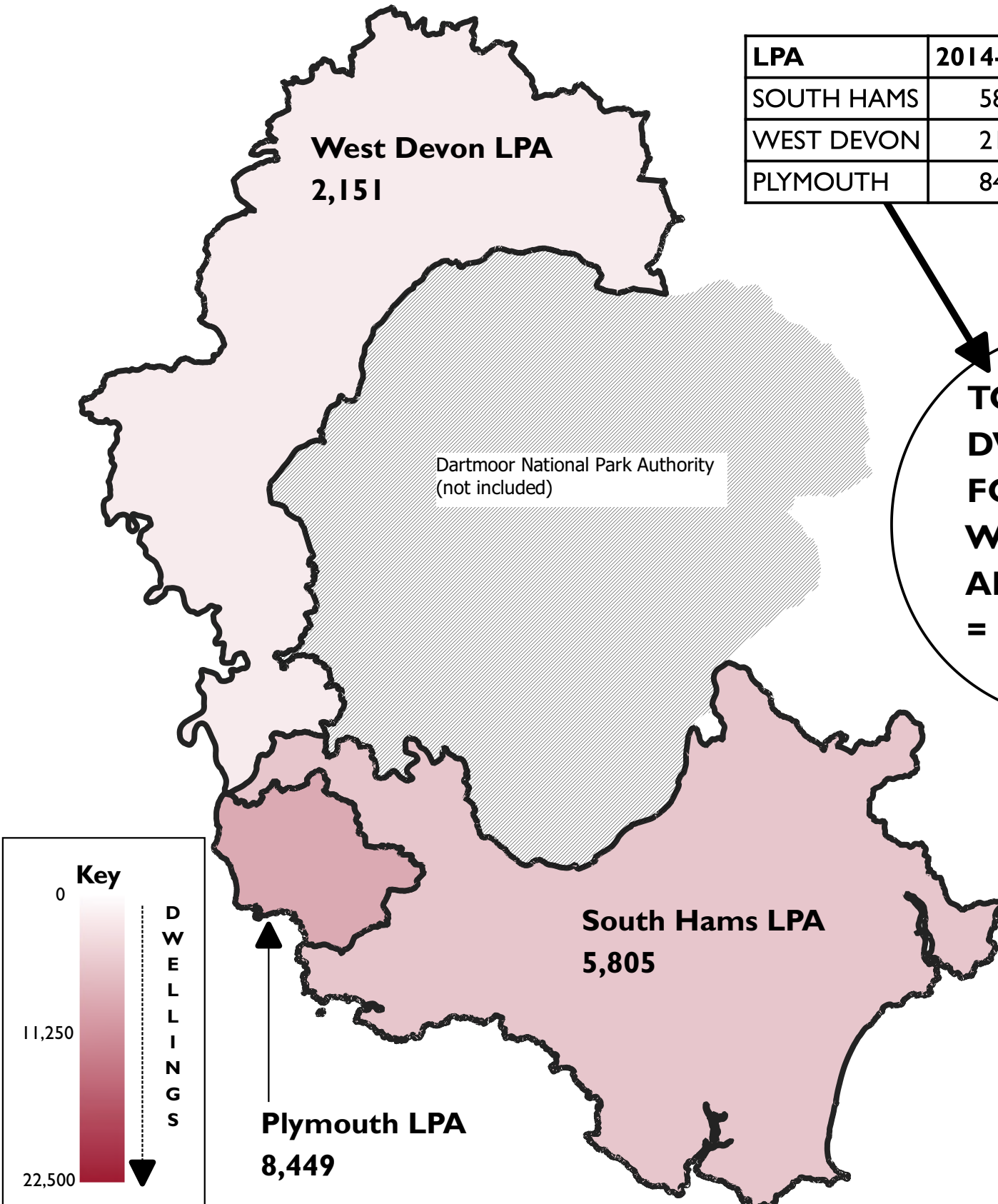
Local Planning Authority

Policy Area

LPA	2014-25
SOUTH HAMS	5805
WEST DEVON	2151
PLYMOUTH	8449

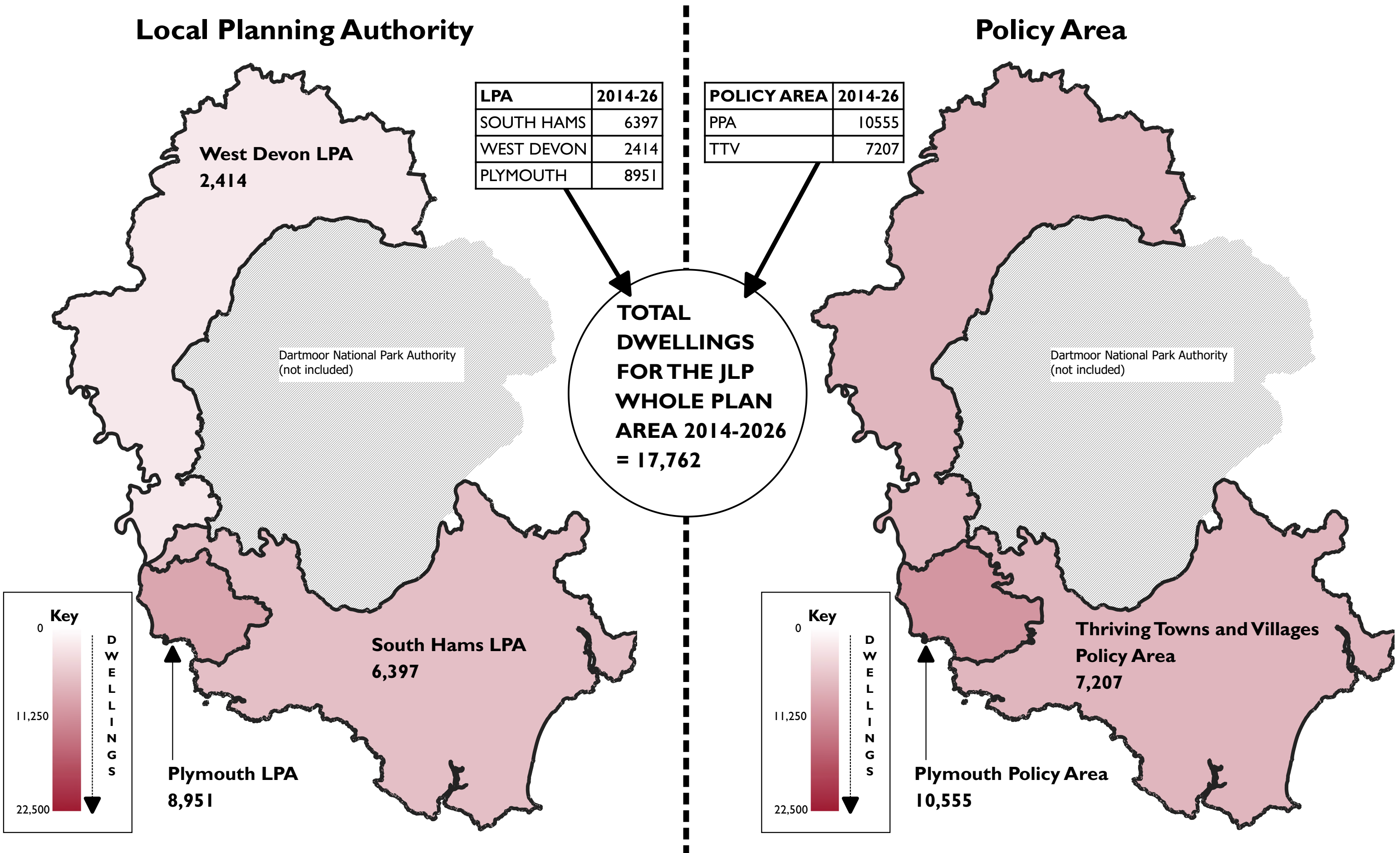
POLICY AREA	2014-25
PPA	9852
TTV	6553

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2025 = 16,405



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 (November 2021)

Figure 13: Housing Delivery and Supply 2014-2026 (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 (November 2021)

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

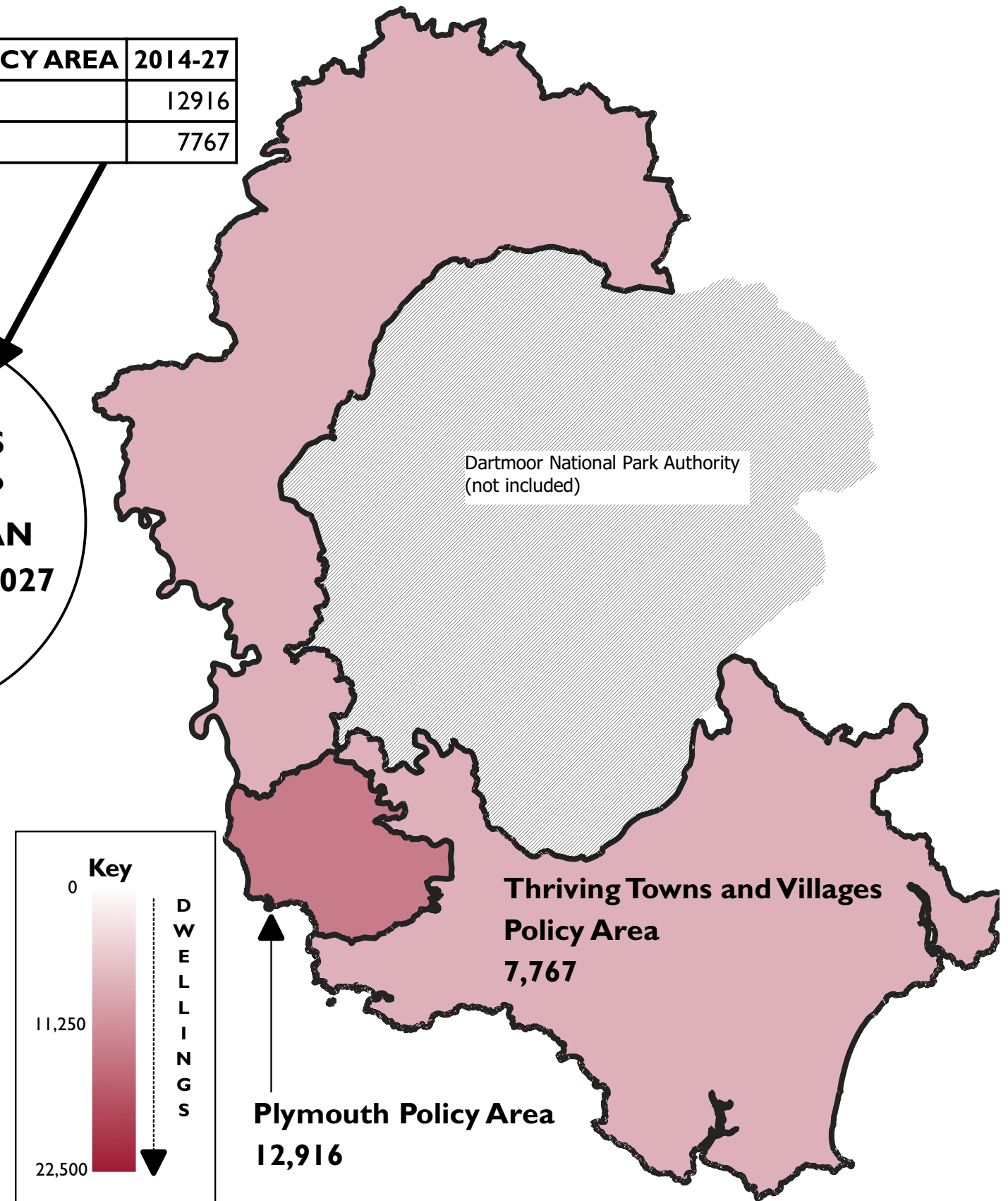
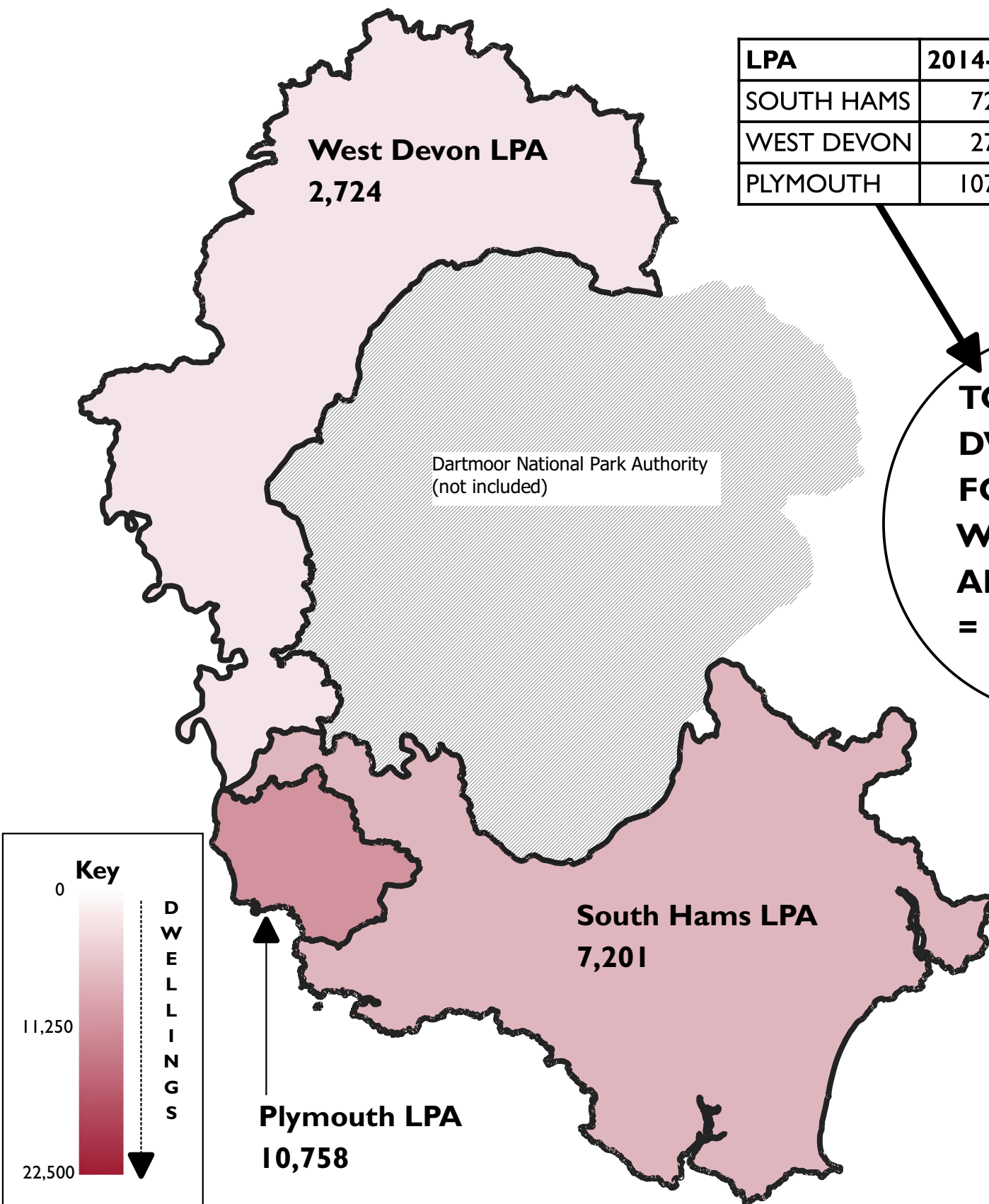
Local Planning Authority

Policy Area

LPA	2014-27
SOUTH HAMS	7201
WEST DEVON	2724
PLYMOUTH	10758

POLICY AREA	2014-27
PPA	12916
TTV	7767

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2027 = 20,683



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 (November 2021)

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

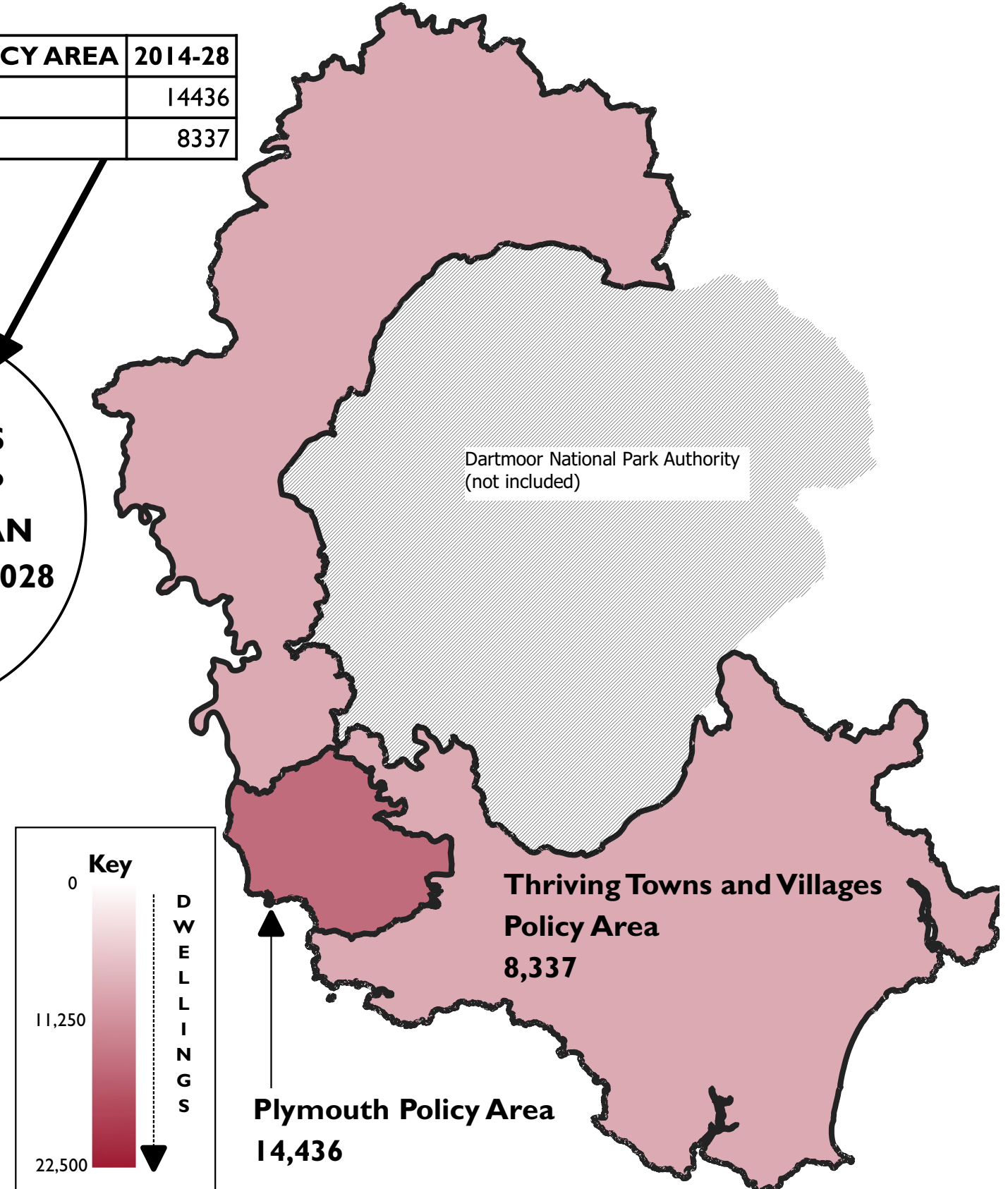
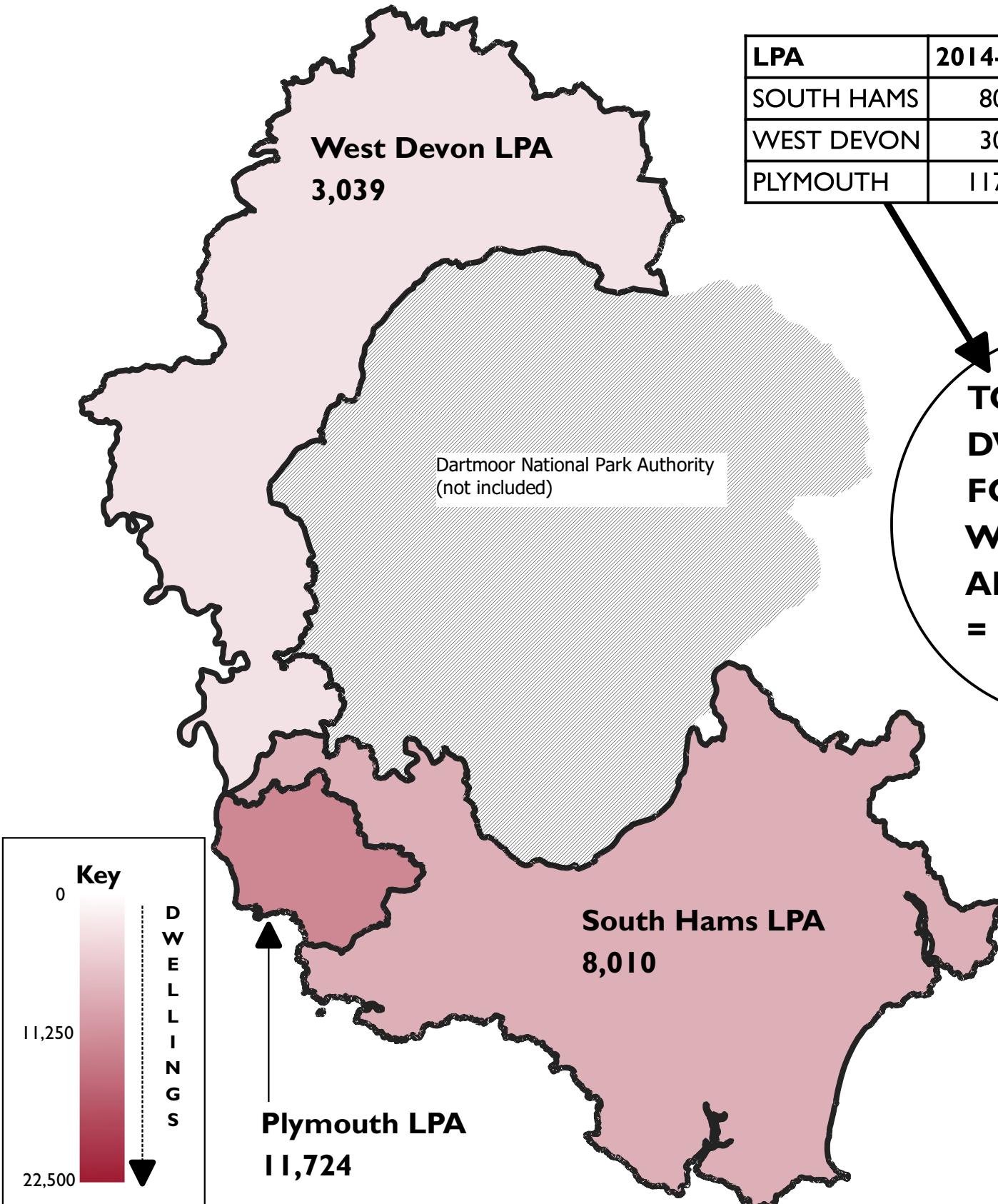
Local Planning Authority

Policy Area

LPA	2014-28
SOUTH HAMS	8010
WEST DEVON	3039
PLYMOUTH	11724

POLICY AREA	2014-28
PPA	14436
TTV	8337

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2028 = 22,773



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 (November 2021)

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

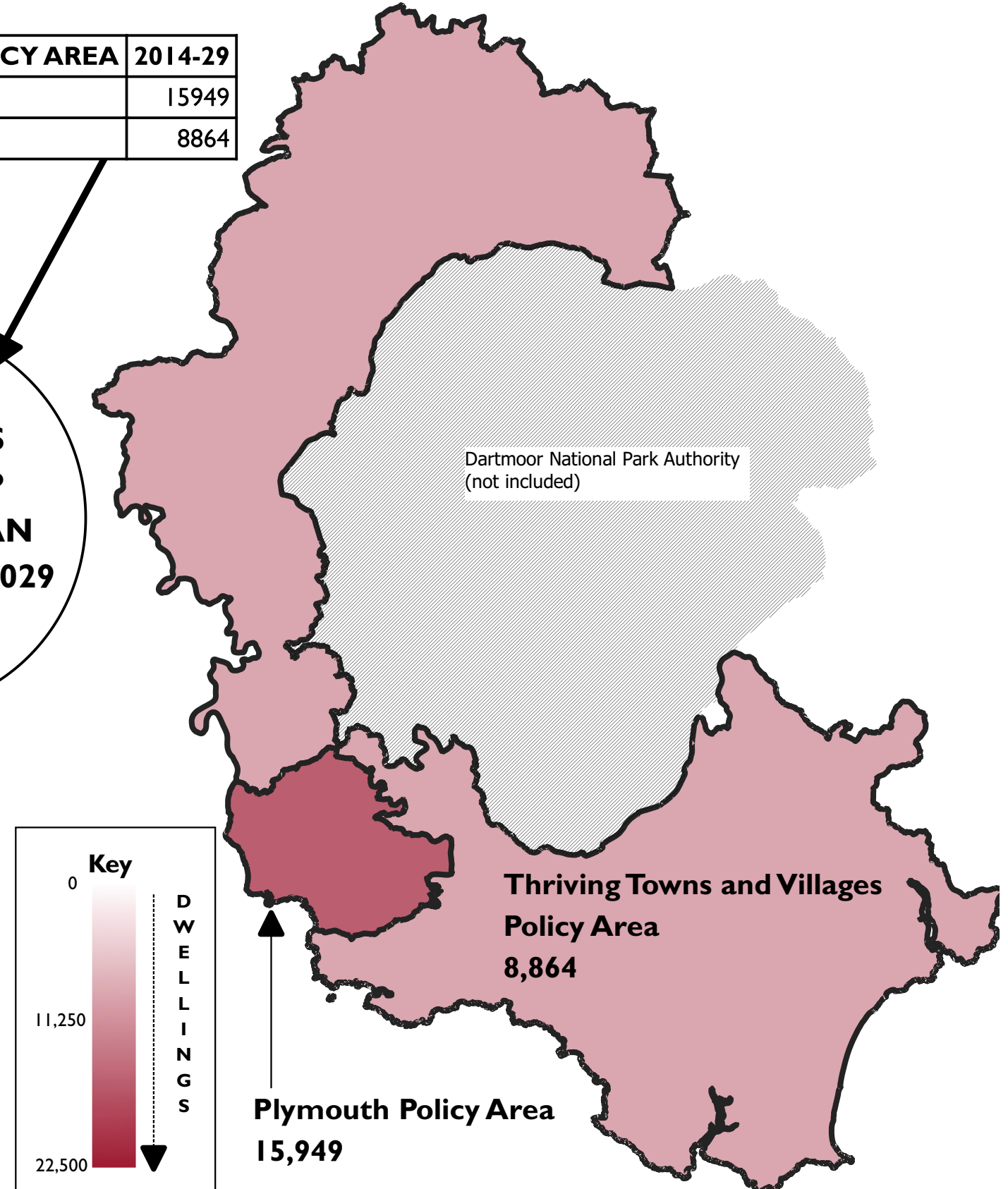
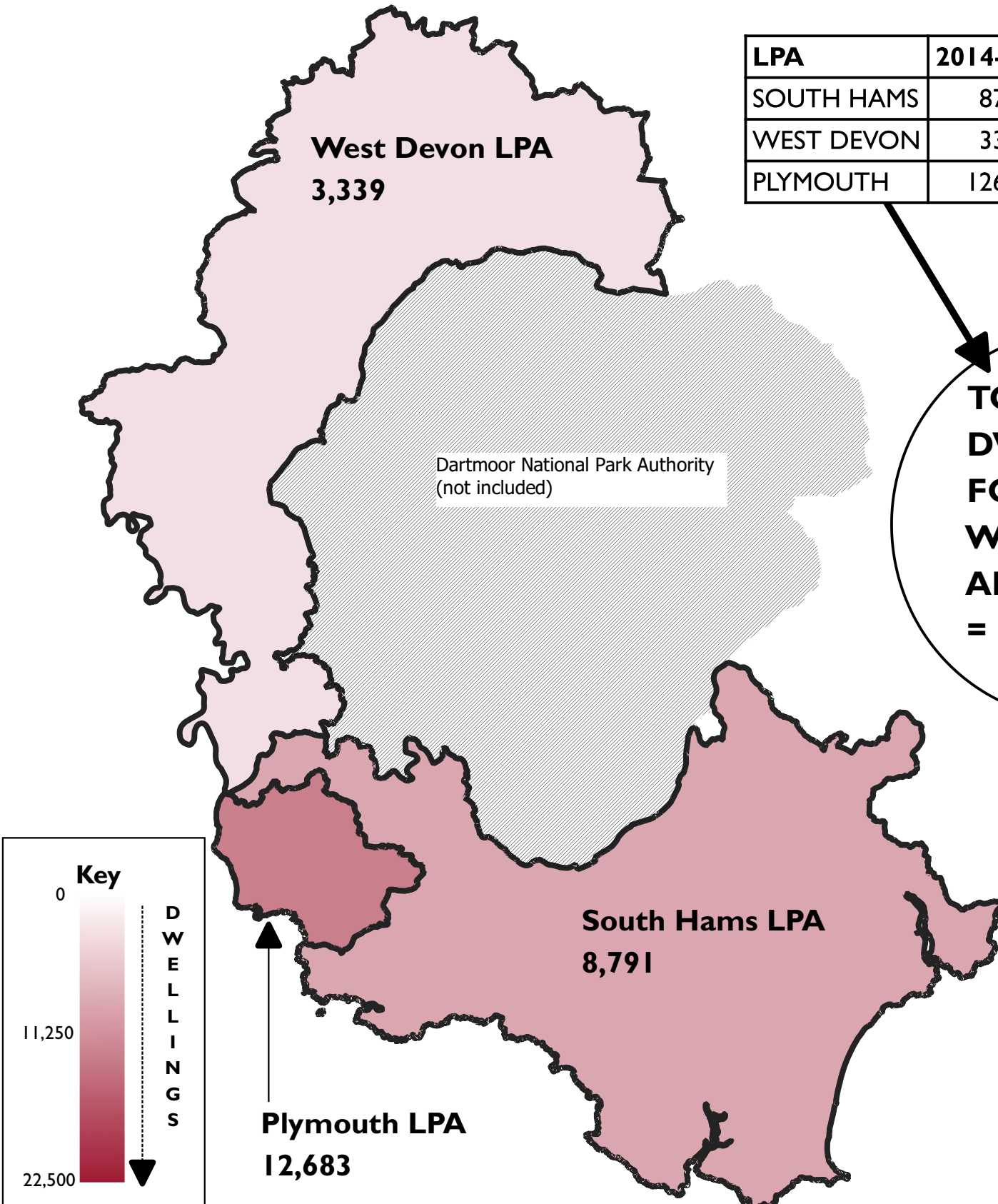
Local Planning Authority

Policy Area

LPA	2014-29
SOUTH HAMS	8791
WEST DEVON	3339
PLYMOUTH	12683

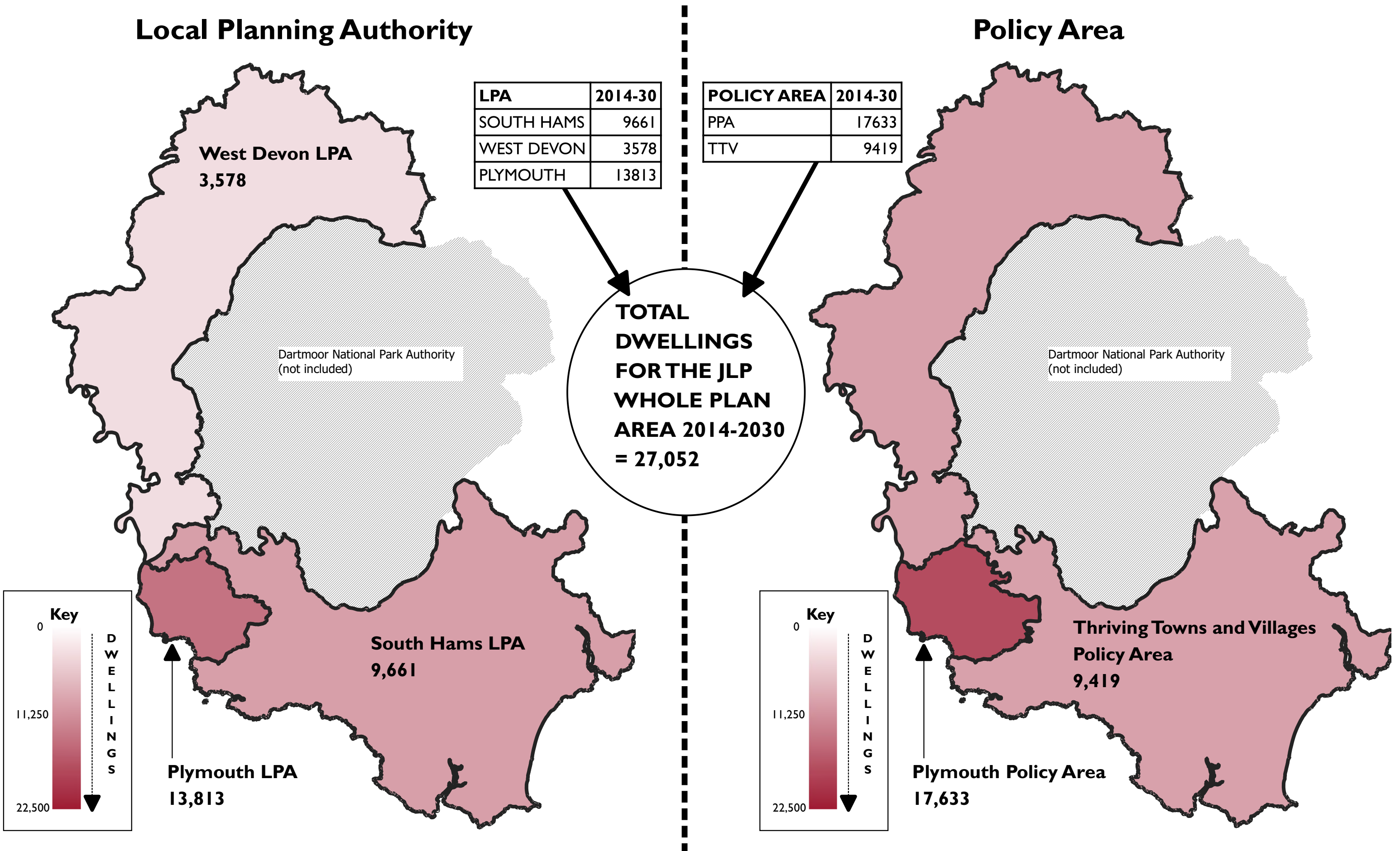
POLICY AREA	2014-29
PPA	15949
TTV	8864

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2029 = 24,813



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 (November 2021)

Figure 17: Housing Delivery and Supply 2014-2030 (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 (November 2021)

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

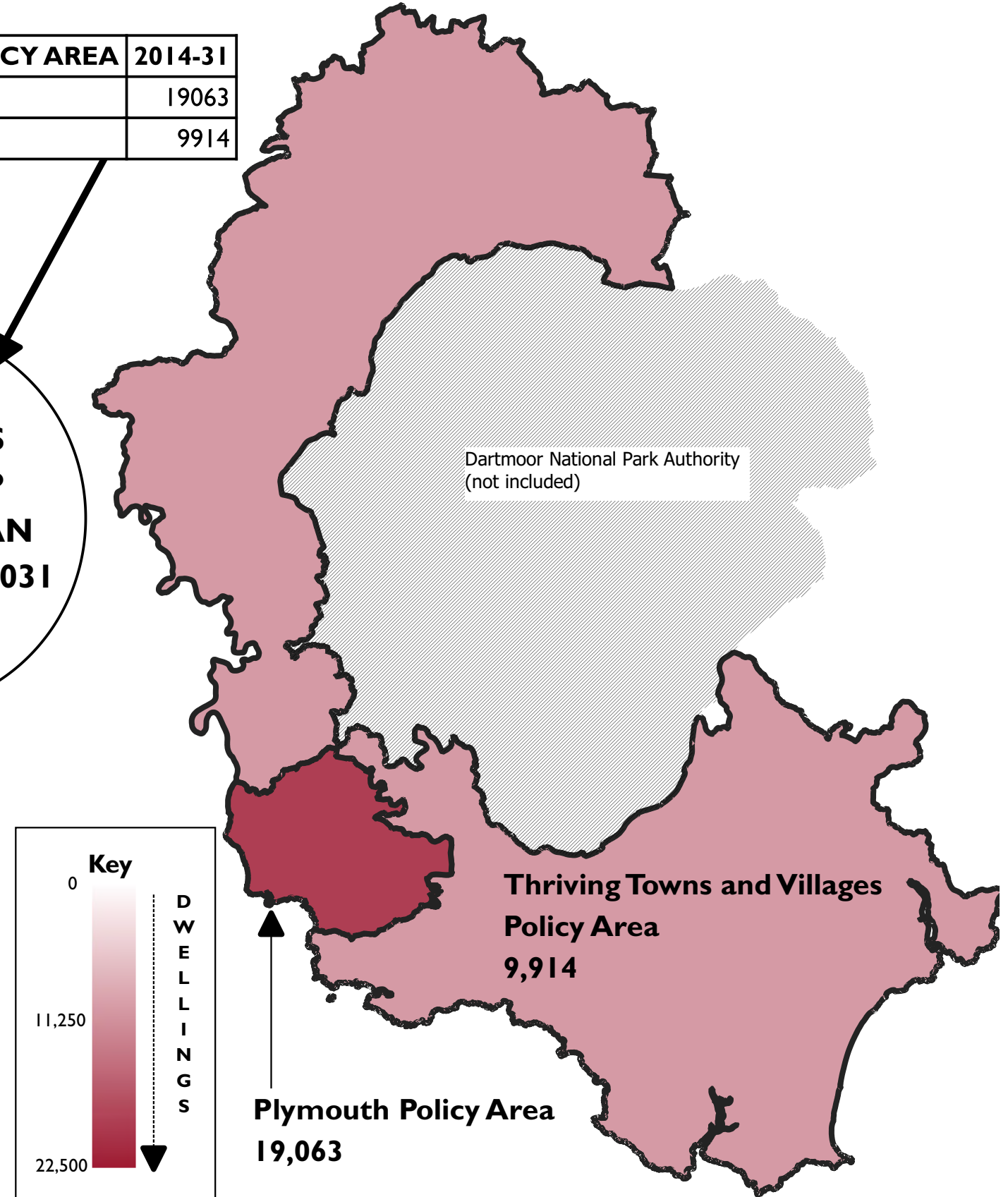
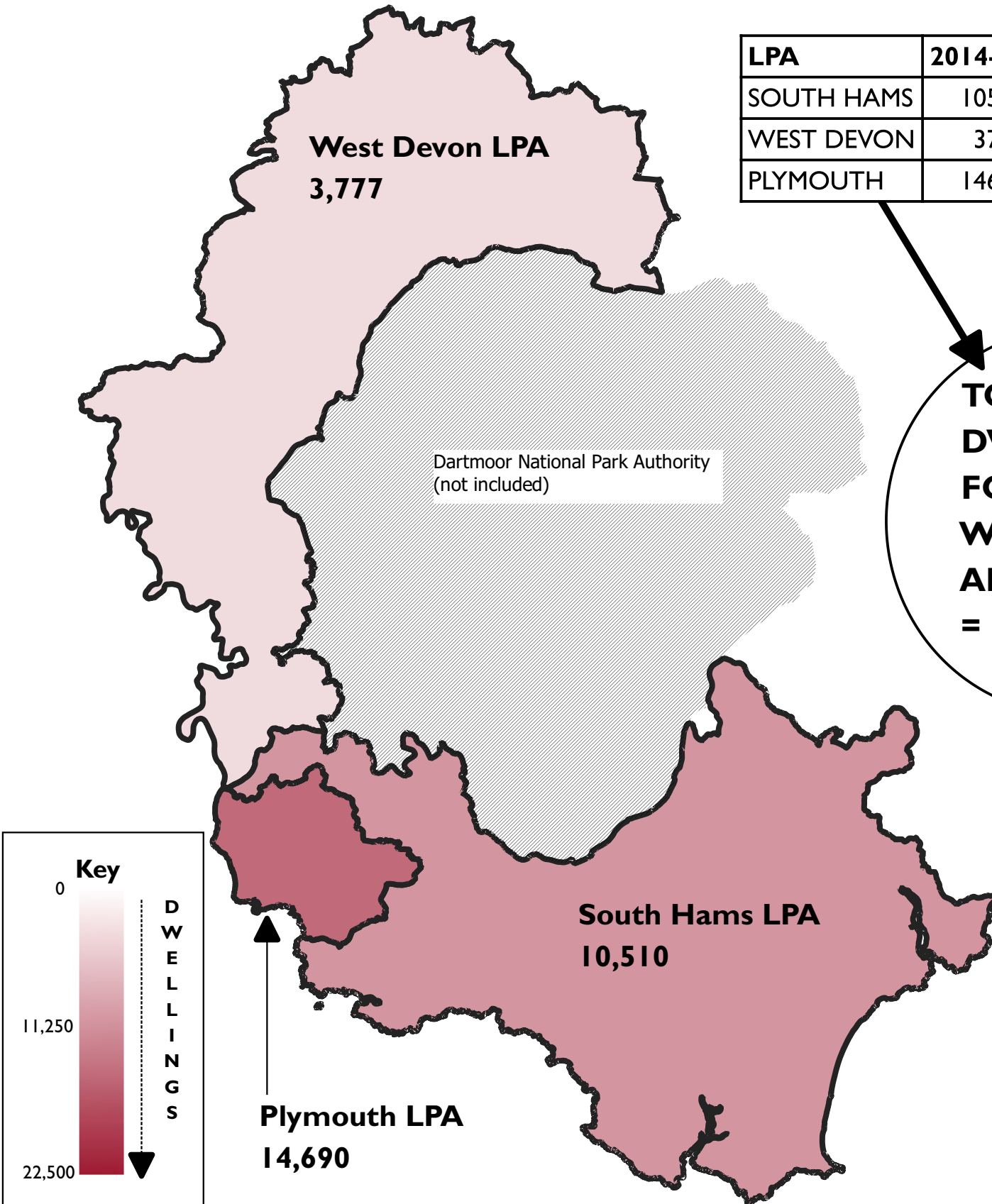
Local Planning Authority

Policy Area

LPA	2014-31
SOUTH HAMS	10510
WEST DEVON	3777
PLYMOUTH	14690

POLICY AREA	2014-31
PPA	19063
TTV	9914

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2031 = 28,977



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 (November 2021)

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

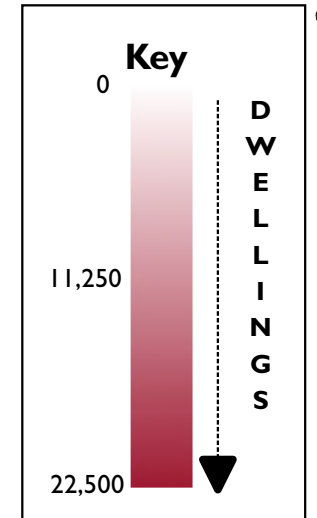
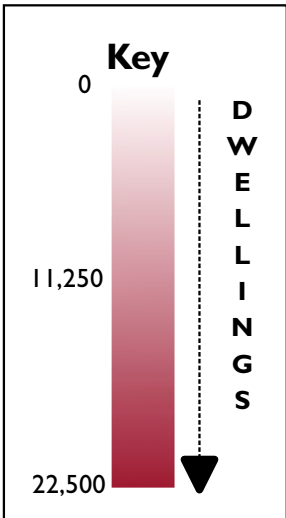
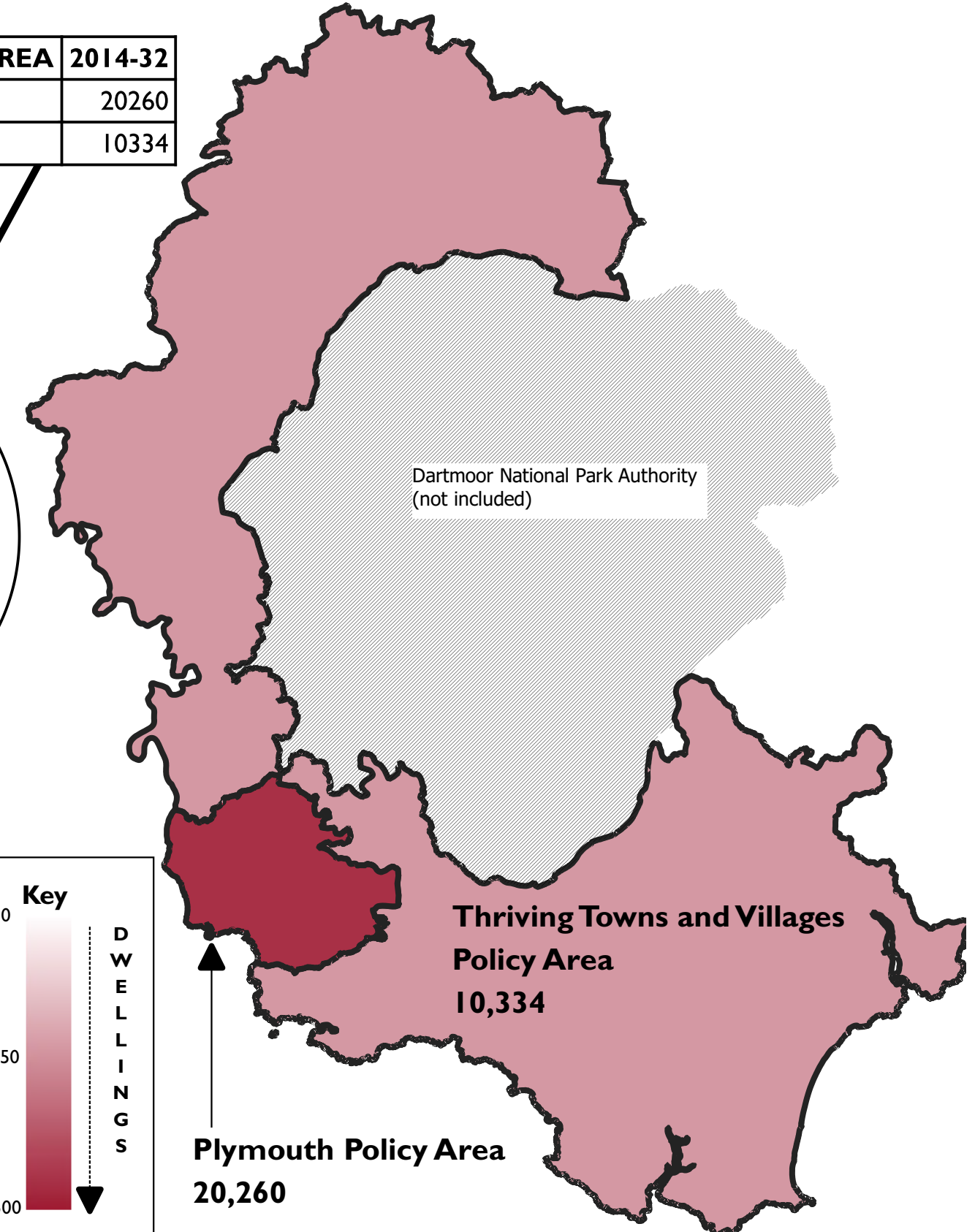
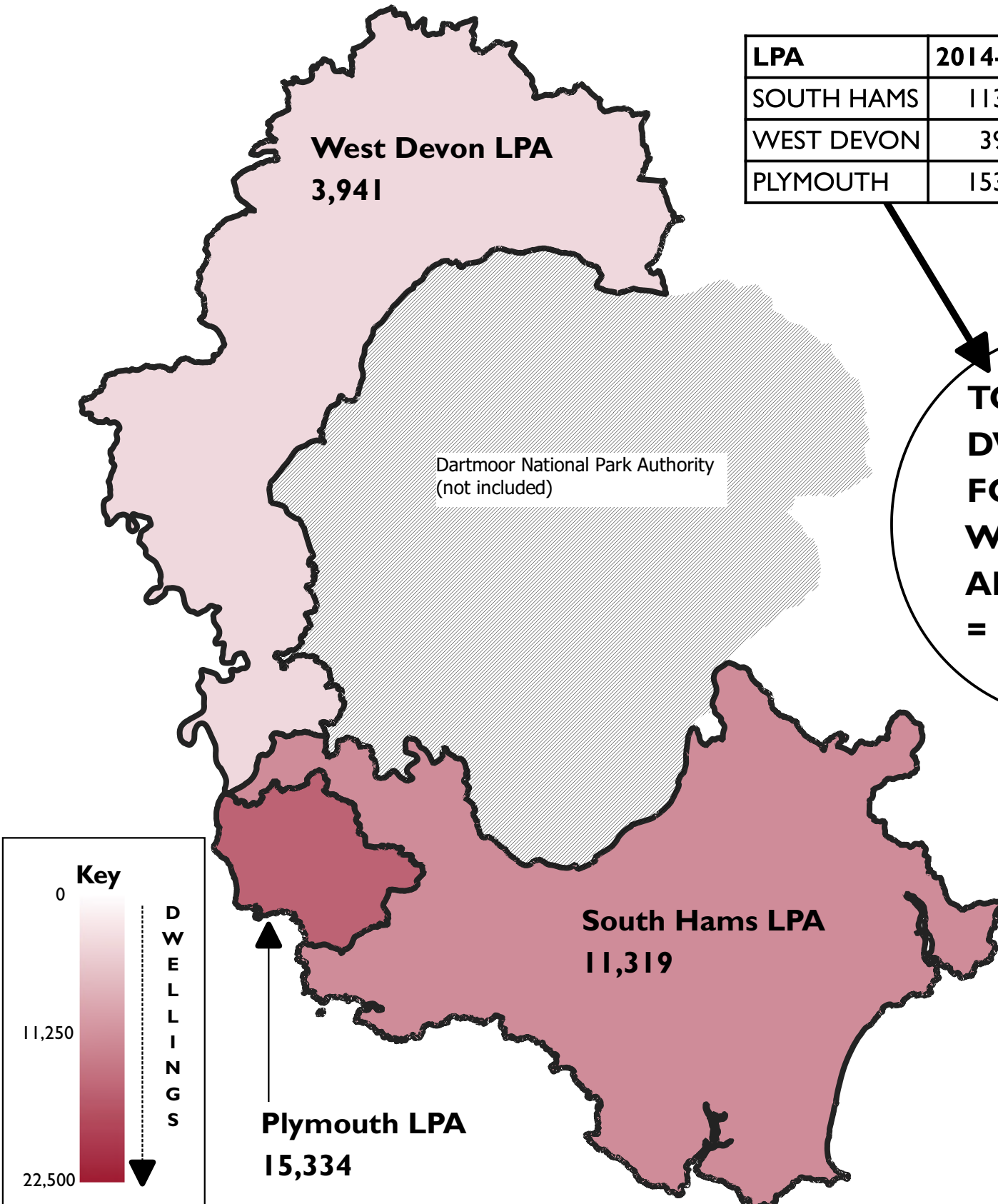
Local Planning Authority

Policy Area

LPA	2014-32
SOUTH HAMS	11319
WEST DEVON	3941
PLYMOUTH	15334

POLICY AREA	2014-32
PPA	20260
TTV	10334

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2032 = 30,594



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 (November 2021)

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

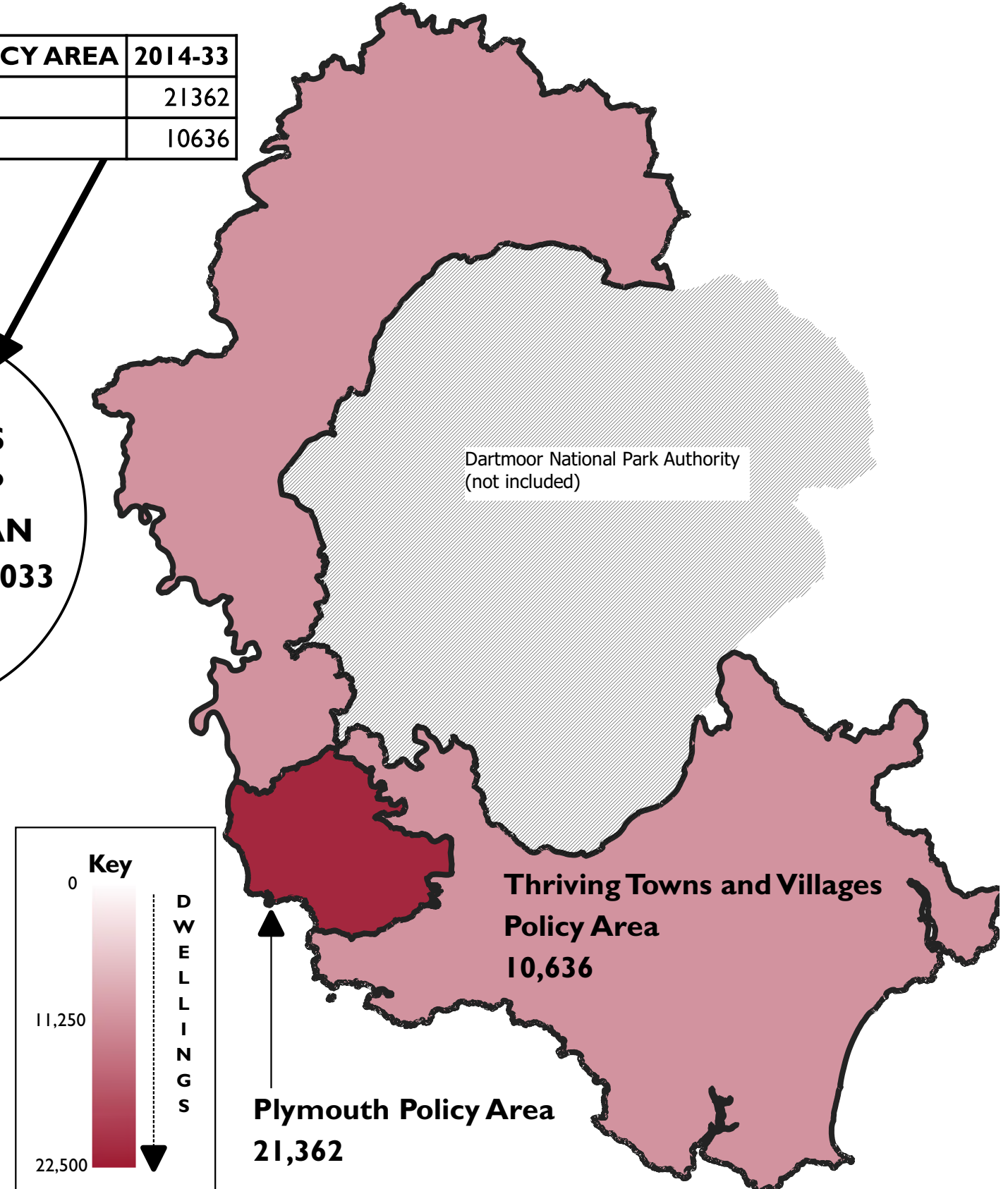
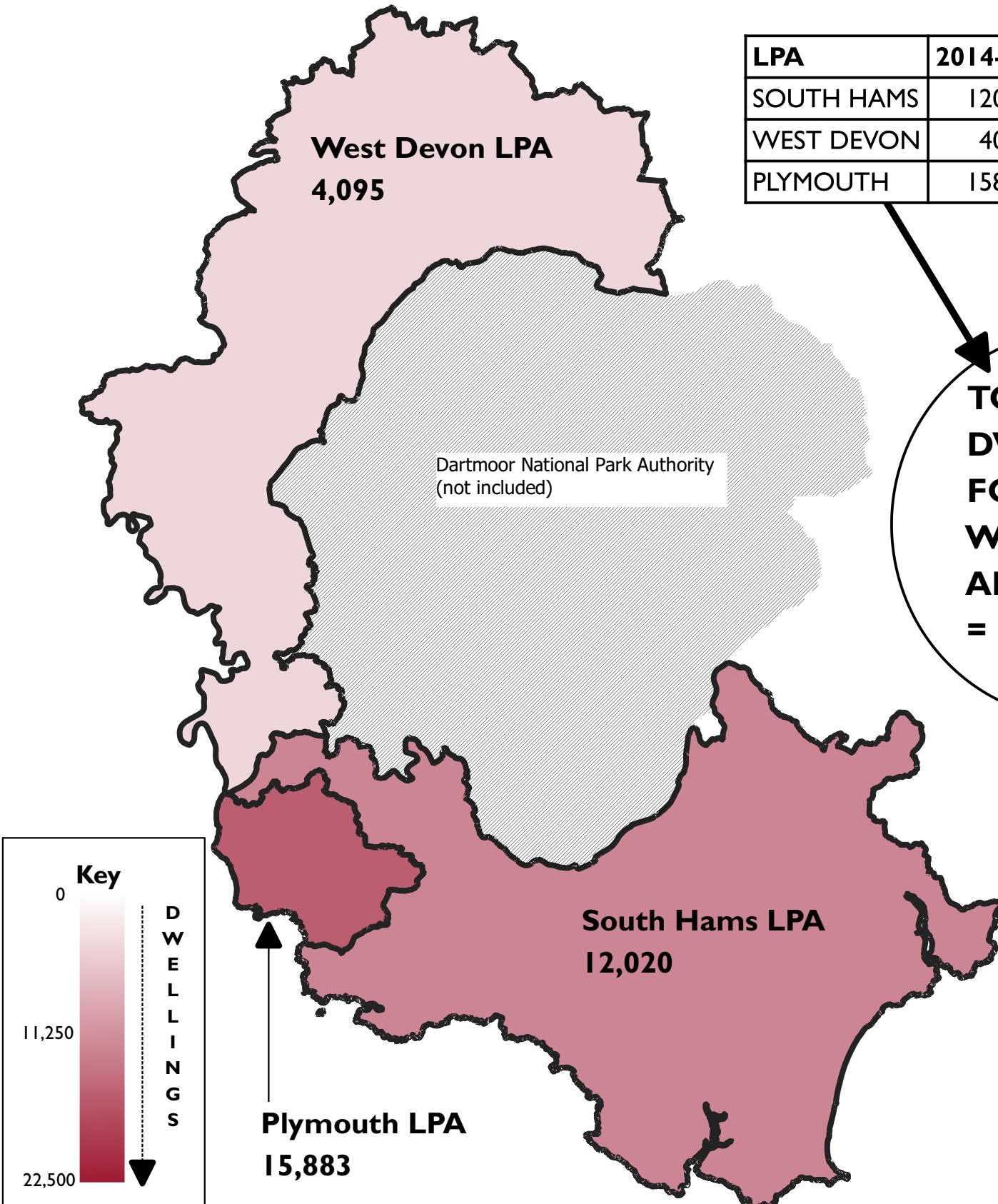
Local Planning Authority

Policy Area

LPA	2014-33
SOUTH HAMS	12020
WEST DEVON	4095
PLYMOUTH	15883

POLICY AREA	2014-33
PPA	21362
TTV	10636

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2033 = 31,998



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 (November 2021)

Figure 21: Housing Delivery and Supply 2014-2034 (net) Joint Local Plan

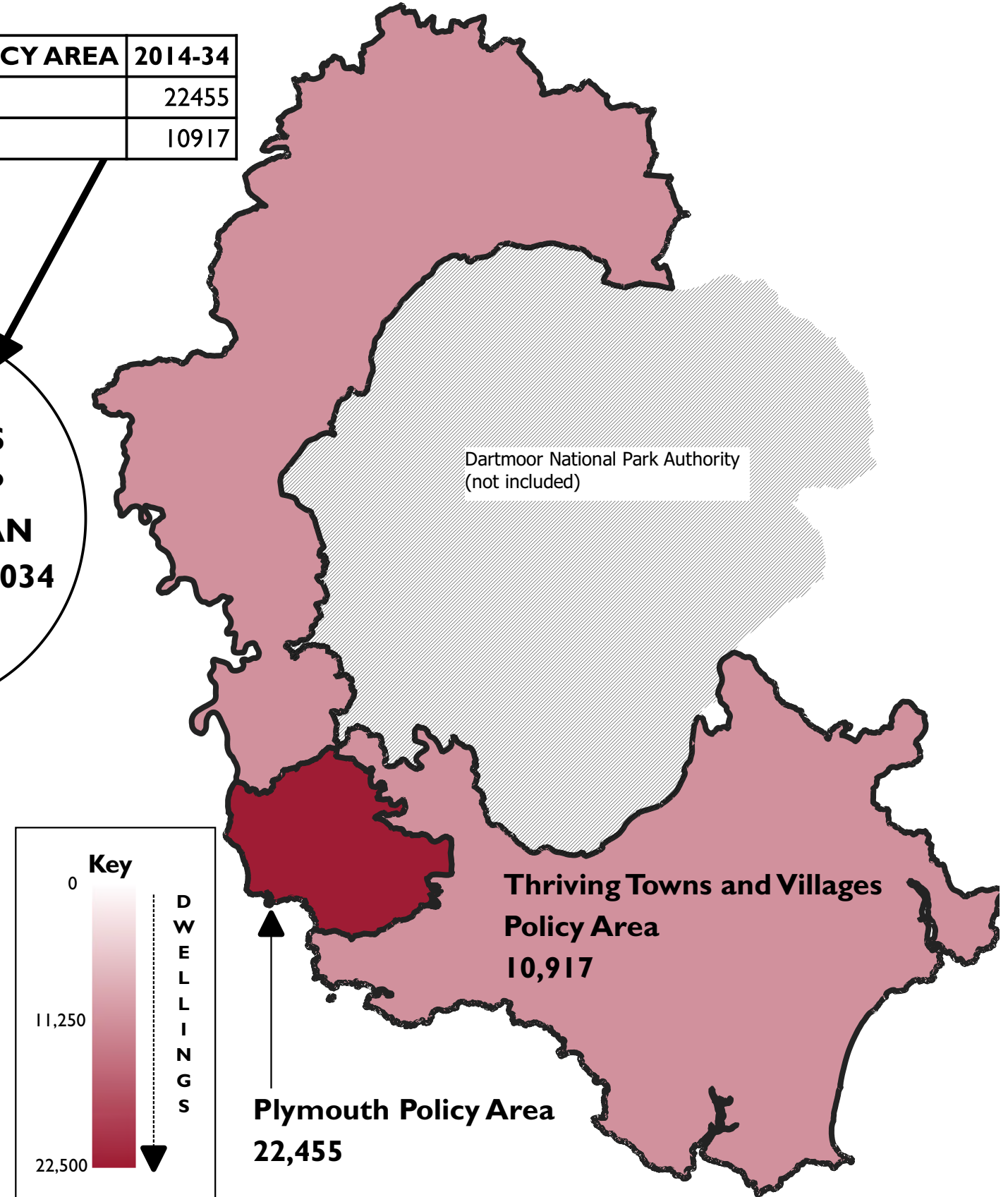
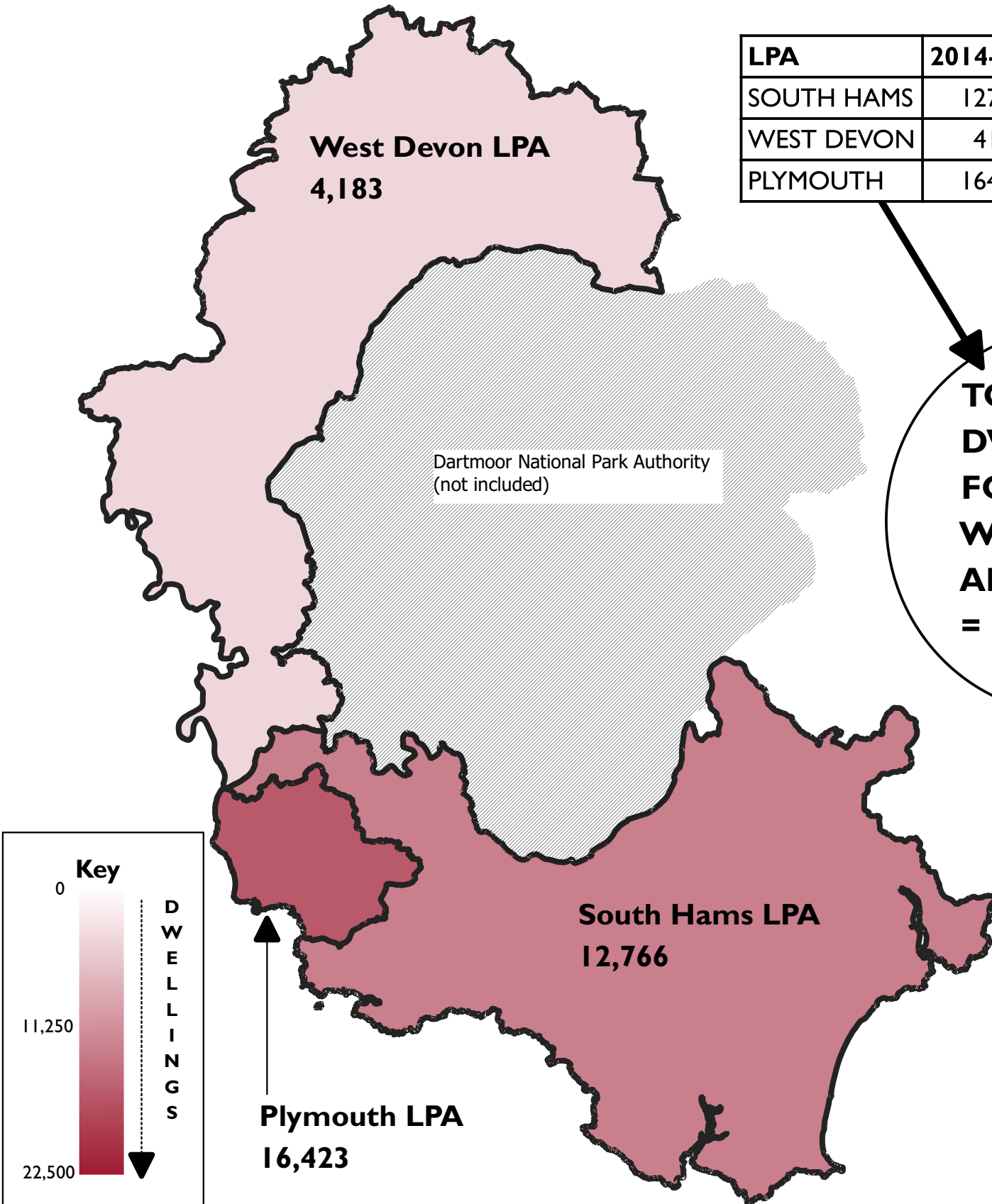
Local Planning Authority

Policy Area

LPA	2014-34
SOUTH HAMS	12766
WEST DEVON	4183
PLYMOUTH	16423

POLICY AREA	2014-34
PPA	22455
TTV	10917

TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2034 = 33,372



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 (November 2021)

HOUSING TRAJECTORY 4a : PLYMOUTH POLICY AREA

TARGET 19,000 = Annualised rate 950pa (2014-2034) 31 March 2021 Monitoring Point; Delivery forecasts: made at September 2021

Trajectory Production date: September 2021 (informed 2021 Housing Position Statement)

Plymouth and South West Devon Joint Local Plan

Plymouth City, South Hams District and West Devon Borough Councils

Table PPA1: Plymouth Policy Area - Large Sites trajectories

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
LARGE SITES (Gross no of dwellings ie demolitions have not been deducted)																										
WITH PLANNING PERMISSION (EXCLUDING ANY JLP ALLOCATIONS)																										
	FORMER MOD SITE, MOUNT WISE	Complete	Plymouth	210	51	6	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NORTH PROSPECT SCHEME, WOODHEY ROAD	Complete	Plymouth	148	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PLOT A1, BRUNEL WAY, MILLBAY	Complete	Plymouth	102	102	102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	UNITY PARK, EFFORD ROAD	Complete	Plymouth	94	38	37	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER SPORTS GROUND, HARWELL STREET	Complete	Plymouth	56	56	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER PLYM VIEW PRIMARY SCHOOL	Complete	Plymouth	50	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ST DUNSTAN'S ABBEY SCHOOL, CRAIGIE DRIVE	Complete	Plymouth	47	35	21	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	Complete	Plymouth	47	47	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	Complete	Plymouth	40	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COOKWORTHY ROAD	Complete	Plymouth	39	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	WHITLEIGH COMMUNITY CAMPUS	Complete	Plymouth	35	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER GOVERNMENT OFFICES, HOEGATE STREET	Complete	Plymouth	30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DP01 (PART)VISION (FORMER STORES ENCLAVE), CHAPEL STREET	Complete	Plymouth	28	28	21	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	WATERLOO COURT, WATERLOO CLOSE	Complete	Plymouth	23	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DP05 CURTIS STREET/DUKE STREET	Complete	Plymouth	23	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	273 TAVISTOCK ROAD	Complete	Plymouth	22	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	AREA C, VISION, (FORMER STORES ENCLAVE), CHAPEL STREET	Complete	Plymouth	22	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	RIVER VIEW	Complete	Plymouth	21	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER MOD SITE	Complete	Plymouth	20	20	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	(FORMER PLUSS SITE), 271 CLITTAFFORD ROAD	Complete	Plymouth	19	19	10	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	Complete	Plymouth	18	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	Complete	Plymouth	17	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER COMMUNITY CENTRE, HAM DRIVE	Complete	Plymouth	17	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	27 SPRINGFIELD CLOSE, AND LAND TO REAR	Complete	Plymouth	16	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE FORMER CREAMERY, BRIDWELL LANE NORTH	Complete	Plymouth	13	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	HORNBY COURT, 7 CRAIGIE DRIVE	Complete	Plymouth	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DAWSON CLOSE	Complete	Plymouth	28	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE ASTOR COMMUNITY CENTRE, DARTMOOR VIEW	Complete	Plymouth	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	23-51 VICTORIA PLACE	Complete	Plymouth	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	Complete	Plymouth	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND AT PERCY STREET	Complete	Plymouth	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE ASHLEY ARMS, ARUNDEL CRESCENT	Complete	Plymouth	6	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	74 TO 80 CROMWELL ROAD	Complete	Plymouth	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
	LAND OFF PLEASURE HILL CLOSE	Complete	Plymouth	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1 FORD PARK ROAD	Complete	Plymouth	6	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5 NELSON GARDENS	Complete	Plymouth	8	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1 QUAKER LANE	Complete	Plymouth	6	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12 THE CRESCENT	Complete	Plymouth	8	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	172 CITADEL ROAD	Complete	Plymouth	5	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SOUTHVIEW, WOODSIDE	Complete	Plymouth	7	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	14 CONNAUGHT AVENUE	Complete	Plymouth	6	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND ADJACENT YARDLEY GARDENS	Complete	Plymouth	6	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GOODWIN CRESCENT	Complete	Plymouth	8	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SHERWELL HOUSE, 30 NORTH HILL	Complete	Plymouth	11	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND WEST OF CARADON CLOSE	Complete	Plymouth	11	11	0	3	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD	Complete	Plymouth	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ASTOR HOTEL, 14 ELLIOT STREET	Complete	Plymouth	14	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE CORNWALL GATE, 71 NORMANDY WAY	Complete	Plymouth	14	14	6	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF DOVER ROAD	Complete	Plymouth	14	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	VISION ZONE G, CHAPEL STREET	Complete	Plymouth	18	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8 TO 10 WHIMPLE STREET	Complete	Plymouth	43	43	24	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BOSTONS BOAT YARD, BAYLYS ROAD	Complete	Plymouth	53	53	22	24	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	Complete	Plymouth	72	72	5	43	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DP02 LAND AT GRANBY GREEN, WEST OF PARK AVENUE AND LAND AT GRANBY STREET, EAST OF PARK AVENUE	Complete	Plymouth	101	101	0	69	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD	Complete	Plymouth	190	152	43	54	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	WOODVILLE ROAD	Complete	Plymouth	347	314	80	122	100	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND EAST AND WEST OF PENNYCROSS CLOSE	Complete	Plymouth	209	209	38	65	66	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER TENNIS COURTS, HOE ROAD-PIER STREET	Complete	Plymouth	14	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5 TO 6 THE CRESCENT	Complete	Plymouth	13	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PHASE 3A, MOUNT WISE	Complete	Plymouth	59	59	0	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DP01 (PART) VISION ZONE G, FORMER STORES ENCLAVE, CHAPEL STRE	Complete	Plymouth	33	33	15	12	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	VISION ZONES J, K, M	Complete	Plymouth	117	117	0	55	28	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF MILLER WAY	Complete	Plymouth	68	68	0	0	4	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ST GEORGE CRC, GEORGE PLACE	Complete	Plymouth	24	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF PARK AVENUE, PARK AVENUE	Complete	Plymouth	11	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER PLYMOUTH COLLEGE, HARTLEY ROAD	Complete	Plymouth	8	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PLOT CORNER OF SAVAGE ROAD/KELLY CLOSE	Complete	Plymouth	8	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	119 LOOSELEIGH LANE	Complete	Plymouth	6	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER SHIP HOSTEL, GEORGE PLACE	Complete	Plymouth	11	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10 & 11 THE CRESCENT	Complete	Plymouth	10	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER RUNWAY, PLYMOUTH CITY AIRPORT, PLYMBRIDGE LANE	Complete	Plymouth	191	191	41	46	42	36	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE OLD DISPENSARY, 36 CRAIGIE DRIVE	Complete	Plymouth	12	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORT HOUSE, FORT TERRACE	Complete	Plymouth	14	14	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PEARN HOUSE, EGGBUCKLAND ROAD	Complete	Plymouth	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5 HILL LANE	Complete	Plymouth	7	7	0	0	0	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER TAMERTON VALE SCHOOL	Complete	Plymouth	92	92	0	0	0	60	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	18 QUEEN ANNE TERRACE NORTH HILL	Complete	Plymouth	5	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LP041 FORMER CAR PARK PIER STREET	Complete	Plymouth	14	14	0	0	0	0	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PEIRSON HOUSE	Complete	Plymouth	76	76	0	0	0	0	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
	23 HOW STREET PLYMOUTH	Complete	Plymouth	12	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1 ARMADA STREET	Complete	Plymouth	12	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ZONE E, 4 PHELPS ROAD	Complete	Plymouth	14	14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NORTH PROSPECT PHASE 3, WORDSWORTH CRESCENT	Complete	Plymouth	159	159	0	0	0	31	112	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OLD MAYS NURSERY, VINERY LANE	Complete	Plymouth	12	12	0	0	0	0	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ROCKVILLE 2A ROCKVILLE PARK (CONVERSION)	Complete	Plymouth	10	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	METROPOLITAN HOUSE 37 CRAIGIE DRIVE (CONVERSION)	Complete	Plymouth	8	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	WYNDHAM HALL WYNDHAM STREET EAST (CONVERSION)	Complete	Plymouth	6	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	22 QUEEN ANNE TERRACE, NORTH HILL (CONVERSION)	Complete	Plymouth	6	6	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	Complete	Plymouth	12	12	1	10	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF TOWERFIELD DRIVE	Complete	Plymouth	95	95	0	0	0	17	32	30	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF ABERDEEN AVENUE	Complete	Plymouth	85	85	0	0	0	0	20	34	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NIGHTINGALE CLOSE	Complete	Plymouth	72	72	0	0	0	9	32	28	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	MANNAMEAD CENTRE, 15 EGGBUCKLAND ROAD	Complete	Plymouth	29	29	0	0	0	0	0	19	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE PRESBYTERY, HENDWELL CLOSE	Complete	Plymouth	8	8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLEBROOK HOUSE, 51 NEWNHAM ROAD	Complete	Plymouth	14	14	0	0	0	0	0	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FORD BAPTIST CHURCH ALFRED ROAD	Complete	Plymouth	10	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BROWN BEAR, 20 CHAPEL STREET	Complete	Plymouth	6	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FOLIOT HOUSE BUDSHEAD ROAD (CONVERSION)	Complete	Plymouth	21	21	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2 KER STREET	Complete	Plymouth	14	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DUDDING COURT 8 CRAIGIE DRIVE	Complete	Plymouth	10	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1 THE CRESCENT (CONVERSION)	Complete	Plymouth	7	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	THE RIVER VIEW CENTRE ASTOR DRIVE (CONVERSION)	Complete	Plymouth	6	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SANDON COURT 1 CRAIGIE DRIVE (CONVERSION)	Complete	Plymouth	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	41-43 CHAPEL STREET DEVONPORT PLYMOUTH PL1 4DU	Complete	Plymouth	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ALLERN LANE	Complete	South Hams	65	65	0	0	0	0	0	43	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY	Under Construction	Plymouth	42	42	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
	ST BUDEAUX LIBRARY VICTORIA ROAD	Under Construction	Plymouth	24	24	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0
	FORMER LARK EARLY YEARS CENTRE HAM GREEN LANE	Under Construction	Plymouth	5	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	Under Construction	Plymouth	12	12	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
	5-12 ARUNDEL CRESCENT	Under Construction	Plymouth	24	24	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0
	CAPTAINS HOUSE, 99 CRAIGIE DRIVE (CONVERSION)	Under Construction	Plymouth	14	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND ADJACENT TO 110 KENMARE DRIVE	Under Construction	Plymouth	6	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
	BOSTONS BOAT , BAYLYS ROAD	Under Construction	Plymouth	15	15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
	LAND ADJ 29 COMPTON PARK ROAD	Under Construction	Plymouth	8	8	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
	CHARD ROAD SURGERY, 63 CHARD ROAD	Under Construction	Plymouth	6	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
	6 WINDSOR VILLAS LOCKYER STREET	Under Construction	Plymouth	9	9	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
	1 WOODLAND TERRACE, GREENBANK ROAD	Under Construction	Plymouth	10	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
	POTTERY QUAY, POTTERY ROAD	Planning permission - Not Yet Started	Plymouth	104	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	0

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
	BEACON CASTLE SPORT & SOCIAL CLUB, CHANNEL PARK AVENUE	Planning permission - Not Yet Started	Plymouth	7	7	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	
	DESBOROUGH MOTORS, DESBOROUGH ROAD	Planning permission - Not Yet Started	Plymouth	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	
	LAND AT PRINCE MAURICE ROAD	Planning permission - Not Yet Started	Plymouth	99	99	0	0	0	0	0	0	0	0	0	44	55	0	0	0	0	0	0	0	0	0	0	
	FORMER TOTHILL SIDINGS, DESBOROUGH ROAD	Planning permission - Not Yet Started	Plymouth	50	50	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	
	SOUTHWAY SHOPPING CENTRE, SOUTHWAY DRIVE	Planning permission - Not Yet Started	Plymouth	14	14	0	0	0	0	0	0	0	2	0	0	0	0	12	0	0	0	0	0	0	0	0	
	16-20 DUKE STREET	Planning permission - Not Yet Started	Plymouth	24	24	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	
	LAND ADJ TO 790 WOLSELEY ROAD	Planning permission - Not Yet Started	Plymouth	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	
	MOUNT PLEASANT HOTEL, 12 MILLBAY ROAD	Planning permission - Not Yet Started	Plymouth	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	
	LAND BETWEEN 2-10 HAYSTONE PLACE	Planning permission - Not Yet Started	Plymouth	9	9	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	
	CLITTAFORD CLUB MOSES CLOSE	Planning permission - Not Yet Started	Plymouth	13	13	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	
	538 CROWNHILL ROAD	Planning permission - Not Yet Started	Plymouth	5	5	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
	2 ARMADA STREET	Planning permission - Not Yet Started	Plymouth	13	13	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	
	2 CLIFF ROAD	Planning permission - Not Yet Started	Plymouth	9	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	
	EAST PARK AVENUE	Planning permission - Not Yet Started	Plymouth	6	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	
	PERIMETER BUILDING ROYAL WILLIAM YARD (CONVERSION)	Planning permission - Not Yet Started	Plymouth	24	24	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	
	9 PARADE (CONVERSION)	Planning permission - Not Yet Started	Plymouth	6	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	
	TOWNSEND HOUSE, HERMITAGE ROAD	Planning permission - Not Yet Started	Plymouth	6	6	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	
	33 SUTHERLAND ROAD	Planning permission - Not Yet Started	Plymouth	6	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	
	LONGREACH, HARTLEY ROAD PLYMOUTH PL3 5LW	Planning permission - Not Yet Started	Plymouth	5	5	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
	1 THE MONEYCENTRE DRAKE CIRCUS	Planning permission - Not Yet Started	Plymouth	119	119	0	0	0	0	0	0	0	0	0	119	0	0	0	0	0	0	0	0	0	0	0	
	PINEWOOD DRIVE, WOOLWELL	Planning permission - Not Yet Started	South Hams	38	38	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	
Large Sites Completions and Commitments (students)																											
	TAMAR HOUSE, ST ANDREWS CROSS	Complete	Plymouth	77	77	0	0	56	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	DERRY'S DEPARTMENT STORE, 88 ROYAL PARADE	Complete	Plymouth	205	205	0	0	0	0	0	0	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CRESCENT POINT, THE CRESCENT	Complete	Plymouth	137	137	0	0	0	0	0	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BELGRAVE SNOOKER CLUB, BELGRAVE ROAD	Complete	Plymouth	43	43	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	84-86 NORTH ROAD EAST	Complete	Plymouth	17	17	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LAND OFF BEAUMONT ROAD	Complete	Plymouth	15	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LONGFIELD HOUSE, GREENBANK ROAD	Complete	Plymouth	65	65	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ROYAL INSURANCE BUILDING	Complete	Plymouth	30	30	0	28	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	HAMPTON COTTAGES	Complete	Plymouth	39	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	119 MAYFLOWER STREET	Complete	Plymouth	60	60	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BECKLEY COURT, ARMADA WAY	Complete	Plymouth	290	290	0	0	0	290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	75 CORNWALL STREET	Complete	Plymouth	6	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY	Complete	Plymouth	42	42	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	47A NORTH ROAD EAST	Under Construction	Plymouth	39	39	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	MAYFLOWER HOUSE, 178 TO 184 ARMADA WAY (FORMS PART OF PLY 9 SO SHOULD MOVE UNDER JLP ALLOCATIONS BELOW)	Planning permission - Not Yet Started	Plymouth	140	140	0	0	0	0	0	0	0	0	0	0	0	0	140	0	0	0	0	0	0	0	0	0
	17-19 MAYFLOWER STREET (FORMS PART OF PLY10 SO SHOULD MOVE UNDER JLP ALLOCATION)	Planning permission - Not Yet Started	Plymouth	162	162	0	0	0	0	0	0	0	0	0	0	0	0	162	0	0	0	0	0	0	0	0	0
	41 NORTH HILL	Planning permission - Not Yet Started	Plymouth	41	41	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0
Allocated Sites																											
PLY7	COLIN CAMPBELL COURT	Allocated	Plymouth	300	300	0	0	0	0	0	0	0	0	0	0	0	0	62	64	56	59	59	0	0	0	0	0
PLY10	CORNWALL STREET EAST	Allocated	Plymouth	92	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	0	0	0

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PLY11	CORNWALL STREET WEST	Allocated	Plymouth	79	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	0	
PLY12	NEW GEORGE STREET WEST	Allocated	Plymouth	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0
PLY13	ROYAL ASSURANCE SITE, ARMADA WAY	Allocated	Plymouth	110	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0
PLY14	21 DERRY'S CROSS (FOOT ANSTEY OFFICES, DERRY'S CROSS)	Planning permission - Not Yet Started	Plymouth	88	88	0	0	0	0	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0	0	0	0	0
PLY15	CIVIC CENTRE	Planning permission - Not Yet Started	Plymouth	248	248	0	0	0	0	0	0	0	0	0	0	144	0	104	0	0	0	0	0	0	0	0	0	0
PLY23	PLYMOUTH FRUIT SALES	Allocated	Plymouth	200	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0	0	0	0	0	0
PLY24	SUTTON ROAD WEST	Planning permission - Not Yet Started	Plymouth	194	194	0	0	0	0	0	0	0	0	14	0	0	0	64	0	15	101	0	0	0	0	0	0	0
PLY25	SUGAR HOUSE, SUTTON HARBOUR	Planning permission - Not Yet Started	Plymouth	170	170	0	0	0	0	0	0	0	0	0	0	0	0	170	0	0	0	0	0	0	0	0	0	0
PLY27	REGISTRY OFFICE, LOCKYER STREET	Allocated	Plymouth	52	52	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0
PLY28	LAND NORTH OF CLIFF ROAD, THE HOE	Allocated	Plymouth	88	88	0	0	0	0	0	0	0	0	0	0	0	0	88	0	0	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY ROAD	Planning permission - Not Yet Started	Plymouth	325	338	0	0	0	0	0	0	0	0	0	0	68	55	140	75	0	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY, MILLBAY ROAD PLOT A2	Planning permission - Not Yet Started	Plymouth	137	137	0	0	0	0	0	10	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - PLOT C2, LAND AT MILLBAY, MILLBAY ROAD	Under Construction	Plymouth	80	80	0	0	0	0	0	0	0	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	Planning permission - Not Yet Started	Plymouth	142	142	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0	34	64	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - PLOT C1	Planning permission - Not Yet Started	Plymouth	58	58	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY30	BATH STREET WEST	Allocated	Plymouth	300	300	0	0	0	0	0	0	0	0	0	0	0	0	50	35	114	0	101	0	0	0	0	0	0
PLY31	BATH STREET EAST	Allocated	Plymouth	316	316	0	0	0	0	0	0	0	0	0	0	0	0	25	101	101	89	0	0	0	0	0	0	0
PLY31	BATH STREET EAST	Allocated	Plymouth	7	7	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
PLY32	STONEHOUSE BARRACKS	Allocated	Plymouth	400	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80	80	80	0	0
PLY36.2	MOUNT WISE DEVONPORT AREA A	Allocated	Plymouth	145	145	0	0	0	0	0	0	0	0	0	0	0	145	0	0	0	0	0	0	0	0	0	0	0
PLY36.3	MOUNT WISE DEVONPORT AREA D	Under Construction	Plymouth	73	73	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY36.4	MILLFIELDS TRUST, 278 UNION STREET	Allocated	Plymouth	62	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	0	0	0	0	0	0	0	0
PLY36.5	BROADREACH SITE, RICHMOND WALK	Allocated	Plymouth	60	60	0	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0
PLY38	DERRIFORD COMMERCIAL CENTRE	Allocated	Plymouth	664	664	0	0	0	0	0	0	0	0	0	0	0	0	58	101	101	101	101	101	101	101	0	0	0
PLY39	DS12 - GLACIS PARK	Allocated	Plymouth	638	638	0	0	0	0	0	0	0	0	0	0	0	0	0	32	101	101	101	101	101	101	101	0	0
PLY40	SEATON NEIGHBOURHOOD - LAND AT SEATON NEIGHBOURHOOD	Planning permission - Not Yet Started	Plymouth	504	504	0	0	0	0	0	0	0	0	57	68	64	52	52	54	72	52	33	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD	Complete	Plymouth	105	105	0	35	65	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - LAND AT SEATON NEIGHBOURHOOD	Complete	Plymouth	119	119	0	0	0	62	49	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - CHARLTON CRESCENT	Allocated	Plymouth	60	60	0	0	0	0	0	0	0	0	20	40	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - PHASE 6	Under Construction	Plymouth	19	19	0	0	0	0	0	0	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	LAND AT SEATON NEIGHBOURHOOD (PHASE 9)	Under Construction	Plymouth	126	126	0	0	0	0	0	0	12	86	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY46.6	ISLAND FARMHOUSE, PLYMBRIDGE ROAD	Allocated	Plymouth	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	
PLY46.7	DS15 - QUARRY FIELDS (LAND AT TAMERTON FOLIOT ROAD)	Planning permission - Not Yet Started	Plymouth	38	38	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY46.8	BT DEPOT	Allocated	Plymouth	87	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	63	0	
PLY46.9	LAND ADJACENT TO PLUMER ROAD	Allocated	Plymouth	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0	0	0	0	0	0	0	0
PLY50	SALTRAM MEADOW - PLYMSTOCK QUARRY, THE RIDE	Planning permission - Not Yet Started	Plymouth	1134	1,078	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100	100	78	0	0	
PLY50	SALTRAM MEADOW - PLYMSTOCK QUARRY, BROXTON DRIVE	Under Construction	Plymouth	550	604	100	110	57	71	73	73	41	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY53	FORMER CHINA CLAY SITE, COYPOOL	Allocated	Plymouth	550	550	0	0	0	0	0	0	0	0	0	0	65	65	65	65	65	65	65	65	65	30	0	0	
PLY56.1	FORMER NURSERY HAYE ROAD	Allocated	Plymouth	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
PLY56.2	NP02 POMPHLETT INDUSTRIAL ESTATE	Allocated	Plymouth	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0

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PLY58.3	COOMBE WAY & KINGS TAMERTON ROAD	Allocated	Plymouth	40	40	0	0	0	0	0	0	0	0	0	0	0	0	12	14	14	0	0	0	0	0	0
PLY58.4	TAMAR VALLEY SCHOOL BARNE BARTON	Allocated	Plymouth	44	44	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0	0	0	0	0
PLY58.5	NORTH PROSPECT PHASE 4	Under Construction	Plymouth	196	196	0	0	0	0	0	0	0	47	63	75	11	0	0	0	0	0	0	0	0	0	0
PLY58.6	NORTH PROSPECT PHASE 5	Under Construction	Plymouth	143	143	0	0	0	0	0	9	61	73	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY58.7	DOUGLASS HOUSE	Allocated	Plymouth	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
PLY58.8	LEAVES YARD, WINDSOR ROAD	Allocated	Plymouth	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0
PLY58.9	FORMER GAS WORKS, ST LEVAN ROAD SITE	Allocated	Plymouth	57	57	0	0	0	0	0	0	0	0	0	0	0	0	16	41	0	0	0	0	0	0	0
PLY58.10	LAND OFF HAM DRIVE	Complete	Plymouth	25	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY58.12	LAND AT STUART ROAD/VICTORIA PARK	Allocated	Plymouth	46	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	0
PLY58.13	MDEC CENTRAL PARK AVENUE	Allocated	Plymouth	141	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	70	0	0	0	0
PLY58.15	SAVAGE ROAD, BARNE BARTON	Planning Permission Not Yet Started	Plymouth	204	204	0	0	0	0	0	0	0	0	56	96	52	0	0	0	0	0	0	0	0	0	0
PLY58.16	BULL POINT BARRACKS	Allocated	Plymouth	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0
PLY58.17	SEVENTREES, BARING STREET, GREENBANK	Allocated	Plymouth	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0	0	0	0	0	0
PLY59.1	FORMER WOODLANDS & HILLSIDE SCHOOL	Complete	Plymouth	72	72	0	0	0	38	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.2	LAND EITHER SIDE OF CLITTAFFORD ROAD	Allocated	Plymouth	108	108	0	0	0	0	0	0	0	0	0	0	0	0	0	35	73	0	0	0	0	0	0
PLY59.3	LAND TO THE NORTH OF CLITTAFFORD ROAD	Complete	Plymouth	21	21	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.4	FORMER SOUTHWAY PRIMARY SCHOOL	Complete	Plymouth	95	95	0	0	0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.5	STIRLING HOUSE & HONICKNOWLE CLINIC, HONICKNOWLE GREEN	Planning permission - Not Yet Started	Plymouth	25	25	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.6	LAND OFF LANGLEY CRESCENT	Complete	Plymouth	14	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.7	LAND OFF TAMAR WAY	Complete	Plymouth	13	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.8	FORMER SOUTHWAY SECONDARY SCHOOL, LAND WEST OF SKERRIES ROAD	Complete	Plymouth	67	67	0	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.9	WOODVALE NURSERIES, TRURO DRIVE	Allocated	Plymouth	31	31	0	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0
PLY59.11	FIELDS TO NORTH OF ST BUDEAUX A38 JUNCTION	Allocated	Plymouth	94	94	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	4	0	0	0	0	0
PLY59.13	LAND NORTH OF CLITTAFFORD ROAD	Allocated	Plymouth	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0
PLY59.15	LAND BETWEEN 140 AND 150 DUNRAVEN DRIVE	Allocated	Plymouth	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0
PLY59.16	WHITLEIGH COMMUNITY CENTRE	Planning permission - Not Yet Started	Plymouth	27	27	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.17	CHAUCER WAY SCHOOL	Complete	Plymouth	133	133	0	0	0	4	67	50	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY59.17	CHAUCER WAY SCHOOL	Allocated	Plymouth	4	4	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0
PLY59.18	FORMER LAKESIDE RESIDENTIAL HOME	Complete	Plymouth	15	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.1	REDWOOD DRIVE, PLYMPTON	Complete	Plymouth	190	190	0	0	0	37	61	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.2	FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE	Complete	Plymouth	28	28	0	0	0	17	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.3	FORMER PLYMPTON HOSPITAL	Complete	Plymouth	54	54	0	0	0	6	42	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.5	LAND AT 60 VINERY LANE	Allocated	Plymouth	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
PLY60.7	LAND BETWEEN UNDERCLIFF ROAD AND BARTON ROAD, TURNCHAPEL	Under Construction	Plymouth	7	7	0	0	0	0	1	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.8	ERRILL RETAIL PARK, PLYMOUTH ROAD	Allocated	Plymouth	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0
PLY60.9	LAND AT PLYMPTON HOUSE	Complete	Plymouth	14	14	0	0	0	0	4	2	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.10	LAND OFF NEWNHAM ROAD, COLEBROOK	Allocated	Plymouth	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0
PLY60.10	LAND OFF NEWNHAM ROAD, COLEBROOK (PLANNING APPLICATION ADDRESSED AS LAND OFF COLEBROOK ROAD)	Allocated	Plymouth	43	43	0	0	0	0	0	0	0	0	35	8	0	0	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	Under Construction	Plymouth	212	115	0	0	4	72	31	-1	3	0	0	0	0	6	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	Under Construction	Plymouth	209	133	0	0	0	13	70	28	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	Complete	Plymouth	189	44	0	0	3	21	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	Under Construction	Plymouth	66	8	0	0	0	0	0	0	0	3	5	0	0	0	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD	Partially Under Construction, remaining Phases with Planning Permission Not Yet Started	South Hams	5200	3,954	0	0	0	24	31	114	110	214	265	299	229	200	309	309	309	309	308	308	308	308	1246
PLY44	WOOLWELL	Allocated	South Hams	2000	4,560	0	0	0	0	0	0	0	0	0	0	0	0	195	195	195	195	195	195	195	195	440
PLY52	LAND AT WEST PARK HILL (FORMERLY REFERRED TO AS STOGGY LANE)	Allocated	South Hams	400	400	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	50	0

Table PPA2: Plymouth Policy Area - SUPPLY SUMMARY - All Supply Categories

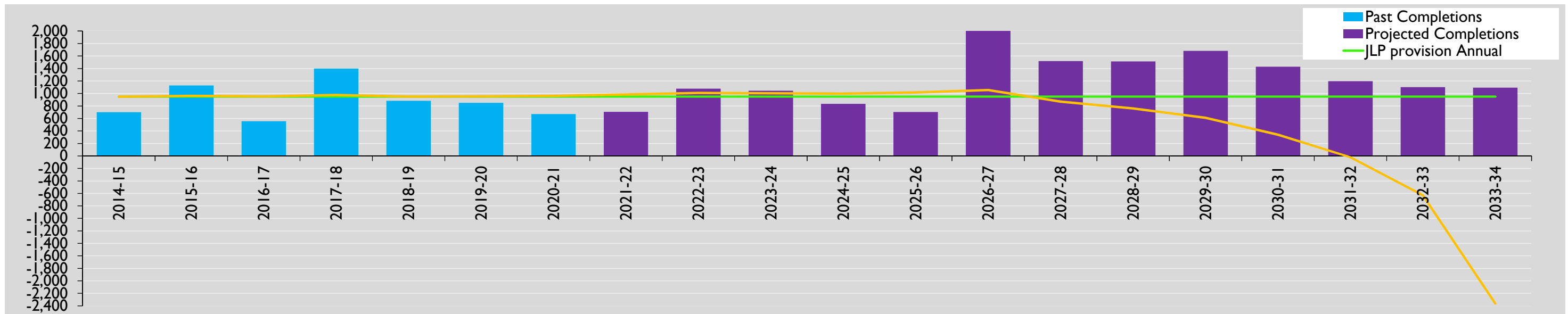
PLYMOUTH POLICY AREA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014 to 2034																						
SUPPLY CATEGORIES	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
Allocated Sites	16,864	100	145	129	489	615	401	378	513	816	824	735	654	1,943	1,477	1,458	1,641	1,387	1,154	1,059	946	1,686
Large Sites Total (Completions and Commitments)	4,169	692	935	493	487	324	338	171	92	144	240	55	5	77	0	12	0	0	0	0	104	0
Large Sites Student Accommodation (Completions and Commitments)	1,396	65	67	58	386	15	60	363	39	0	41	0	0	302	0	0	0	0	0	0	0	0
Small Sites (Completions and Commitments)	631	46	43	60	64	61	68	67	87	124	7	1	1	2	0	0	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-15	0	0	0	0	0	0	0	-6	-8	-1	0	0	0	0	0	0	0	0	0	0	0
Small Windfalls Forecast	430	0	0	0	0	0	0	0	0	0	0	43	43	43	43	43	43	43	43	43	43	0
Communal Accommodation (Net) (Completions and Commitments)	-86	0	2	-39	-26	-19	-2	-2	-12	0	12	0	0	0	0	0	0	0	0	0	0	0
Demolition and Conversion Loss (Completions and Commitments)	-934	-203	-63	-144	-2	-113	-13	-306	-6	0	-78	0	0	-6	0	0	0	0	0	0	0	0
TOTAL	22,455	700	1,129	557	1,398	883	852	671	707	1,076	1,045	834	703	2,361	1,520	1,513	1,684	1,430	1,197	1,102	1,093	1,686

TABLE PPA3: Plymouth Policy Area - Plan/Monitor/Manage

Supply Sources	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Past completions (2014 to 2021)	700	1,129	557	1,398	883	852	671	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected completions (2021 to 2034)	0	0	0	0	0	0	0	707	1,076	1,045	834	703	2,361	1,520	1,513	1,684	1,430	1,197	1,102	1,093
Cumulative completions	700	1,829	2,386	3,784	4,667	5,519	6,190	6,897	7,973	9,018	9,852	10,555	12,916	14,436	15,949	17,633	19,063	20,260	21,362	22,455
PLAN - Strategic Allocation (annualised)	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
MONITOR - No. dwellings above or below cumulative allocation	-250	-71	-464	-16	-83	-181	-460	-703	-577	-482	-598	-845	566	1,136	1,699	2,433	2,913	3,160	3,312	3,455
MANAGE - Annual requirement taking account of past/projected completions	950	963	954	977	951	956	963	985	1,009	1,002	998	1,016	1,056	869	761	610	342	-21	-630	-2,362

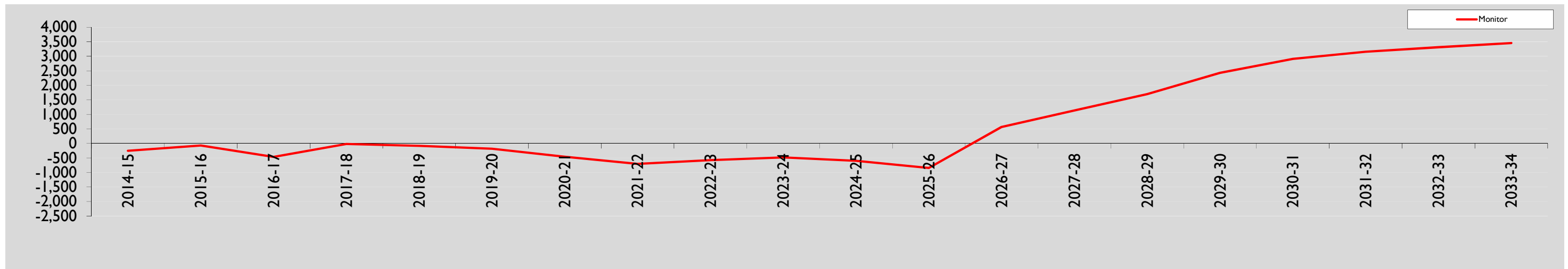
Graphs PPA1: Plymouth Policy Area - Plan/Monitor/Manage

GRAPH PPA1A Plan and Manage



Source : Table PPA3

GRAPH PPA1B Monitor



Source : Table PPA3

HOUSING TRAJECTORY 4a : THRIVING TOWNS AND VILLAGES POLICY AREA

TARGET 7,700 = Annualised rate 385pa (2014-2034) 31 March 2021 Monitoring Point; Delivery forecasts: made at September 2021

Trajectory Production date: September 2021 (informed 2021 Housing Position Statement)

Plymouth and South West Devon Joint Local Plan

Plymouth City, South Hams District and West Devon Borough Councils

Table TTV1: Thriving Towns and Villages Policy Area - Large Sites trajectories

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
LARGE SITES (Net)																										
WITH PLANNING PERMISSION (EXCLUDING ANY JLP ALLOCATIONS)																										
	Yealm Hotel, 104 Yealm Road, NEWTON FERRERS	Complete	South Hams	15	15							15														
	Rainbow View, Parkers Way TOTNES	Complete	South Hams	31	31							31														
	Proposed Development Site At Sx 8504 5721 Coombe Shute STOKE GABRIEL	Complete	South Hams	10	10						10															
	Sx 8502 5769 Paignton Road, STOKE GABRIEL	Complete	South Hams	53	53					31	9	13														
	Sparkwell Golf Course, Wellbeck Manor, SPARKWELL	Complete	South Hams	23	23					23																
	Hareston Farm, BRIXTON	Complete	South Hams	14	14					4	2	8														
	Land at SX805 510, Town Farm, BLACKAWTON	Complete	South Hams	60	60					22	11	27														
	Development Site At Sx 551 523 Adjacent To Venn Farm BRIXTON (phase 2A)	Complete	South Hams	17	17				17																	
	Higher Tweed Mill (Webber Yard and Sawmills Field , DARTINGTON TQ9 6JY)	Complete	South Hams	30	30				11	19																
	Old Grist Mill (1-11 Brooklea Lane) Chillington	Complete	South Hams	10	10				10																	
	Home Field West, WEST ALVINGTON	Complete	South Hams	17	17			17																		
	Development site at Knighton Road, WEMBURY	Complete	South Hams	26	26			8	13	2	1	2														
	Phase 2 Development at SX8597 4853, School Road, STOKE FLEMING	Complete	South Hams	24	24			24																		
	School Road, STOKE FLEMING	Complete	South Hams	24	1			1																		
	Development Site At Sx 553 487 Parsonage Road, NEWTON FERRERS	Complete	South Hams	16	16			16																		
	Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ	Complete	South Hams	12	12			4	2	2	2	2														
	Proposed development site, Land at SX 865627, Moorview, MARLDON	Complete	South Hams	38	38			30	8																	
	Land at SX5287 4925, WEMBURY	Complete	South Hams	40	40		25	15																		
	Rowes Farm, Aish Rd, STOKE GABRIEL	Complete	South Hams	43	6		6																			
	Land adj. 11 Garden Close, RATTERY	Complete	South Hams	12	12		12																			
	Gara Rock Hotel, EAST PORTLEMOUTH	Complete	South Hams	5	5		5																			
	Gara Rock Hotel, EAST PORTLEMOUTH (western building; rotunda; + secret suite)	Complete	South Hams	13	13					10	3															
	Development site South of A379, CHURCHSTOW	Complete	South Hams	16	16		16																			
	Webber Yard and Sawmills Field , TOTNES (Land at SX783620, Sawmill Field, DARTINGTON)	Complete	South Hams	63	63		39	24																		
	Bonfire Hill, SALCOMBE	Complete	South Hams	31	31		31																			
	Follaton Farm, TOTNES	Complete	South Hams	60	60		37	15	8																	
	Ashburton Road, TOTNES	Complete	South Hams	50	50		15	27	8																	
	Riverside, TOTNES (Development between Steamer Quay and Weston Lane, Bridgetown, TOTNES)	Complete	South Hams	166	166		48	37	78	3																
	Erme Mews, Park Street, IVYBRIDGE Devon, PL21 0DP	Complete	South Hams	10	1		1																			
	Land adjacent to Alston Gate Nursery, MALBOROUGH	Complete	South Hams	17	17	17																				
	Harveys Field, Loddiswell	Complete	South Hams	70	70	30	40																			

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
	West of Workshops, Church Road, ERMINGTON	Complete	South Hams	20	20	11	9																			
	Development site adj to Venn Fm, BRIXTON	Complete	South Hams	27	27	5	22																			
	Land at Milizac Close, YEALMPTON	Complete	South Hams	57	57	28	29																			
	West Alvington Hill, KINGSBRIDGE	Planning permission- Not Yet Started (ground works commenced)	South Hams	52	52								20	20	12											
	Kings Arms Hotel, Fore Street, KINGSBRIDGE TQ7 1AB	Planning permission- Not Yet Started	South Hams	15	15												15									
	SX7392 4386, Garden Mill, Derby Road, KINGSBRIDGE	Planning permission- Not Yet Started	South Hams	32	32												20	12								
	Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ	Under construction	South Hams	10	10								10													
	Land at Holwell Farm, ST. ANN'S CHAPEL	Planning permission- Not Yet Started	South Hams	13	13									6	7											
	Land north of Canes Orchard BRIXTON	Under construction	South Hams	28	28								13	15												
	Field opposite Wheat Park, Totnes Road, DIPTFORD	Under construction	South Hams	12	12									12												
	Development site of SX 7752 4240, FROGMORE	Under construction	South Hams	11	11			9						2												
	Tor Hill Quarry, Ipplepen Road, MARLDON TQ3 1SE	Planning permission- Not Yet Started	South Hams	10	10									5	5											
	Sx 5670 4944, west of Collaton Park, NEWTON FERRERS	Planning permission- Not Yet Started	South Hams	70	70										20	30	20									
	Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL	Under construction	South Hams	12	12						2	6	4													
	Fort Bovisand, BOVISAND, Devon PL9 0AB	Planning permission- Not Yet Started (ground works underway)	South Hams	79	79									33	30	16										
	Land Adjacent To Siding Cross, Wrangaton	Under construction	South Hams	36	36								24	12												
	SX612592 Land North of Church Hill Holbeton	Outline planning permission- Not Yet Started	South Hams	14	14										14											
	The Dennings, Wallingford Road, KINGSBRIDGE	Outline planning permission- Not Yet Started	South Hams	13	13									3	10											
	Land at Alston Gate, MALBOROUGH TQ7 3BT	Planning permission- Not Yet Started	South Hams	16	16													8	8							
	Harewood House, TAVISTOCK	Complete	West Devon		48						48															
	The Market, Fore Street, NORTH TAWTON	Complete	West Devon	20	20			8			12															
	Land adj.Exeter Road Ind Est, OKEHAMPTON	Complete	West Devon	24	24		24																			
	Woolacombe Road, BERE ALSTON	Complete	West Devon	17	17	12	5																			
	(Meldon Fields) Land adj.Exeter Road Ind Est, OKEHAMPTON	Complete	West Devon	281	281	68	42	112	53	6																
	1 Land Adjacent To 65 Crediton Road, Link Road, OKEHAMPTON	Complete	West Devon	11	11	4	7																			
	Baldwin Drive, OKEHAMPTON	Under construction	West Devon	43	43									20	23											
	Land at SX603952 South of Exeter Road OKEHAMPTON	Planning permission- Not Yet Started	West Devon	50	50									30	20											
	Land South Of North Road LIFTON Devon	Under construction	West Devon	20	20								15	5												
	Cross Roads Farm Road from Huddispitt Cross to Cross Road, LEWDOWN	Under construction	West Devon	17	17							12	5													
	Jethros, LEWDOWN Okehampton	Planning permission- Not Yet Started	West Devon	30	30												30									
	Land to rear of Rowan Cottages, LEWDOWN EX20 4DG	Under construction	West Devon	11	11							4	3	4												
	Former Garage Site, Follygate, OKEHAMPTON	Under construction	West Devon	10	10							5	5													
	Abbey Meadows, CRAPSTONE	Planning permission- Not Yet Started	West Devon	22	22									14	8											
	Bathway Fields, NORTH TAWTON	Planning permission- Not Yet Started	West Devon	65	65													15	20	30						

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
	Site at SX573976, Folly Gate, OKEHAMPTON	Outline planning permission Not Yet Started	West Devon	23	23													12	11								
Allocated Sites																											
TTV4	Land at Cotton, DARTMOUTH	Planning permission- Part Under Construction	South Hams	450	450								20	45	45	45	45	45	45	45	45	25					
TTV5	Noss-on-Dart, DARTMOUTH	Planning permission- Site Start	South Hams	119	118										44	29	45										
TTV6	East of Ivybridge, IVYBRIDGE	Part Complete (222 dws) Part Under construction (198 dws) Part Allocation (168 dws)	South Hams	540	540				34	63	93	32	21	40	80	70	50								57		
TTV7	Land at Filham, IVYBRIDGE	Under Construction	South Hams	200	200							1	37	54	54	54											
TTV8	Land at Stibb Lane, IVYBRIDGE	Under Construction	South Hams	101	101						6	77	18														
TTV9.1	Stowford Mill, IVYBRIDGE	Under Construction	South Hams	97	97						6	17	8		39			27									
TTV9.2	Woodland Road, IVYBRIDGE	Complete	South Hams	74	74				73	1																	
TTV9.3	Cornwood Road, IVYBRIDGE	Complete	South Hams	34	34					13	21																
TTV9.4	Dame Hannah Rogers School, IVYBRIDGE	Allocation	South Hams	30	30																	15	15				
TTV9.10	The Quayside, KINGSBRIDGE	Allocation	South Hams	60	60																23	22	15				
TTV11	West of Belle Hill, KINGSBRIDGE	Under Construction	South Hams	94	94							4	37	53													
TTV12.1	North West of KINGSBRIDGE	Allocation	South Hams	111	111																21	30	30	30			
TTV20	Land at KEVICC, TOTNES	Allocation	South Hams	130	130													20	40	40	30						
TTV21	Land at Baltic Wharf, TOTNES	Part complete Part Outline planning permission	South Hams	190	190		28	24	28	15									30	30	35						
TTV22.1	Dartington Lane, TOTNES	Allocation	South Hams		45													20	25								
TTV22.2	Great Court Farm, TOTNES	Complete	South Hams	74	74				5	41	28																
TTV22.3	Transition Homes, TOTNES	Planning Permission - Not Yet Started (ground works commenced)	South Hams	39	39									20	19												
TTV22.5	ATMOS (former Dairy Crest site) TOTNES	Allocation	South Hams	62	62														20	20	22						
TTV23	Dartington Estate, DARTINGTON	Allocation	South Hams	120	120															20	40	40	20				
TTV24.4	Brimhay Bungalows, DARTINGTON	Under Construction	South Hams	14						-14			11	3													
TTV24.5	Broom Park, DARTINGTON	Outline planning permission- Not Yet Started	South Hams	80	80											15	25	25	15								
TTV24.7	Sawmills Field , DARTINGTON	Outline planning permission- Not Yet Started	South Hams	40	40									10	25	5											
TTV24.12	West of Palm Cross, MODBURY	Complete	South Hams	92	92				54	34	4																
TTV24.13	Pennpark, MODBURY	Allocation	South Hams	40	40																20	20					
TTV24.14	West of Barracks Road, MODBURY	Complete	South Hams	40	40						9	31															
TTV24.16	Bonfire Hill, SALCOMBE	Under Construction	South Hams	13	13			1					6	6													
TTV24.17	Shadycombe , SALCOMBE	Part Completed (6 dws) Part Planning Permission (2 dws) Part Allocation (12 dws)	South Hams	20	20					6				2									6	6			
TTV24.18	Land West of West End Garage, SALCOMBE	Allocation	South Hams	20	20																10	10					
TTV24.19	Green Park Way , CHILLINGTON	Planning Permission - Not Yet Started	South Hams	65	65										15	25	25										
TTV14	East of OKEHAMPTON	PARCEL 2 Part under construction (148 dws with RM) Part planning permission) PARCELS 3 & 4 Planning Permission - part RM, part outline Not Yet Started	West Devon	682	682					4	23	42	33	50	46	40	40	70	70	64	50	50	50	50			
TTV16	Callington Road, TAVISTOCK	Part under construction	West Devon	600	600							52	24	40	40	40	40	50	50	50	50	50	50	40	24		
TTV17	Plymouth Road , TAVISTOCK	Planning Permission on part - Not Yet Started Part allocation	West Devon	300	300											35	60	45	45	45	45	25					
TTV19.1	New Launceston Road, TAVISTOCK	Under Construction	West Devon	148	148						16	33	35	35	29												
TTV19.2	Butcher Park Hill, TAVISTOCK	Under Construction	West Devon	110	110						51	45	14														
TTV19.3	Brook Lane, TAVISTOCK	Planning Permission - Not Yet Started	West Devon	23	23										10	13											
TTV19.4	The Trendle, TAVISTOCK	Planning Permission - Part complete, 1 dwelling not started	West Devon	13	13						12			1													
TTV24.1	Woolacombe Road, BERE ALSTON	Allocation	West Devon	30	30													15	15								
TTV24.2	South of Woolacombe Road, BERE ALSTON	Allocation	West Devon	20	20																10	10					

Policy	Site Name	Planning Status and site development progress as at end March 2021	Local Planning Authority	Gross Site Capacity	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
TTV24.8	Hatherleigh Market, HATHERLEIGH	Under Construction	West Devon	106	102							25	37	40													
TTV24.9	Hatchmoor, HATHERLEIGH	Allocation	West Devon	50	50														30	20							
TTV24.10	Glenhaven, LIFTON	Planning Permission on part - Not Yet Started. Part planning application (68 dws) - Not yet determined	West Devon	122	122												25	40	40	17							
TTV24.15	Bathway Fields, NORTH TAWTON	Complete	West Devon	61	61		17	31	13																		
NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY																											
	NPA SX710394 Adjacent to Malborough Park, MALBOROUGH	Under construction	South Hams	53	41								12														
	NPA Land adjacent to Parsonage Farm, NEWTON FERRERS	Under construction	South Hams	12	41								12														
	NPA Land Off School Road, STOKE FLEMING	Planning permission- Not Yet Started	South Hams	19	41									12	7												
	Town Meadow BRIDESTOWE	Outline planning permission Not Yet Started	West Devon	24	41													12	12								
	The Depot, Devonshire Gardens, North Tawton	Outline planning permission Not Yet Started	West Devon	14	41													14									

Table TTV2: Thriving Towns and Villages Policy Area - SUPPLY SUMMARY - All Supply Categories

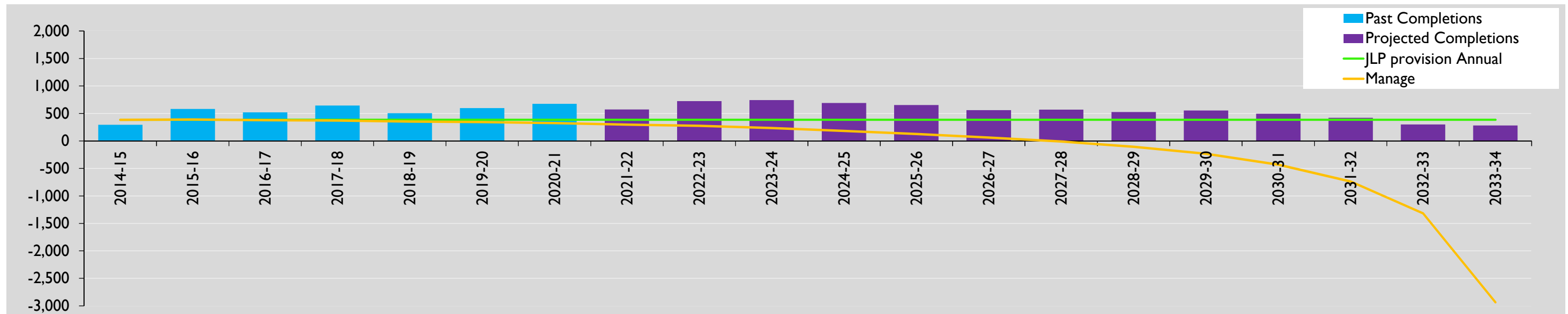
THRIVING TOWNS AND VILLAGES AREA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014 to 2034																						
SUPPLY CATEGORIES (net)	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
Allocated Sites	5,240	0	46	55	207	163	269	359	301	399	446	371	355	357	375	341	399	339	231	146	81	0
Large Sites Total (Completions and Commitments)	2,166	175	413	347	208	122	100	125	99	181	149	46	85	47	39	30	0	0	0	0	0	0
Sustainable Villages Allowance TTV25	500	0	0	0	0	0	25	16	24	12	7	0	0	52	52	52	52	52	52	52	52	0
Small Sites (Completions and Commitments)	1,896	118	123	120	224	234	182	167	150	150	150	150	128	0	0	0	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-70	0	0	0	0	0	0	0	0	-16	-18	-18	-18	0	0	0	0	0	0	0	0	0
Small Windfalls Forecast	1,040	0	0	0	0	0	0	0	0	0	0	104	104	104	104	104	104	104	104	104	104	0
Communal Accommodation (Net) (Completions and Commitments)	133	0	0	0	4	-14	15	4	0	0	9	38	0	0	0	0	0	0	33	0	44	0
Temporary and Mobile	12	0	0	0	2	0	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	10,917	293	582	522	645	505	597	675	574	726	743	691	654	560	570	527	555	495	420	302	281	0

TABLE TTV3: Thriving Towns and Villages Policy Area - Plan/Monitor/Manage

Supply Sources	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Past completions (2014 to 2021)	293	582	522	645	505	597	675	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected completions (2021 to 2034)	0	0	0	0	0	0	0	574	726	743	691	654	560	570	527	555	495	420	302	281
Cumulative completions	293	875	1,397	2,042	2,547	3,144	3,819	4,393	5,119	5,862	6,553	7,207	7,767	8,337	8,864	9,419	9,914	10,334	10,636	10,917
PLAN - Strategic Allocation (annualised)	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
MONITOR - No. dwellings above or below cumulative allocation	-92	105	242	502	622	834	1,124	1,313	1,654	2,012	2,318	2,587	2,762	2,947	3,089	3,259	3,369	3,404	3,321	3,217
MANAGE - Annual requirement taking account of past/projected completions	385	390	379	371	354	344	325	299	276	235	184	127	62	-10	-106	-233	-430	-738	-1,317	-2,936

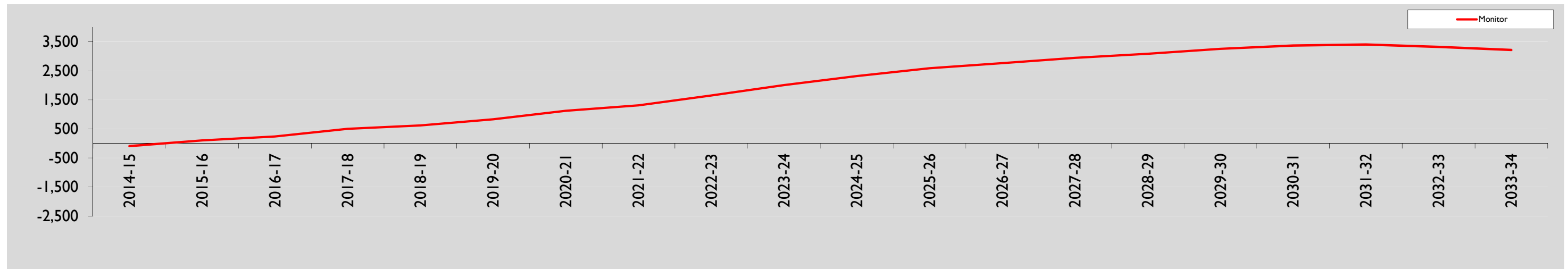
Graphs TTV1: Thriving Towns and Villages Policy Area - Plan/Monitor/Manage

GRAPH TTVIA Plan and Manage



Source : Table TTV3

GRAPH TTVIB Monitor



Source : Table TTV3

Table JLP1: Joint Local Plan Area - SUPPLY SUMMARY - All Supply Categories

JOINT LOCAL PLAN AREA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014 to 2034																						
SUPPLY CATEGORIES	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
Allocated Sites	23,790	100	191	184	696	778	670	737	814	1,215	1,270	1,106	1,009	2,300	1,852	1,799	2,040	1,726	1,385	1,205	1,027	1,686
Large Sites Total (Completions and Commitments)	6,335	867	1,348	840	695	446	438	296	191	325	389	101	90	124	39	42	0	0	0	0	104	0
Large Sites Student Accommodation (Completions and Commitments)	1,396	65	67	58	386	15	60	363	39	0	41	0	0	302	0	0	0	0	0	0	0	0
Small Sites (Completions and Commitments)	2,527	164	166	180	288	295	250	234	237	274	157	151	129	2	0	0	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-85	0	0	0	0	0	0	0	-6	-24	-19	-18	-18	0	0	0	0	0	0	0	0	0
Small Windfalls Forecast	1,470	0	0	0	0	0	0	0	0	0	0	147	147	147	147	147	147	147	147	147	147	0
Communal Accommodation (Net) (Completions and Commitments)	47	0	2	-39	-22	-33	13	2	-12	0	21	38	0	0	0	0	0	0	33	0	44	0
Sustainable Villages Allowance TTV25	500	0	0	0	0	0	25	16	24	12	7	0	0	52	52	52	52	52	52	52	52	0
Temporary and Mobile	12	0	0	0	2	0	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition and Conversion Loss (Completions and Commitments)*	-934	-203	-63	-144	-2	-113	-13	-306	-6	0	-78	0	0	-6	0	0	0	0	0	0	0	0
TOTAL	33,372	993	1,711	1,079	2,043	1,388	1,449	1,346	1,281	1,802	1,788	1,525	1,357	2,921	2,090	2,040	2,239	1,925	1,617	1,404	1,374	1,686

*PPA sites only, TTV Demolitions and conversions are recorded as net within other supply categories

TABLE JLP2: Plymouth and South West Devon Joint Local Plan Area - Plan/Monitor/Manage

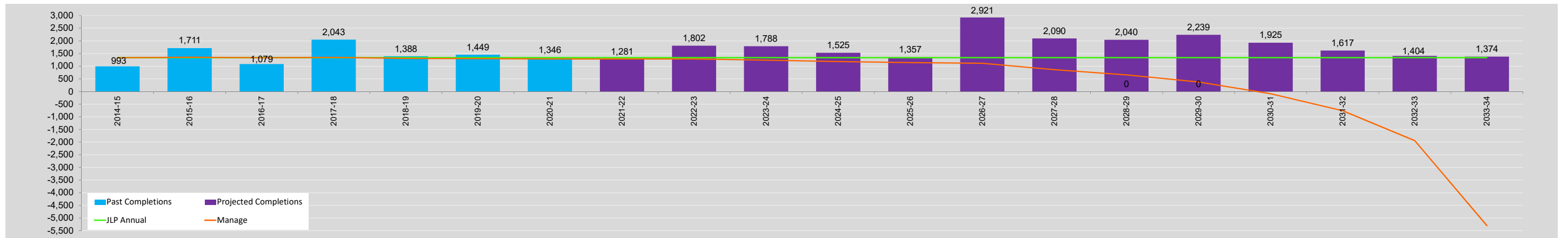
PLAN MONITOR MANAGE	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35+	
Total Past completions (2014 to 2021)	993	1,711	1,079	2,043	1,388	1,449	1,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected completions (2021 to 2034) #	0	0	0	0	0	0	0	1,281	1,802	1,788	1,525	1,357	2,921	2,090	2,040	2,239	1,925	1,617	1,404	1,374	1,686	0
Cumulative completions	993	2,704	3,783	5,826	7,214	8,663	10,009	11,290	13,092	14,880	16,405	17,762	20,683	22,773	24,813	27,052	28,977	30,594	31,998	33,372	33,372	0
PLAN - Strategic Allocation (annualised)	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	0
MONITOR - No. dwellings above or below cumulative allocation	-342	34	-222	486	539	653	664	610	1,077	1,530	1,720	1,742	3,328	4,083	4,788	5,692	6,282	6,564	6,633	6,672	6,672	0
MANAGE - Annual requirement taking account of past/projected completions	1,335	1,353	1,333	1,348	1,305	1,299	1,288	1,284	1,284	1,237	1,182	1,144	1,117	860	655	377	-88	-759	-1,947	-5,298	-5,298	0

Source - Summation of Tables PPA3and TTV3

Note: Supply forecast for delivery 2034/2035+ (1,686 dws) is outside the plan period and not included in the analysis in this table nor in Graphs JLP2A and JLP2B

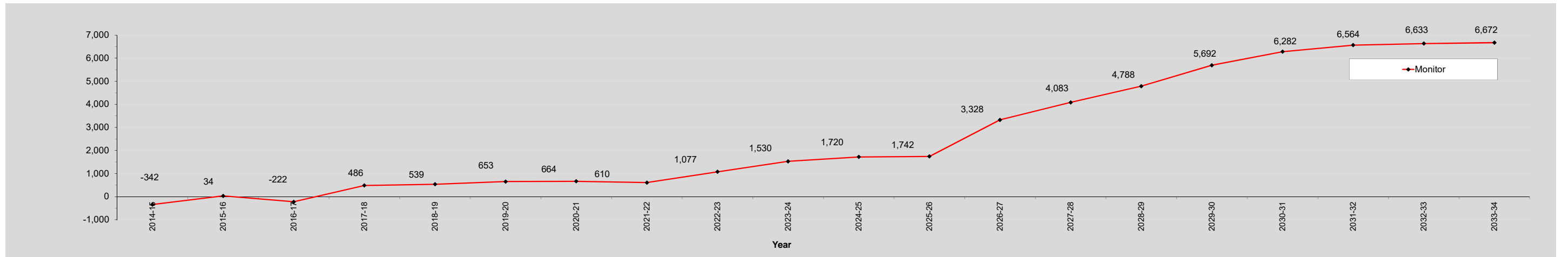
GRAPHS JLP1: Plymouth and South West Devon Joint Local Plan Area - Plan/Monitor/Manage

GRAPH JLP1A Plan and Manage



Source : Table JLP2

GRAPH JLP1B Monitor



Source : Table JLP2

TABLE JLP3 Plymouth and South West Devon Joint Local Plan Area Rolling 5 year housing land supply

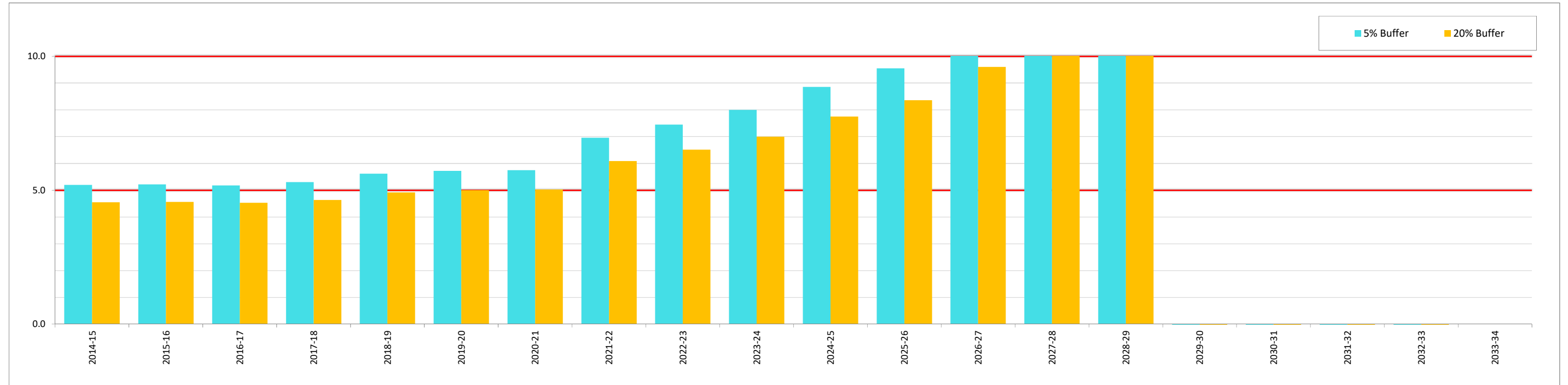
ROLLING 5 YEAR HOUSING LAND SUPPLY	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34					
No of dwellings built/forecast in this year	993	1,711	1,079	2,043	1,388	1,449	1,346	1,281	1,802	1,788	1,525	1,357	2,921	2,090	2,040	2,239	1,925	1,617	1,404	1,374					
Cumulative no of dwellings built 1/4/2014 to end this year	993	2,704	3,783	5,826	7,214	8,663	10,009	11,290	13,092	14,880	16,405	17,762	20,683	22,773	24,813	27,052	28,977	30,594	31,998	33,372					
Forecast completions for next 5 years (from end this year)	7,670	7,305	7,507	7,266	7,666	7,742	7,753	9,393	9,681	9,933	10,647	11,215	9,911	9,225	8,559	6,320	4,395	2,778	1,374	0					
Target 2014 to 2034	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700					
Annualised target (26,700/20)	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335	1,335					
Annualised Residual Surplus of completions to date x 5 years *	0	-9	0	-152	-180	-233	-255	-254	-490	-765	-956	-1,089	-2,377	-3,403	-4,788	Minimum target met by end of 2030									
Past shortfall (from 1/4/2014 to end this year) (Sedgefield) *	342	0	222	0	0	0	0	0	0	0	0	0	0	0	0										
5 year target as at end this year ie SUM annualised targets for next 5 years; and then DEDUCT this year's residual surplus and ADD past shortfall	7,017	6,666	6,897	6,523	6,495	6,442	6,420	6,421	6,185	5,910	5,719	5,586	4,298	3,273	1,887										
5 year target+5% buffer	7,368	6,999	7,242	6,849	6,820	6,764	6,741	6,742	6,495	6,206	6,005	5,866	4,513	3,436	1,981										
5 year target+20% buffer	8,420	7,999	8,276	7,828	7,794	7,730	7,704	7,705	7,423	7,092	6,863	6,704	5,157	3,927	2,264										
Annualised (5 year target + 5% buffer)	1,474	1,400	1,448	1,370	1,364	1,353	1,348	1,348	1,299	1,241	1,201	1,173	903	687	396										
Annualised (5 year target + 20% buffer)	1,684	1,600	1,655	1,566	1,559	1,546	1,541	1,541	1,485	1,418	1,373	1,341	1,031	785	453										
FIVE YEAR SUPPLY POSITION (at end this year):																									
Years of supply (with 5% buffer)	5.2	5.2	5.2	5.3	5.6	5.7	5.8	7.0	7.5	8.0	8.9	9.6	11.0	13.4	21.6										
Years of supply (with 20% buffer)	4.6	4.6	4.5	4.6	4.9	5.0	5.0	6.1	6.5	7.0	7.8	8.4	9.6	11.7	18.9										

Source - TTV3 and PPA3

* See Residuals and Sedgefield Calculations TABLE JLP4

Note: 5 year supply position (at end this year) = Forecast completions for next 5 years divided by the Annualised (ie (5 year target + x% buffer)

GRAPH JLP2 Plymouth and South West Devon Joint Local Plan Area Rolling 5 year housing land supply



Source: TABLE JLP3

TABLE JLP4 Plymouth and South West Devon Joint Local Plan Area Residual and Sedgefield calculations

Used in the rolling 5 year housing land supply calculations - See TABLE JLP3

Year	Annualised Target	Years since 1 April 2014	Sum of (annual target X number of years) for the relevant target(s) and years since 2014	Cumulative completions to end of year	Cumulative Residual at end of year	Annualised residual x 5 years**	Sedgefield approach
2014/15	1,335	1	1,335	993	342		342
2015/16	1,335	2	2,670	2,704	-34	-9	
2016/17	1,335	3	4,005	3,783	222		222
2017/18	1,335	4	5,340	5,826	-486	-152	
2018/19	1,335	5	6,675	7,214	-539	-180	
2019/20	1,335	6	8,010	8,663	-653	-233	
2020/21	1,335	7	9,345	10,009	-664	-255	
2021/22	1,335	8	10,680	11,290	-610	-254	
2022/23	1,335	9	12,015	13,092	-1,077	-490	
2023/24	1,335	10	13,350	14,880	-1,530	-765	
2024/25	1,335	11	14,685	16,405	-1,720	-956	
2025/26	1,335	12	16,020	17,762	-1,742	-1,089	
2026/27	1,335	13	17,355	20,683	-3,328	-2,377	
2027/28	1,335	14	18,690	22,773	-4,083	-3,403	
2028/29	1,335	15	20,025	24,813	-4,788	-4,788	
2029/30	1,335	16	21,360	27,052	-5,692	-5,692	
2030/31	1,335	17	22,695	28,977	-6,282	-6,282	
2031/32	1,335	18	24,030	30,594	-6,564	-6,564	
2032/33	1,335	19	25,365	31,998	-6,633	-6,633	
2033/34	1,335	20	26,700	33,372	-6,672		

Source: TABLE JLP3

** except

x 4 years in 2029/30

x 3 years in 2030/31

x 2 years in 2031/32

x 1 year in 2032/33