

# West Devon Development Management and Licensing Committee



West Devon  
Borough  
Council

<b>Title:</b>	<b>Agenda</b>								
<b>Date:</b>	<b>Tuesday, 12th January, 2021</b>								
<b>Time:</b>	<b>9.30 am</b>								
<b>Venue:</b>	<b>Teams Meeting</b>								
<b>Full Members:</b>	<p style="text-align: center;"><b>Chairman</b> Cllr Yelland <b>Vice Chairman</b> Cllr Pearce</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Cheadle</td> <td>Cllr Moyse</td> </tr> <tr> <td>Cllr Crozier</td> <td>Cllr Ratcliffe</td> </tr> <tr> <td>Cllr Hipsey</td> <td>Cllr Renders</td> </tr> <tr> <td>Cllr Mott</td> <td>Cllr Vachon</td> </tr> </table>	Cllr Cheadle	Cllr Moyse	Cllr Crozier	Cllr Ratcliffe	Cllr Hipsey	Cllr Renders	Cllr Mott	Cllr Vachon
Cllr Cheadle	Cllr Moyse								
Cllr Crozier	Cllr Ratcliffe								
Cllr Hipsey	Cllr Renders								
Cllr Mott	Cllr Vachon								
<b>Interests – Declaration and Restriction on Participation:</b>	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.								
<b>Committee administrator:</b>	Kathy Hoare Senior Case Manager - Democratic Services								

**1. Apologies for Absence**

**2. Declarations of Interest**

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting.

*[If Councillors have any questions relating to predetermination, bias or interests in items on this Agenda, then please contact the Monitoring Officer in advance of the meeting]*

**3. Items Requiring Urgent Attention**

To consider those items which, in the opinion of the Chairman, should be considered by the Meeting as matters of urgency (if any).

**4. Confirmation of Minutes**

**1 - 6**

Meeting held on 24 November 2020

**5. Planning Applications**

**7 - 32**

To see Letters of Representation and further supplementary information relating to any of the planning applications on the agenda, please select the following link and enter the relevant Reference number: <http://westdevon.gov.uk/searchlanding>

<b>WARD</b>	<b>Bridestowe</b>
<b>APPLICATION NUMBER</b>	<b>2205/20/FUL</b>
<b>LOCATION</b>	<b>"The Stables", East Bowerland Farm, Okehampton</b>
<b>DEVELOPMENT</b>	<b>READVERTISEMENT (revised plans and description) Erection of stables and change of use of land to paddock and (in part) a separate dog training and paddock area</b>

**\*NOT TO BE HEARD BEFORE 11AM\***

<b>WARD</b>	<b>Tavistock North</b>
-------------	------------------------

**APPLICATION NUMBER  
LOCATION  
DEVELOPMENT**

**1846/20/HHO  
12 Watts Road, Tavistock  
Householder application for  
demolition of stone garden  
wall and creation of single-  
storey kitchen extension,  
widening of drive entrance**

<b>6.</b>	<b>Housing Position</b>	<b>33 - 170</b>
<b>7.</b>	<b>Planning Appeals Update</b>	<b>171 - 172</b>
<b>8.</b>	<b>Undetermined major applications report</b>	<b>173 - 174</b>

This page is intentionally left blank



# Agenda Item 4

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held via Skype on **TUESDAY** the **24th** day of **NOVEMBER 2020** at **11.00am**

**Present:** Cllr J Yelland – Chairman  
Cllr T G Pearce – Vice Chairman

Cllr R Cheadle	Cllr P Crozier
Cllr S Hipsey	Cllr C Mott
Cllr D E Moyse	Cllr B Ratcliffe
Cllr M Renders	Cllr P Vachon

Head of Development Management (PW)  
Planning Case Officer (OG)  
Monitoring Officer (DF)  
Democratic Services Manager (DW)  
Senior Case Officer, Democratic Services (AG)

**Other Members also in attendance and participating:**  
Cllr T Leech

**\*DM&L 28 APOLOGIES FOR ABSENCE**

There were no apologies forwarded to this Meeting.

**\*DM&L 29 DECLARATION OF INTEREST**

Members were invited to declare any interests in the items of business to be considered and the following were made:

Cllr T G Pearce declared a personal interest in all applications by virtue of being a Member of the Devon Building Control Partnership and remained in the meeting and took part in the debate and vote thereon; and

Whilst not wishing to declare an interest, Cllr Yelland asked that it be put on the record that she did know the registered supporter for planning application 0321/20/OPA.

**\*DM&L 30 URGENT BUSINESS**

There was no urgent business brought forward to this Meeting

**\*DM&L 31 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 27 October 2020 were confirmed as a correct record, subject to the following amendment being made to minute DM&L 25 'Plymouth Road Report' that is outlined in red font below:

*'During questions it was confirmed that the 3 **working** day response from Members on planning applications was proposed to be extended to 5 **working** days.'*

**\*DM&L 32 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the application(s) that had been prepared by the Development Management Specialists and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below, and **RESOLVED** that:

**(a) Application No: 0321/20/OPA                      Ward: Okehampton North**

**Site Address: Land at SX 571 979, North of Brandize Cottage, Folly Gate EX20 3AQ**

**Outline application with all matters reserved for 10 new houses (6 local needs housing market and 4 open market)**

Speakers included:

Supporter – Mrs Seale (statement read on her behalf);

Objector – Mr Henderson;

Parish Council Representative – Cllr Piddington; and

Local Ward Member – Cllr Leech;

**RECOMMENDATION:** Delegated Authority to the Head of Development Management to approve the application, subject to the completion of a Section 106 Agreement with the following Heads of Terms:

- 60% affordable housing, this scheme will provide for 6 open market discount houses for local people and restricted through a local connection clause. The tenure will be secured through legal agreement and provide at a 20% discount on the open market sale price;
- £21,771 towards village hall, sports and recreation. This will be spent on supporting the refurbishment of the Folly Gate Village Hall;
- £95,538 towards local education including primary school at Okehampton, St James C of E Primary School and Okehampton College as well as school transport;
- £5,000 towards a traffic regulation order for the imposition and installation of an extended 30 m.p.h. speed limit; and
- Access and maintenance of the onsite open space.

During discussion, the following points were raised:

(a) In the event of the application being approved, a request was made for an officer to visit the site and undertaken an inspection of the mature oak trees that were located within close proximity to the application site;

(b) Some Members expressed their concerns over the application that could be summarised as:

- There being extensive local opposition to the proposals and the local Parish Council was also not supportive of the application;
  - The lack of any social rented housing within the proposals was considered to be disappointing;
  - The proposals were felt to constitute an unsustainable form of development since Folly Gate did not have reasonable access to a vibrant mixed use centre that met the daily community needs for local services. In addition, the point was made that residents required the use of a motor vehicle in order to be able to access services;
  - There being no justification for double the number of houses being developed to that set out in the adopted Joint Local Plan for Folly Gate;
  - The application would comprise built development in an unbuilt area; and
  - The proposals would be contrary to Policies TTV 25 and TTV 27.
- (c) In contrast, another Member emphasised the need for affordable housing in the Borough and expressed the view that it was highly unlikely that, in the near future, any other similar schemes would be brought forward within the parish of Folly Gate.

**COMMITTEE DECISION:** That the planning application be refused, with delegated authority being given to the Head of Development Management, in consultation with the Committee Chairman, Committee Vice Chairman and Proposer (Cllr Mott), to finalise the reasons for the refusal.

### **DM&L 33 REVIEW OF STATEMENT OF LICENSING POLICY FOR 2021-2026**

The Committee considered a report that sought to recommend to the Council that the draft Licensing Policy be adopted.

In discussion, reference was made to:

- (a) the importance of supporting the local economy. In emphasising the need to support the local economy, a Member asked that the report author ensure that the Policy was sufficiently reflective of this importance;
- (b) the protection of vulnerable adults from harm. When questioned, the officer advised that, whilst it was not set out in the Licensing Act, the draft Policy included reference to the protection of vulnerable adults from harm. Members proceeded to state their support for this proposal;
- (c) the comments related to 'search on entry'. In citing some examples of the restrictions associated with 'search on entry' (e.g. for different religious faiths), a Member was of the view that this aspect of the Policy required greater explanation.

It was then **PROPOSED** and **SECONDED** and when put to the vote was **“RESOLVED** that the Committee:

1. has considered the draft Licensing Policy (as detailed at Appendix A of the presented agenda report) and responses received during the public consultation and asks that the Licensing Specialist review the reference in the draft Policy to ‘supporting the local economy’ and ‘search on entry’; and
2. **RECOMMEND** to Council that the draft Licensing Policy (as detailed at Appendix A of the presented agenda report) be adopted for the period from 7 January 2021 to 6 January 2026.”

**\*DM&L 34 SUMMARY OF NEW AND VARIATION APPLICATIONS RECEIVED FOR PREMISES LICENCES AND CLUB PREMISES CERTIFICATES BETWEEN 1 OCTOBER 2019 TO 30 SEPTEMBER 2020**

Members were presented with a paper that provided them with a summary of the licences that had been issued between 1 October 2019 and 30 September 2020.

It was then **PROPOSED** and **SECONDED** and when put to the vote was **“RESOLVED** that the summary of licences issued between 1 October 2019 and 30 September 2020 be noted.”

**\*DM&L 35 PLANNING APPEALS UPDATE**

The Head of Development Management updated the Members on each of the outstanding planning appeals.

**\*DM&L 36 DEVELOPMENT MANAGEMENT ACTION PLAN**

In accordance with the Committee resolution that was approved at its last meeting (Minute DM&L 13 refers), a report was considered that presented a draft Development Management Action Plan for approval.

In discussion, the following points were raised:-

- (a) In response to some specific points, officers advised that a report was to be presented to the next Council meeting (to be held on 8 December 2020) that would seek to approve some revisions to the current Scheme of Delegation;
- (b) The importance of ongoing Development Management related Member Training provision throughout a four year Council administration was emphasised;
- (c) A Member was of the view that neighbouring ward Members should be part of the consultation process for major planning applications;
- (d) With regard to the monitoring of Section 106 Agreements, officers confirmed that this would be part of a Member Training Session that was to be held during early 2021. In addition, assurances were given that details related to Section 106 Agreements would also be published on the Council website.

It was then **PROPOSED** and **SECONDED** and when put to the vote was **“RESOLVED** that:

1. the Action Plan (as attached at Appendix A of the presented agenda report) be adopted; and
2. the Overview and Scrutiny Committee be asked to update its Work Programme in order to receive a progress update on the Action Plan within the next six months.”

**\*DM&L 37 VERBAL UPDATE ON PLYMOUTH ROAD**

The Council’s Monitoring Officer informed the Meeting that, whilst progress was being made, he was awaiting a detailed response from Devon County Council. Upon receipt of this response, it was his intention for an All Member Briefing to be convened that set out the Education and Transport contributions.

(The Meeting terminated at 2.40 pm)

---

**Chairman**

This page is intentionally left blank

## PLANNING APPLICATION REPORT

**Case Officer:** Verity Clark

**Parish:** Sourton **Ward:** Bridestowe

**Application No:** 2205/20/FUL

**Agent/Applicant:**

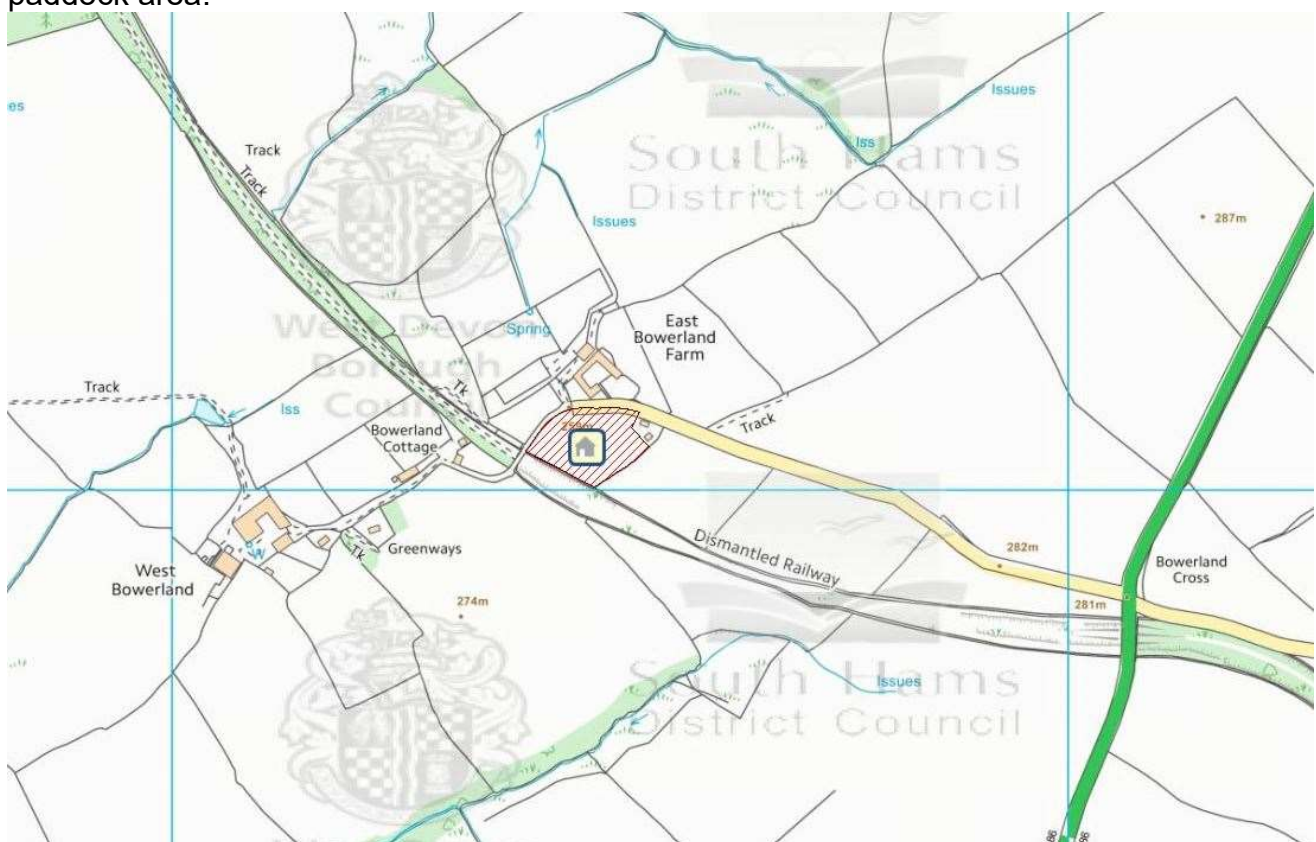
Mr I Little - Exbourne Planning Services  
Fenlea  
Exbourne  
Okehampton  
EX20 3QS

**Applicant:**

Mr M Rouse  
The Stables  
East Bowerland Farm  
EX20 4LZ

**Site Address:** The Stables, East Bowerland Farm, Okehampton, EX20 4LZ

**Development:** READVERTISEMENT (revised plans and description) Erection of stables and change of use of land to paddock and (in part) a separate dog training and paddock area.



**Reason item is being put before Committee:**

Cllr Mott - Residents and the Parish Council have expressed concerns over the extent of the dog training facilities and possible associated noise given the extensive area already available to them.

**Recommendation:** Conditional Approval

## Conditions:

1. Time limit
2. Accord with plans
3. Sustainable form of drainage for stables
4. The total number of dogs utilising the existing training barn, existing outdoor training area and proposed land shall not exceed 11 at any time
5. Notwithstanding the details of the noise management plan, the use of the land for dog training shall not operate outside the hours of 8am to 8pm Monday to Saturday and 10am to 4pm on Sundays. A maximum of 3 hours of training classes can take place on Sundays between the hours of 10am and 4pm. For the avoidance of doubt the use of the land for the training of dogs shall not take place on Bank Holidays.
6. Dog training use ancillary to existing dog training facilities of East Bowerland Farm
7. Dog training shall only take place in area noted on site location plan
8. No external lighting without consent
9. Adherence to noise management plan
10. Adherence to management strategy
11. No burning of waste or manure
12. No parking on the site
13. Equine use for domestic purposes only – not commercial
14. No permanent dog training equipment on the site
15. Equine and dog training use only

## Informative:

Wildlife informative

## Key issues for consideration:

Principle of Development/Sustainability  
Design/Landscape  
Neighbour Amenity  
Highways/Access  
Flood Risk/ Drainage  
Ecology/ Biodiversity

---

## Site Description:

East Bowerland Farm is a former agricultural holding that has a number of residential units/ holiday cottages and an associated dog training business. The business address is East Bowerland Farm whilst the applicant lives in 'The Stables, East Bowerland Farm'. The site is owned and occupied by one family and the business runs from East Bowerland Farm. The site is accessed via a long country lane that also services a nearby farm and other residential dwellings.

Prior approval was granted under 01109/2015 for the conversion of two agricultural buildings to 2 dwellinghouses on the land directly adjacent to the application site. The applicant has stated the intention is to use these as holiday lets however they are not restricted by any such conditions.



The site is considered to be in the countryside for the purposes of policy assessment.

### **The Proposal:**

The proposal seeks to change the use of an existing agricultural field to a mixed use of equine and dog training. A stables with capacity for 3 horses is proposed measuring approximately 21.3m x 5m with a maximum height of 3.25m. The stables would feature vertical timber boarding to all elevations with merlin grey coloured roof sheets.

### **Consultations:**

- County Highways Authority:

No highways implications.

- Environmental Health Section

Response received 26/10/20 (Full comment can be read online):

- Existing consent for large barn used for dog training and an adjacent area used for outside agility. Maximum number of dogs on site at any one time is 11. The applicant has not applied for an increase in this number, and neither have they set out the typical arrangements in terms of frequency and duration of dog training and agility classes
- The new application is primarily for stabling for horses and an adjacent horse paddock. We have no concerns regarding this although do consider that a condition prohibiting the burning of horse bedding and the like should be included in any approval.
- The application was varied to include dog training on the horse paddock. We do have concerns about this. Typical noises associated with training and agility are excited barking and loud human vocalisation. Both of these types of noises can affect residential amenity when happening loudly and regularly because in certain weather conditions they can carry some distance. There is no attenuation that the applicant could suggest or provide which would ameliorate this.
- The applicant states in the supporting information that there would be "no noise or other nuisance" and we do not agree with this because residents already report hearing dog barking, sometimes at annoying levels, even with the restriction on numbers to 11.
- There is plenty of space already permitted in which to do this with an appropriate level of management. We therefore do not see any justification for providing more land for this particular activity.

Response received 18/11/20 following query about impact on foul drainage system:

As it's a private piped system it will be fine, it's not in their interests to locate the building anywhere which would restrict access for repairs etc but the pipes connect with a contained treatment/storage system so the building will not impact on that.

Response received 19/11/20 following submission of noise management plan:

Updated Environmental Health comment: The applicant has now submitted a comprehensive noise management plan which sets out how they manage their business and the dogs under training in such a way that barking is unlikely to occur to any extent likely to affect people living nearby. The plan includes management of the number of people and dogs on site at any time and the way in which both staff and owners must behave in order to minimise the potential for excessive barking. We are satisfied that this is sufficient to demonstrate that there is unlikely to be an unreasonable impact on the amenity of nearby residents if this application site is used for dog training as well as a grazing paddock for horses

- Joint Local Plan Team (Full comment can be read online):
  - Standards in terms of acreage relate to horses that are actively and exclusively feeding on the pasture.
  - If the feeding is done within a stable (as is actually the case a lot of the time in the UK over winter) then there is less of a correlation between the size of grazing land and the number of horses at the facility.
  - The final bullet point of TTV26 is applicable – the proposal should be supported by a management plan and exit strategy to manage and mitigate landscape degradation over the lifetime of the facility.

[Case officer note – ‘standards’ refer to The British Horse Society recommendation of a ratio of two horses per hectare on permanent grazing (1-1.5acres per horse) stated in paragraph 11.74 of the Adopted SPD]

- Sourton Parish Council:

Response received 9/9/20 to original proposal only seeking to change the use of the field to equine with associated stables:

The parish council support the use of the site, both stables and paddock, for equestrian use only and the condition attached that it is not then used for dog training.

Response received 7/10/20 following re-advertisement altering application to include use for dog training and relocation of proposed stables:

The Parish Council object with the following comments:

The council object to the application as a whole. The application constitutes an overdevelopment of the business in that area and the supporting statement is inaccurate and contradictory. The council also feel that the past history of this site regarding non-adherence to previous planning conditions is also relevant in this case. In addition to this, the amended site for the stables now makes it visible from public areas.

## **Representations:**

5 letter of objection received, including a noise impact technical review. (Full details of the comments received can be read online). Issues raised:

- Visual appearance
- Noise impacts

- Visibility of site
- Lighting
- Size of stables
- Over dominance
- Increased traffic
- Impact on agricultural/ rural feel of area
- Commercial overdevelopment
- Elevated position
- Management of site
- Lack of justification for additional space
- Siting of stables
- Justification for stables
- Parking
- Blue land ownership
- Breaches of planning
- Planning history
- Impacts on amenity
- Impact on character of area
- Impact on bridle path/ Pegasus trail
- Alternative location for use
- Lack of public facilities
- Enforcement of conditions
- Drainage
- Lack of land to support 3 horses/ponies
- Noise management plan does not cover agility training
- Existing restriction on hours of operation

2 letters of support submitted by the agent were also received. (The full comments can be read online). Issues raised:

- The sound assessment report submitted with the original planning application and the site management plan confirm no noise
- No statutory noise nuisance
- Manure will not be burnt
- Sufficient space for horses as food is supplemented
- Noise assessment report submitted with original application correct

### **Relevant Planning History**

Extensive history, most relevant:

- 1837/19/FUL Change of use of paddock to garden area. The Stables, East Bowerland Farm. Conditional approval 7 Aug 19
- 1836/19/FUL Continued use of outside space for dog training on land adjoining the existing training facility barn. Conditional approval 7 Aug 19
- 0366/19/VAR Removal of condition 8 of planning consent 00648/2013 (Erection of building over existing sand school for equestrian and dog training) to allow the

retention of security light facing car park for pedestrian safety. Conditional approval 25 June 19

- 3850/17/FUL Application for continued use of outside space for dog training, on land adjoining the existing training facility barn and parking area. East Bowerland Farm, Okehampton. Refusal: 20 Dec 18
- 3851/17/FUL Continued use of land for dog training by holiday cottage users and main house occupier only. Refusal: 20 Dec 18
- 2456/16/FUL Extension of existing dog training arena, replacing existing timber structure. Conditional approval: 24 Aug 17
- 1433/17/VAR Application for removal of condition 7 (use restriction) following planning consent 00648/2013 (Erection of building over existing sand school for equestrian and dog training). Conditional approval: 24 Aug 17
- 01109/2015 Application for change of use of agricultural buildings to 2 dwelling houses. Prior approval given 21 Dec 15
- 00055/2015 Erection of building for use as dog exercise pool and health facilities. Conditional approval: 13 Feb 15
- 00648/2013 Erection of building over existing sand school for equestrian and dog training. Conditional approval: 15 Aug 13
- 01356/2011 Replacement of building with new indoor animal exercise area. Conditional approval: 17 May 11

## **ANALYSIS**

### Principle of Development/Sustainability:

In terms of the history of the dog training facility within the wider site, the use of the large barn for equestrian and dog training was established by application ref: 00648/2013 in August 2013. This permission restricted the use to between the hours of 07:00 and 22.30, and it was also stated the use was to be ancillary use to the principle dwelling/holiday lets on East Bowerland Farm to limit the intensification of the site.

In August 2017 a further application was approved (ref: 1433/17/VAR) that removed the condition that required the equestrian and dog training facility to be ancillary. However, further conditions relating to noise were imposed that restricted the total number of dogs to 11 and excluded the barn to be used as boarding kennels. An application to extend the existing barn (ref: 2456/16/FUL) was consented with conditions on acoustic rooflights and acoustic cladding within the extension and the total number of dogs within the extended barn to be maintained at no more than 11.

Application 3851/17/FUL was subsequently submitted in November 2017 for the continued use of land for dog training by holiday cottage users and main house occupier on land south of the barn adjacent to the road and on the opposite side of the road from the current

application site. This application was subsequently refused as the proposal was considered to significantly adverse impact to the amenities of the neighbouring residential properties by virtue of noise and disturbance. This application was not supported by a management plan or noise report.

A further application (ref: 1836/19/FUL) was approved in August 2019 to use an additional area of outside space adjacent to the barn for dog training. This also included a condition which limited the total number of dogs on this and the existing barn to 11. This application was supported by a noise report and management plan.

The proposal seeks to change the use of existing agricultural land to a mixture of equine and dog training. The dog training will be linked to the existing dog training use at East Bowerland Farm. JLP Policy TTV26 concerns development in the countryside and states the following:

The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:

1. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:
  - i. Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity; or
  - ii. Secure the long term future and viable use of a significant heritage asset; or
  - iii. Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use; or
  - iv. Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area; or
  - v. Protect or enhance the character of historic assets and their settings.
2. Development proposals should, where appropriate:
  - i. Protect and improve public rights of way and bridleways.
  - ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
  - iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
  - iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
  - v. Avoid the use of Best and Most Versatile Agricultural Land.

vi. Help enhance the immediate setting of the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape and natural environment will be avoided.

In response to Policy TTV26, the proposal is not considered isolated development by virtue of its relationship with the existing surrounding buildings. The application site is noted as comprising agricultural land of grade 4 which is considered to be poor quality and the proposed change of use therefore avoids the best and most versatile agricultural land and is not considered to prejudice any existing viable operation. Although the proposed dog training use is not linked to agriculture or forestry it is linked to an existing use on land adjacent to the application site. The supporting statement notes that the primary use of the land will be for equine purposes however a section of the land will be used for overspill dog training. Sourton Parish Council have raised a concern that the proposal represents an overdevelopment of the business in the area. The application site land is currently used for dog training under temporary use permitted development and has been utilised to facilitate social distancing during Covid19. The applicant has also noted that separation of dogs on the different parcels of land facilitates improved training in some instances. It is therefore considered reasonable to consider this use to be acceptable within the countryside in this instance as it relates to an existing use and the small area proposed for additional dog training is not considered to result in an overdevelopment of the use in the wider area.

Policy TTV28 of the JLP relates to horse related development in the countryside and states the following:

Horse related developments will be supported where:

1. There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.
2. Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.
3. There is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.
4. The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.

A management strategy has been provided in support of the application which confirms that the paddock will be used by up to three horses/ponies. The paddock area will be a turn out area connected to a block of three stables. It will not be intensely grazed nor will it constitute the primary feed area for any animals as they will be fed in the stables. The Joint Local Plan Team have confirmed that the standards in terms of acreage, which are noted in paragraph 11.74 of the adopted SPD, relate to horses that are actively and exclusively feeding on the pasture. If the majority of feeding is done within a stable (as is this case) then there is less of a correlation between the size of grazing land and the number of horses at the facility. The management plan submitted is considered to be acceptable and it is considered that there is

sufficient space for three horses/ponies on the proposed mix use land. The agent has confirmed there are no other stables within the ownership of the applicant which can be utilised. Whilst a new stable building is proposed, the siting is considered to relate well to the two existing buildings to the east of the site, which are within the ownership of the applicant and are currently being converted to residential use. The applicant has noted these are intended to be used as holiday accommodation. Whilst these residential dwellings could be sold off separately from the current ownership, the relationship between the stable block and these residential units is considered to be acceptable due to the orientation of the stable blocks openings away from the dwellings.

The principle of the change of use to equine is therefore considered to accord with Policy TTV28 of the JLP.

The principle of the change of use to a mixture of dog training and equine use is therefore considered to be acceptable and in accordance with Policies TTV26 and TTV28 of the JLP.

#### Design/Landscape:

The application site is a steeply sloping field which sits higher than the surrounding road. The primary access to the site is via an existing pedestrian gate. The proposal seeks the addition of a stables with paddock area and a mixed paddock and dog training area set to the south east of the field and separated from the paddock by a post and rail fence.

As noted above, the proposed stables would be adjacent to two existing buildings to the east of the site and when viewed from public vantage points would appear to be grouped in close proximity to these existing buildings. Although the stable will be sited on high land, the design and visual appearance is considered to be that of a typical stables and is considered to be reasonable in size and scale for the size of the land in which it sits.

Having regard to the dog training use, there is potential for the provision of dog agility equipment being placed on the land during training sessions. No details of the types or number of equipment used on the land have been submitted, but these will most likely constitute chattels that are either retained on the land on an effective 'permanent' basis or removed after training sessions. Any permanent structures that could reasonably be regarded as operational development would require the express permission of the Council and, in any event, are not proposed as part of this submission as confirmed within the supporting statement. It is potentially possible that, in a worst case scenario, a proliferation of non-fixed and substantial training structures could effectively be retained on the land on a 'permanent' basis which would, in turn have a deleterious impact on the character and appearance of the rural landscape. On the basis that any such permanent structures could be regarded as operational development in their own right a separate application to enable their acceptability to be formally assessed would be required. An avoidance of doubt condition specifying that no permanent dog training equipment which constitutes operational development shall be erected on the land is therefore recommended.

The proposal is therefore considered to be acceptable from a design and landscape impact standpoint in accordance with DEV23 of the JLP and Policies EH 1 and H5 of the Bridestowe and Sourton Neighbourhood Plan.

Policy DEV2 states that development proposals should limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation whilst Policy H5 of the Bridestowe and Sourton Neighbourhood Plan seeks to minimise light pollution particularly

for developments outside or at edges of existing settlements. No details have been provided clarifying if any external lighting would be required, and it is recommended that a condition be attached preventing lighting being installed unless details have been agreed by the Local Planning Authority to ensure that any lighting installed would not have an adverse impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation/protected species.

It is considered that the proposed stable building and dog training use should assimilate well within the landscape and subject to the recommended condition being imposed would have a negligible impact and be acceptable in planning terms within the wider rural landscape. As such it is considered the proposed development accords with JLP Policies DEV20 and DEV23 and Policies EH 1 and H5 of the Bridestowe and Sourton Neighbourhood Plan.

#### Neighbour Amenity:

It is always necessary for developments to take into account the residential amenity of neighbours and impact on the host environment. As the proposal proposes a mixed use which includes an area for outside dog training the proposal has the potential to impact on neighbouring amenity by way of noise.

The nearest neighbouring property not linked to the site is Bowerland Cottage located to the west of the application site with a distance of approximately 73m between the closest point of the application field and the dwelling and approximately 26m between the closest point of the application field and the end of their garden. The next closest property; Greenways is approximately 173m between the closest point of the application field and the side of their garden.

The Council's Environmental Health Section considered the proposal for a combined mix of equine and dog training facilities and noted the potential for the proposal to impact on residential amenity, specifically with regards to noise. It was noted that the premises has a recent consent for a very large barn which is used for dog training and an adjacent grassed area to the north which is used for outside agility. Nearby residents are somewhat shielded from noise made in this field by the barn, although noise can still be heard at times, as would be expected. The maximum number of dogs on site at any one time associated with this business is 11, and this was established as appropriate for the site during the first application. The applicant has not applied for an increase in this number, and neither have they set out the typical arrangements in terms of frequency and duration of dog training and agility classes.

No concerns were raised by the Council's Environmental Health Section in relation to the equine use, subject to the addition of a condition, however concerns were raised in respect of the dog training use on the site due to the likely noise impacts. It was also noted that there is plenty of space already permitted for the use with an appropriate level of management and therefore there does not seem to be any justification for providing more land for this particular activity.

Following receipt of the comments from the Council's Environmental Health Section the case officer communicated these comments to the agent. The agent subsequently responded noting that there was no existing statutory noise nuisance from the existing site and that a noise management plan and sound assessment report had been previously submitted in support of the original planning application 1836/19/FUL. They provided details of the



operation of the use, noting there was no trainer vocalisation beyond talking and subsequently submitted a noise management plan for consideration.

The Council's Environmental Health Section has subsequently reviewed the comments made by the agent and the noise management plan relating to the application site and has noted that the noise management plan is comprehensive and sets out how they manage their business and the dogs under training in such a way that barking is unlikely to occur to any extent likely to affect people living nearby. The plan includes management of the number of people and dogs on site at any time and the way in which both staff and owners must behave in order to minimise the potential for excessive barking. This information was therefore considered to be sufficient to demonstrate that there is unlikely to be an unreasonable impact on the amenity of nearby residents if this application site is used for dog training as well as a grazing paddock for horses.

Having considered the revised comments of the Council's Environmental Health Section it is therefore considered that the proposed dog training use will have an acceptable impact on the amenity of the surrounding occupiers.

It is considered reasonable to add a condition stating that the total number of dogs utilising the existing training barn, existing outdoor training area and the proposed land shall not exceed 11 at any time. This is in accordance with the noise management plan and will ensure that the number of dogs across the wider site is restricted to that considered acceptable by the Council's Environmental Health Section and results in an acceptable level of noise. It is also considered necessary to add a condition specifying that the use of the land for dog training shall not be used outside the hours of 8am to 8pm Monday to Saturday and 10am to 4pm on Sundays. A maximum of 3 hours of training classes can take place on Sundays between the hours of 10am and 4pm and for the avoidance of doubt the use of the land for the training of dogs shall not take place on Bank Holidays. It is also considered reasonable to add a condition stating that the use shall be ancillary to the existing dog training facilities of East Bowerland Farm to ensure that the proposal does not result in a separate business on the site which would not have sufficient facilities to operate as a standalone business. This mimics condition 3 and 4 of approved application 1836/19/FUL and provides a level of cohesion across the wider site and how the outside dog training areas operate.

The Council's Environmental Health Section has also recommended a condition which specifies that there shall be no burning of manure or any other waste materials arising from the use of the stables to protect the amenity of local residents.

With the addition of the recommended conditions the proposal is not considered to lead to any materially harmful impact on residential amenity by way of loss of light, loss of outlook, loss of privacy, noise, odour or overbearing impact. It would therefore accord with JLP Policies DEV1 and DEV2 of the JLP, Policy H5 of the Bridestowe and Sourton Neighbourhood Plan and the requirements of the NPPF.

#### Highways/Access:

DCC Highways have confirmed they do not consider there to be any highways implications from the proposal. The position of the stables has been chosen to make best use of the existing access in this location from the road and is within close proximity to the residential property associated with the use. A condition to ensure the equine use and stables is not used for commercial purposes is considered necessary, as the increase in traffic generation

and need for additional parking which would likely result from commercial use would need to be given due consideration.

The dog training use is linked to an existing business use located opposite the application site which includes parking facilities. As the proposal will maintain the existing number of dogs allowed across both sites to the existing provision of 11, the number of vehicular trips generated from the proposed use will not increase upon the existing amount and therefore no highway safety concerns are raised. It is considered necessary to add a condition stating that parking of vehicles shall not take place on the application site to ensure the existing parking facilities are utilised as the parking of cars on the application site is considered inappropriate from a landscape and visual impact perspective.

With the addition of the recommended conditions the proposal is considered to accord with Policy DEV29 of the JLP and Policy H7 of the Bridestowe and Sourton Neighbourhood Plan.

### Flood Risk/ Drainage

The site is not in a high risk flood zone (i.e. flood zone 2 or 3 or within a critical drainage area on the Environment Agency Maps) and therefore in flood control terms it is an acceptable site for development to be located.

Policy DEV35 states that development should incorporate sustainable water management measures to minimise surface water run-off whilst Policy H5 of the Bridestowe and Sourton Neighbourhood Plan states that new development shall utilise sustainable drainage systems. It is therefore considered reasonable to add a condition requiring details of the surface water drainage to ensure the use of a sustainable form of drainage for the proposed stables.

It has been noted that the two barns with approval to convert to residential use under application 01109/2015 include foul drainage which will be in close proximity to the location of the stable block proposed as part of this application. The agent has confirmed that the stables will not impact on the foul drainage system and that it is set away to the east and the drainage field relies on water percolating away vertically through the soil. The paddock area will not impact on the hydrology as there are no excavations proposed below 600mm. The Council's Environmental Health Section has confirmed that as it's a private piped system it is considered to be acceptable, and it is not in their interests to locate the building anywhere which would restrict access for repairs etc. Also as the pipes connect with a contained treatment/storage system the building will not impact on that arrangement.

With the addition of a condition requiring details of the surface water drainage, the proposal is considered to accord with JLP Policy DEV35 and Policy H5 of the Bridestowe and Sourton Neighbourhood Plan.

### Ecology/ Biodiversity:

JLP Policy DEV26 states 'Development likely to have a harmful impact on locally designated sites, their features or their function as part of the ecological network, will only be permitted where the need and benefits of the development clearly outweigh the loss and where the coherence of the local ecological network is maintained.

Whilst an ecological report has not been submitted with this application it is not considered that survey effort is required in this case due to the existing temporary use of the land and as the existing grass area is kept mown and maintained resulting in little ecological value. It is

concluded that the proposed equine and dog training use with associated stables can be erected/installed without harm being caused to local biodiversity. However as addressed above a condition restricting lighting is also proposed as inclusion of such would necessitate full ecological surveys due to the possible presence of bats utilising the hedgerows or barns.

It is considered reasonable in this instance to add an informative to the application advising to be aware of protected species and the requirements of the Habitats Regulations 1994 and Wildlife and Countryside Act 1981 (as amended).

### Conclusion:

To conclude, the principle of a mixture of equine and dog training use on the site is considered to be acceptable and in accordance with Policies DEV26 and DEV28 of the JLP. The impact of the proposal from a landscape perspective is considered to be acceptable and in accordance with DEV20 and DEV23 of the JLP and Policies EH 1 and H5 of the Bridestowe and Sourton Neighbourhood Plan. Whilst concerns relating to noise were originally raised, the submission of a noise management plan is considered to suitably address this concern and the proposal is therefore considered to have an acceptable impact on the amenity of surrounding occupiers and users in accordance with DEV1 and DEV2 of the JLP and Policy H5 of the Bridestowe and Sourton Neighbourhood Plan. The proposal is also considered to be acceptable from a highways/access, drainage and ecology standpoint.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

### **Planning Policy**

#### Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

TTV26 Development in the Countryside

TTV28 Horse related developments in the countryside

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV15 Supporting the rural economy

DEV20 Place shaping and the quality of the built environment  
DEV23 Landscape character  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV29 Specific provisions relating to transport  
DEV35 Managing flood risk and Water Quality Impacts

### **Bridestowe and Sourton Neighbourhood Plan (Reg 17 examination stage)**

As set out in the 2017 Neighbourhood Planning Act, a LPA must have regard to a post-examination plan when determining planning applications.

Policy H5 Design and Quality of New Development  
Policy H7 Transport and Accessibility  
Policy EH 1. General Landscape

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

### **Adopted Plymouth & South West Devon Joint Local Plan SPD**

### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

### **Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing number(s):

Revised Plan (Site Location Plan) received by the Local Planning Authority on the 22<sup>nd</sup> September 2020.

Revised Plan (Dwg Exe/1 Proposed Stable and Floor Plan) received by the Local Planning Authority on the 22<sup>nd</sup> September 2020.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates

3. The stables hereby approved shall not proceed above slab level until full details of drainage scheme for the surface water have been submitted to and approved in writing by the LPA. Design steps as below:

- Percolation testing in accordance with DG 365 will be required to support the use of an existing soakaway, or justify an alternative option. The report should include the trial logs and calculate the infiltration rate.
- Soakaways design will be required to confirm an existing soakaway have enough capacity to accommodate 1:100 year storm event plus 40% allowance for climate change.
- If the ground conditions are not suitable then a controlled discharge a water course or Sewer can be considered. The surface water should be attenuated for a 1:100 year event plus 40% for climate change. The discharge must be limited to the green field run off rate. If discharging to the sewer written permission from SWW will be required.

If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority.

The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

4. The total number of dogs utilising the existing training barn and outdoor training area as outlined in red on 'Site Location Plan received by the Local Planning Authority on 10th June 2019' on application 1836/19/FUL, in combination with the site hereby approved, shall not exceed 11 at any time.

Reason: In the interests of amenities of neighbouring residential occupiers.

5. Notwithstanding the details of 'Supporting Information (Noise Management Plan) received by the Local Planning Authority on the 26<sup>th</sup> November 2020' hereby approved, the use of the land for dog training shall not be used outside the hours of 8am to 8pm Monday to Saturday and 10am to 4pm on Sundays. A maximum of 3 hours of training classes can take place on Sundays between the hours of 10am and 4pm. For the avoidance of doubt the use of the land for the training of dogs shall not take place on Bank Holidays.

Reason: In the interests of amenities of neighbouring residential occupiers.

6. The dog training use hereby approved shall only be used/operated ancillary to the existing dog training facilities of East Bowerland Farm.

Reason: To prevent a separate business unit on the site in the interests of the amenity of the surrounding area.

7. The dog training use hereby approved shall only take place in the south east area annotated as 'paddock and dog training' detailed on 'Revised Plan (Site Location Plan) received by the Local Planning Authority on the 22<sup>nd</sup> September 2020'.

Reason: In the interests of amenities of neighbouring residential occupiers and as the primary use of the land is equine.

8. There shall be no external lighting unless details have first been submitted to and approved in writing by the Local Planning Authority.

Any lighting agreed shall be installed in accordance with the approved details and maintained as such thereafter.

Reason: To protect the countryside from intrusive development and in the interests of biodiversity.

9. The use of the land for dog training shall take place in accordance with the hereby approved 'Supporting Information (Noise Management Plan) received by the Local Planning Authority on the 26<sup>th</sup> November 2020', notwithstanding the hours of operation as amended by condition 5.

Reason: In the interests of amenities of neighbouring residential occupiers.

10. The use of the land shall take place in accordance with the hereby approved 'Supporting Information (Management Strategy) received by the Local Planning Authority on the 26<sup>th</sup> November 2020'.

Reason: In the interests of landscape character.

11. There shall be no burning of manure or any other waste materials arising from the use of the stables.

Reason: To protect the amenity of local residents.

12. There shall be no parking of motor vehicles on the application site.

Reason: In the interest of landscape character.

13. The stables and paddock hereby approved shall be for personal/private use only and shall not be used for business or commercial purposes.

Reason: In accordance with the application submission and as further details would be required to consider the acceptability of commercial activities for this use.

14. For the avoidance of doubt there shall be no permanent dog training equipment which constitutes operational development erected on the land.

Reason: For the avoidance of doubt and in the interest of landscape character.

15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting this Order) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any

Order revoking and re-enacting this Order) the use of the site shall be for a combined mixed use of equine and dog training use only.

Reason: For the avoidance of doubt and in accordance with the application submission.

**Informative:**

1. You should note that certain wildlife habitats and species are subject to statutory protection under the Wildlife and Countryside Act 1981 (as amended) and/or the Habitats Regulations 1994. It is a criminal offence to breach the provisions of these legal constraints and if your development impacts upon such sites or species you are advised to take advice from a competent ecologist who has experience in the habitats/species involved and, as necessary, any relevant licenses from Natural England.

This page is intentionally left blank



## PLANNING APPLICATION REPORT

**Case Officer:** Bryony Hanlon

**Parish:** Tavistock **Ward:** Tavistock North

**Application No:** 1846/20/HHO

**Agent:**

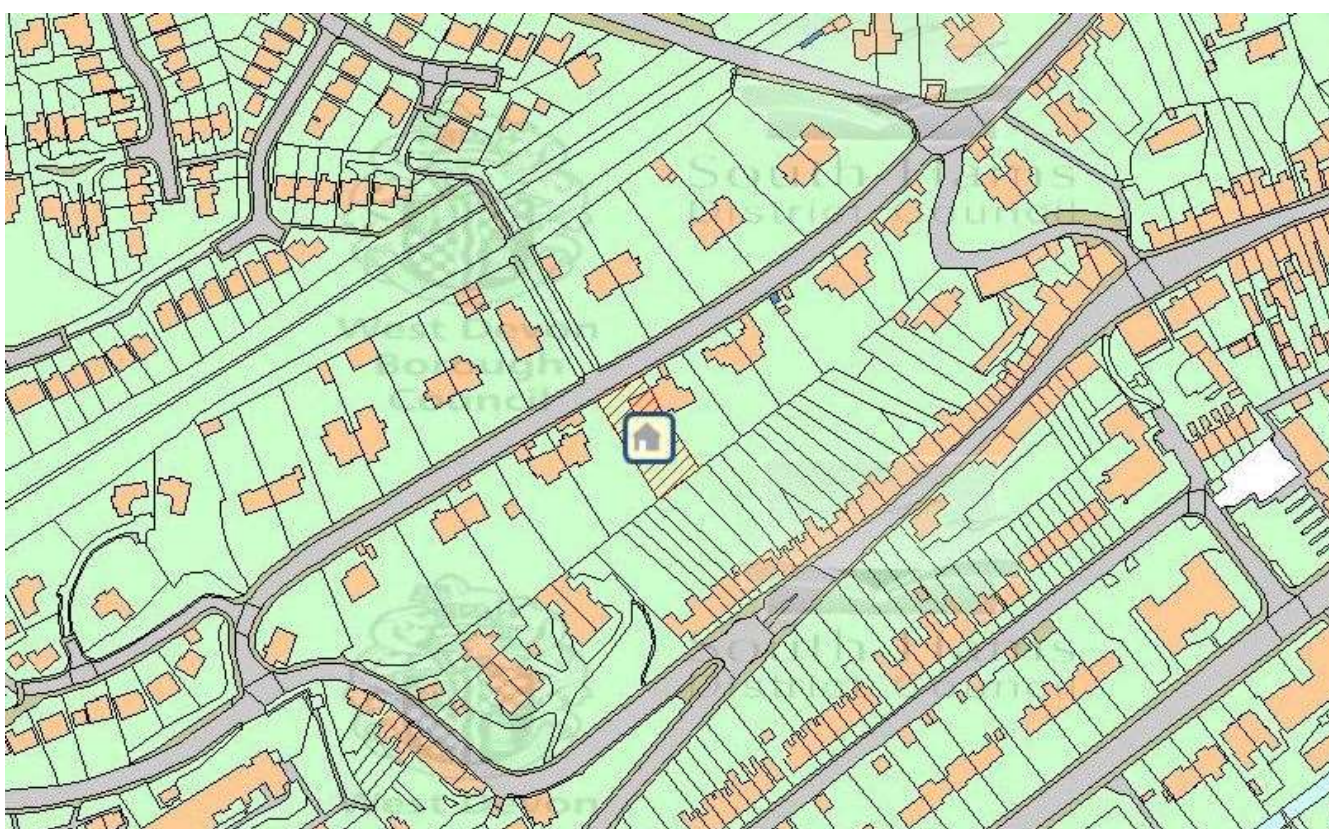
Mr Edward Persse  
EJFP Planning Ltd.  
49 Bannawell Street  
Tavistock  
PL19 0DP

**Applicant:**

Mr & Mrs Symons  
12 Watts Road  
Tavistock  
PL19 8LF

**Site Address:** 12 Watts Road, Tavistock, PL19 8LF

**Development:** Householder application for demolition of stone garden wall and creation of single-storey kitchen extension, widening of drive entrance.



**Recommendation:** Refusal

**Reasons for call-in:**

Cllr Moody has called the application to Committee due to his view that “the wholehearted support by the Tavistock Town Council of the application for the reasons given, their recognition of the high standard of the heritage reported submitted by the applicant, the support of the neighbouring residents, the subservient nature of the extension relative to the house and wall, and the existence of numerous other more dominant extension which have been historically added to other dwellings in Watts Road with approval of the LPA”.

**Reasons for refusal:**

The proposed extension and the new metal gate by reason of their scale, massing and design are considered harmful to the character and appearance of the Conservation Area and World Heritage Site, contrary to adopted policies; SPT1 (2iii, 3v) Delivering sustainable development, SPT2 (10) Sustainable linked neighbourhoods and sustainable rural communities, SPT11 Strategic approach to the historic environment, SPT12 (4, 5) Strategic approach to the natural environment, DEV20 (2, 3, 4) Place shaping and the quality of the built environment, DEV21 (1, 2, 3, 6) Development affecting the historic environment, DEV22 (1, 2, 5, 6) Cornwall and West Devon Mining Landscape World Heritage Site, DEV23 (1, 2, 3, 7) Landscape character, the guidance contained within the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020, policies P3 and C2 of the World Heritage Site Management Plan and the guidance of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127, 130, 184 and 189-202.

**Key issues for consideration:**

Design, scale and massing, neighbour amenity, highways safety, impact on the Tavistock Conservation Area and the Cornwall and West Devon Mining Landscape World Heritage Site.

---

**Site Description:**

The site is located within the built form of Tavistock, c. 0.5km north west of the town centre. The site falls within the Tavistock Conservation Area and the Cornwall and West Devon Mining Landscape World Heritage Site. The site hosts a single, semi-detached dwelling with off road-parking and turning to the north and a large garden to the south. The principal architectural elevation faces south to take advantage of the elevated views over Tavistock. The north elevation faces Watts Road but there is a degree of separation from the road and the site is enclosed by a stone wall, punctuated with the existing vehicular access. The dwelling is a grand building, with a strong vertical emphasis and a traditional placement and proportion of fenestration. The building is finished in painted render and set under a slate roof.

**The Proposal:**

The applicant wishes to widen the existing vehicular access by removing a short section of stone wall and moving the existing stone pier; a new wider metal gate would replace the existing timber five bar gate. The applicant also wishes to demolish a stone wall within the courtyard to the north of the dwelling to accommodate a new kitchen extension. The extension comprises a lean-to design with a monopitch roof that connects to the main dwelling and a small, flat-roofed section at its northernmost extent, which provides a lobby and storage cupboards. The scheme contains patent glazing within the monopitch roof section of the proposal surrounded by a slate roof; the flat roofed section is proposed to be finished with either lead or a standing seam metal roof. The proposal includes PPC aluminium windows and doors and is proposed to be finished in painted render.

**Consultations:**

- County Highways Authority                      No comments received
- Town Council                                              Support
- WDBC Heritage Officer                              Object

The possible extension of this property in this location has been the subject of considerable discussion along with the possible widening of the vehicle entrance.

The widening of the entrance would be acceptable provided the gate pier was either re-located or re-built in identical form with its distinctive cornice and capping. It is not clear that this is guaranteed. The existing rural field gate is not appropriate but the proposed design is also lacking the kind of status which would reflect the quality of the dwelling and location. This proposal does not preserve or enhance the contribution the entrance makes to the character or appearance of the conservation area.

The fact that the villas on Watts Road were designed to face south over the town is part of their essential character. The yards to the north have always been used for stores and ancillary structures. In this case the substantial stone wall is a survival that appears to have served to hide the service yard and also have formed part of a store structure in the 19th century. This could have informed the design process, either incorporating the wall or re-using stone in a positive manner. The removal of the wall is a loss of a character feature within the conservation area.

The form of the proposed design is awkward, with the flat roofed element having the appearance of being 'stuck on'. Modern materials are proposed but do not in themselves give a distinct identity that is suggestive of architectural quality. The proposal also involves the removal of effectively all of the rear wall at ground floor level which is a loss of integrity of the building as a heritage asset within the conservation area.

For these reasons the proposals would result in 'less than substantial harm' to the house as a heritage asset that makes a positive contribution to the Tavistock Conservation Area. Such harm is contrary to DEV21 as well as the relevant NPPF paragraphs.

With regard to the World Heritage Site the development of the middle class aspirational villas of Watts Road, Glanville Road and elsewhere does reflect the growth of Tavistock during the 19th century. Whilst it is difficult to identify direct links between these developments and individuals active in mining the villas do make a recognisable contribution to the WHS as part of the OUV Attributes pertaining to 'Mining Settlements and Social Infrastructure', whoever actually lived there. Policies P3 and C2 of the WHS Management Plan are particularly applicable along with DEV22.

## **PUBLIC CONSULTATIONS**

### **Representations:**

#### **Representations from Residents**

Two letters of support has been received and include the following points:

- I am writing in support of the above planning application. Having looked at the plans associated with the proposed development it is my view that they are entirely in keeping with the character of Watts Road. This proposed development has a small flat roof that would be hidden behind the boundary road and a subtle pitched roof that will be visible.
- There are several properties with much more significant flat roofed extensions already on the street, for example No 6. No 10 has the end gable of a garage clearly visible over the road-side boundary wall. None of these developments detract from the character of Watts Road and they add to the eclectic mix of Victorian designs.
- These types of development help to keep the properties in line with modern family living which in turn contributes to sustaining our community. In my view this is to be encouraged as long as the developments do not detract from the street's unique character which I do not believe this does.
- We are writing in relation to the Planning Application referenced above proposing an extension to the existing property. As residents of the same road, we would like to express our support of the intended extension.
- Our understanding is the initial application comprised a flat roof, similar to those existing, and built in recent years on similar properties on the same road. It is possible to observe various different examples of property enhancement and development on Watts Road.
- In our opinion, the extension design does not impinge or diminish from the character of the property. The proposals are not excessive in height or size and are reserved in comparison with other extensions already granted approval. We are therefore supportive of this planning application.

## Relevant Planning History

Planning Application Reference	Proposal	Site Address	Decision
9891/2007/TAV : TCA	Works to trees in a Conservation Area for the removal of lower branches from a Eucalyptus	12 Watts Road Tavistock Devon PL19 8LF	No Objection: 07 Mar 07
00394/2014: TCA	Works to trees in a Conservation Area for works to a Eucalyptus tree at 12 Watts Road:- i) the raising of the crown over the road to give a 5.2m clearance ii) a crown reduction up to 3m back to good growth points. All works to BS 3998.		Tree Works Allowed: 15 May 14
0167/18/TCA	T1: Eucalyptus - Removal of limb on North side at approx 5 metres from ground level extending towards power cables. Crown lift lower branches up to 6 metres from ground level.	12 Watts Road Tavistock Devon PL19 8LF	Tree Works Allowed: 18 Jun 18
2964/18/TCA	T1: Eucalyptus - Fell, due to nature of species of tree and potential for it to further outgrow its position which may cause problems to already compromised wall, post box, public footpath and services, previously been discussed with Alex Whish.	12 Watts Road Tavistock Devon PL19 8LF	Tree Works Allowed: 08 Oct 18
1120/19/HHO	Householder application for demolition of stone garden wall and creation of single storey kitchen extension; Widening of drive entrance.	12 Watts Road Tavistock Devon PL19 8LF	Withdrawn
2164/19/PRH	Pre-application enquiry for proposed removal of stone garden wall, widening of gate entrance, creation of single storey extension	12 Watts Road Tavistock Devon PL19 8LF	Pre application (Partial Support): 08 Aug 19

## ANALYSIS

### Principle of Development/Sustainability

The site is located within the built form of Tavistock and hosts an existing residential dwelling; the principle of development is therefore established. However, the site is located within the Tavistock Conservation Area and the Cornwall and West Devon Mining Landscape World Heritage Site, so any development must conserve and enhance the character and appearance of those heritage designations.

It is acknowledged that the applicant has engaged in dialogue with the LPA through the Pre-Application process. The applicant was advised that the current applicant could not be supported and were offered the chance to revise design of the extension and the replacement gate. The applicant declined to revise the scheme and confirmed that the application should be determined on the basis of the plans as submitted.

### Heritage and Design

Watts Road is characterised as a “spacious residential suburb, with good examples of paired mid to late 19<sup>th</sup> Century Italianate villas set back from the street, with large gardens”, (p. 64 Tavistock Conservation Area Character Appraisal, 2009). Number 12 Watts Road itself is considered to be a non-designated Heritage Asset, as referenced within the Tavistock Conservation Area Appraisal and the Devon Historic Environment Record. The 19<sup>th</sup> Century villa is also recognised as making a positive contribution to the Conservation Area, along with the other dwellings in Watts Road (p. 52 TCACA, 2009). Positive buildings are defined as “good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and



variety” (p.52 TCACA, 2009). This area of housing is recognised as part of the 19<sup>th</sup> Century expansion of Tavistock, which at the time began to benefit from “profits derived principally from copper mining royalties” (pp. 65-69, World Heritage Site Management Plan).

It is acknowledged that the principal architectural elevation faces south and that the northern elevation facing Watts Road, is of a much simpler design. The applicant has referred to the northern elevation as a “service elevation” within their Heritage Statement and has noted the presence of other extensions on the northern elevation of dwellings along Watts Road. It is acknowledged that there are other extensions along Watts Road, however, these are of varying ages and not all of these represent high quality design that is required by the current policy framework. While the principle of development on the northern elevation of no. 12 Watts Road is accepted, it is not considered that the current proposal is sympathetic to the character and appearance of the host dwelling or the wider Conservation Area and World Heritage Site, as noted by the Council’s Heritage Officer.

The extension comprises a lean-to design with a monopitch roof that connects to the main dwelling and a small, flat-roofed section at its northernmost extent, which provides a lobby and storage cupboards. The scheme contains patent glazing within the monopitch roof section of the proposal surrounded by a slate roof; the flat roofed section is to be finished with either lead or a standing seam metal roof. The proposal includes PPC aluminium windows and doors and is finished in painted render. The main body of the extension (i.e. the lean-to section) is largely acceptable; it is subordinate to the host dwelling and of simple form and detailing. However, the flat roofed section, with its clerestory window bears little relation to the extension or to the host dwelling, resulting in a slightly awkward proposal that appears forced into the limited space available in the northern courtyard. It should also be noted that the loss of the kitchen wall is classed as demolition in a Conservation Area and as such, requires careful consideration and justification, although it is acknowledged that this element of the scheme will not be visible. During the Pre-Application process the applicant was advised that any opening within the wall should be restricted to a double door only, rather than the complete loss of the wall. In this context, it is noted that the wall between the existing kitchen and the extension has been completely removed, eroding the legibility of the original floorplan and its allocation and configuration of space in relation to the function of each room. In totality, the proposal fails to “have proper regard to the pattern of local development in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value, landscaping and character” as required by policy DEV20 (2, 3, 4) and to deliver “high quality architectural design appropriate to its landscape context” as required by DEV23 (1, 2, 3, 7) and paragraphs 13.6-8, 13.11-12 and 13.15 of the SPD.

It is noted that the Town Council support the scheme and that a letter of support has been received, which states that the flat roofed section of the proposal will be hidden from public view, that there are a variety of styles of extension already present within Watts Road and that the development helps to keep the property in line with modern family living. It is acknowledged that there are a variety of extensions and alterations present within Watts Road and that views of the flat roofed part of the extension will be limited from within the public realm. However, while the harm will be limited in that it is perhaps not widely visible within the street scene, it is important to recognise that the Conservation Area and World Heritage Site are designated Heritage Assets in their own right. This means that they benefit from a level of protection within planning policy that reflects the components of their significance, not simply their visual appearance. The comments regarding the needs of family living are noted, however, dwellings in Conservation Areas are subject to greater restrictions than those outside of it and not all dwellings can be altered to suit their respective occupants.

Officers are mindful of the duty noted at Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions. It is considered that the harm to the Conservation Area would be “less than substantial” (para 196, NPPF, 2019) and therefore must be balanced against any public benefit arising from the proposal. The construction of the extension could benefit the local economy through increased employment and spending, but this would be modest due to the very small scale of the development. However, this benefit does not outweigh the

resultant long term harm to the character and appearance of the Conservation Area and World Heritage Site, which is considered contrary to DEV21 (1, 2, 3, 6) and DEV22 (1, 2, 5, 6), paragraphs 17.1-17.10, 17.27-17.28, 17.35-17.60 of the SPD, policies P3 and C2 of the World Heritage Site Management Plan and paragraphs 127, 130, 184 and 189-202 of the NPPF.

#### Highways/Access

The site benefits from an existing vehicular access point leading directly onto Watts Road and it is noted that the access is narrow when compared to the width of modern vehicles. It is considered that the widening of the access from 2.24m to 2.89m represents a modest change and the applicant has clearly indicated that the existing stone pier will be retained within the proposal and simply moved eastward. It is considered that this element is acceptable, subject to a “record and replicate” type condition to ensure that the stone piers are sensitively resited during the construction process. It is also noted that as the proposal seeks only to widen an existing access, the proposal is unlikely to result in an increased risk to highways safety.

However, the new gate as proposed by the applicant is not considered acceptable. The applicant was advised during the Pre-Application process that a solid gate would not be acceptable as it would appear hostile to the street scene and that a lightweight metal gate would be the preferred option. Such a gate would also be considered an improvement on the current agricultural-style five bar gate. Unfortunately, while the gate is indeed metal and of an open design, the horizontal emphasis and utilitarian design does not reflect the status of the host dwelling as a high status building of historic importance. This element faces directly onto Watts Road and would be visible within the street scene. As such, this element fails to conserve and enhance the character and appearance of the Conservation Area and World Heritage Site. Once again, it is considered that the harm to the Conservation Area would be “less than substantial” (para 196, NPPF, 2019) and therefore must be balanced against any public benefit arising from the proposal. The construction works and fabrication of the gate could benefit the local economy through increased employment and spending, but this would be modest due to the very small scale of the development. However, this benefit does not outweigh the resultant harm to the character and appearance of the Conservation Area, which is considered contrary to DEV21 (1, 2, 3, 6) and DEV22 (1, 2, 5, 6), paragraphs 17.30-17.31 of the SPD, policies P3 and C2 of the World Heritage Site Management Plan and paragraphs 127, 130, 184 and 189-202 of the NPPF.

#### Neighbour Amenity

Due to the siting, design and orientation of the new fenestration within the east elevation of the new extension, in combination with the presence of an existing boundary wall, it is unlikely that the proposal will have significant detrimental impacts on neighbour amenity for the occupants of no. 14 Watts Road through overlooking. It is also noted that while there is a small courtyard belonging to no. 14 Watts Road on the east side of the shared boundary wall, the principal private amenity space is provided to the south of the dwelling. No letters of representation have been received during the public consultation process. As such, the proposal is not considered to give rise to significant detrimental impacts on neighbour amenity and the proposal is considered to accord with the provisions of DEV1 and DEV2.

#### Conclusion

The proposed extension and the new metal gate by reason of their scale, massing and design are considered harmful to the character and appearance of the Conservation Area and World Heritage Site, contrary to adopted policies; SPT1 (2iii, 3v) Delivering sustainable development, SPT2 (10) Sustainable linked neighbourhoods and sustainable rural communities, SPT11 Strategic approach to the historic environment, SPT12 (4, 5) Strategic approach to the natural environment, DEV20 (2, 3, 4) Place shaping and the quality of the built environment, DEV21 (1, 2, 3, 6) Development affecting the historic environment, DEV22 (1, 2, 5, 6) Cornwall and West Devon Mining Landscape World Heritage Site, DEV23 (1, 2, 3, 7) Landscape character, the guidance contained within the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020, policies P3 and C2 of the World Heritage Site Management Plan and the guidance of the National Planning Policy Framework

(NPPF) including but not limited to paragraphs 127, 130, 184 and 189-202 and it is therefore recommended that the application be refused.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.***

## **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of 26 March 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on 21 March 2019 and West Devon Borough Council on 26 March 2019.**

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
SPT9 Strategic principles for transport planning and strategy  
SPT10 Balanced transport strategy for growth and healthy and sustainable communities  
SPT11 Strategic approach to the Historic environment  
SPT12 Strategic approach to the natural environment  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV10 Delivering high quality housing  
DEV20 Place shaping and the quality of the built environment  
DEV21 Development affecting the historic environment  
DEV22 Cornwall and West Devon Mining Landscape World Heritage Site  
DEV23 Landscape character  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV29 Specific provisions relating to transport  
DEV31 Waste management  
DEV32 Delivering low carbon development  
DEV35 Managing flood risk and Water Quality Impacts

## **Neighbourhood Plan**

A Neighbourhood Plan is currently under preparation for the Parish of Tavistock but it has not yet reached a stage where it can be considered material to the decision making process.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 127, 130, 184 and 189-202 and guidance within the Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020, Devon County Council Highways Standing Advice, World Heritage Site Supplementary Planning Document and Management Plan, Tavistock Conservation Area Appraisal and Management Plan 2009.

**Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.





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

## **December 2020**

# 653

dwellings above target at the 2020 monitoring point.

# 8,663

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



# 1,933

net affordable homes provided.

# 139%

Housing Delivery Test 2019 Result.

# 89%

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

# 84%

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

# 103%

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

# 6.1 YLS


can be demonstrated at the 2020 monitoring point.

# 15,232

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



# 81%



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

# 98%



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

# 100%



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

## Contents

1. Introduction.....	2
2. What is the 5 year land supply? .....	2
3. What is the Housing Delivery Test? .....	3
4. National Policy & Guidance - Demonstrating a 5 Year Land Supply .....	9
5. JLP whole plan delivery 2014-2020 & 5 Year Housing Land Supply Position (2020 monitoring point).....	12

## Appendices

Appendix 1.	MHCLG letter confirming recalculated 2018 HDT measurement for the 3 JLP authorities
Appendix 2.	Plymouth LPA supply over the next 5 years (2020-2025)
Appendix 3	South Hams LPA supply over the next 5 years (2020-2025)
Appendix 4.	West Devon LPA supply over the next 5 years (2020-2025)
Appendix 5.	Sites removed from 5 Year Land Supply (lapsed and undeliverable consents & sites considered developable not deliverable 2020-2025)
Appendix 6.	Amendments to past net additional dwelling delivery due to NPPF/NPPG changes regarding counting student and communal accommodation
Appendix 7.	List of small sites in 5 year land supply
Appendix 8.	Small sites windfall allowance – historic evidence
Appendix 9.	List of sites with consent for communal accommodation & list of losses forecast in the 5 YLS
Appendix 10	Progress towards JLP policy area and LPA monitoring targets at 2020 monitoring point
Appendix 11	JLP Whole Plan Area Delivery & Supply 2014-2025 mapped by Policy Area and Local Planning Authority Area

## **1. Introduction**

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

## **2. What is the 5 year land supply?**

- 2.1 Paragraphs 67 and 73 of the NPPF require local planning authorities to identify a 5 year supply of deliverable sites. Paragraph 73 specifically states:

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

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

---

<sup>1</sup> Plymouth, South Hams & West Devon Local Planning Authorities

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

- 2.2 The NPPF and PPG<sup>2</sup> make clear that the starting point for calculating the 5YLS is the Housing Requirement figures identified in strategic policies provided they are less than 5 years old or more than 5 years old, but have been reviewed and are found not to need updating. In other circumstances the starting point for calculating the 5YLS will be the Government's new standard method for 'Local Housing Need' (LHN).
- 2.3 As the JLP has recently been adopted (March 2019) the Housing Requirement (HR) within the JLP is the starting point for calculating the 5 YLS figure and therefore the 5 year land supply is not set against the Government's new standard method for LHN.

### **3. What is the Housing Delivery Test?**

- 3.1 The government introduced the Housing Delivery Test (HDT) to determine local authorities' performance against its new standard method for LHN or adopted plan housing requirement (whichever is the lower). The HDT measures<sup>3</sup> in percentage terms the net additional dwellings provided in a local authority area over the past three years against the lower of the adopted housing requirement or the authority's LHN over the past three years.
- 3.2 The NPPF indicates that the HDT results are to be published every November however the Secretary of State published the 2019 HDT results for each local authority in England in February 2020<sup>4</sup>.
- 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 supply<sup>5</sup>
  3. If delivery falls below 75% then there is a presumption in favour of sustainable development<sup>6</sup>
- 3.4 There are however transitional arrangements in place in relation to the application of the presumption in favour<sup>7</sup> and this is set out in Annex I of the NPPF. For 2019 the

<sup>2</sup> NPPG paragraph 005 Reference ID:68-005-20190722

<sup>3</sup> 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>

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

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

<sup>6</sup> NPPF paragraph 11d and footnote 7

<sup>7</sup> NPPF paragraph 11d and footnote 7

presumption in favour would apply the day after the publication of the HDT<sup>8</sup> if delivery falls below 45%.

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

- 3.5 The HDT measurement rulebook explains that the number of net homes delivered to be used in the HDT (which is measuring delivery against plan requirement and LHN) is the National Statistic for net additional dwellings<sup>9</sup> with adjustments for net student accommodation and net other communal accommodation.<sup>10</sup>

#### How to count student cluster flats and communal accommodation?

- 3.6 As a result of the guidance contained in the HDT measurement rulebook it is now the case that student cluster flats are to be counted as single dwellings<sup>11</sup> against plan requirement and LHN figures. Furthermore the Government introduced ratios to be applied to student communal and other communal accommodation<sup>12</sup> which are also to be counted against plan requirement and LHN.
- 3.7 As the HDT applies to the past three years the Government has required local authorities to make adjustments to the net supply statistics retrospectively to account for the changes introduced in the guidance. The three JLP authorities have therefore adjusted their past delivery figures and future supply figures to ensure it complies with the requirements of the HDT and is consistent with the NPPF/NPPG. The amendments and implications for each authority individually and collectively are set out below in the HDT result and 5 year supply position statement for the JLP authorities.

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

#### Housing requirements more than five years old

- 3.8 The HDT measurement rulebook indicates in paragraph 14, that where the latest adopted housing requirement figure is over five years old the figure used will be, for areas with a local plan or a joint local plan, the minimum annual local housing need figure.<sup>13</sup> Paragraph 21 of the rulebook then explains that there are transitional arrangements in place in

<sup>8</sup> 14<sup>th</sup> February 2020

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

<sup>10</sup> 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>

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

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

<sup>13</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HDT\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)

relation to the minimum annual local housing need figure. It states *“in identifying the correct housing requirement figure for the calculation, for the financial years 2015-16, 2016-17 and 2017-18, the minimum annual local housing need figure is replaced by household projections in all aspects of the Housing Delivery Test measurement stated in this Rule Book<sup>14</sup>”*

- 3.9 Paragraph 22 of the rule book then identifies the relevant household projections and annual average year array to use for the years 2015/16, 2016/17 and 2017/18.<sup>15</sup>

#### Housing requirements less than five years old

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

#### **What happens now that the JLP is adopted?**

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

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

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

---

<sup>14</sup> 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”

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

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

3.13 The adopted JLP sets out the HR 5 year land supply position at policy areas (Plymouth Policy Area and Thriving Towns and Villages). Under the provisions of the revised NPPF/PPG and HDT measurement rulebook, the HR, the HDT and the 5YLS can only be set out at the whole plan level or single authority level. On this basis the JLP's housing requirement and 5 year supply at the Policy Area level is inconsistent with the new NPPF & PPG. The JLP authorities post adoption of the JLP, notified the Ministry of Housing, Communities and Local Government of the newly adopted JLP containing a new HR, and that the JLP Authorities have chosen the whole plan option for the purposes of the application of the HDT and 5YLS. In accordance with Paragraph 18 of the Housing Delivery Test Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government then recalculated the HDT measurement for 2018 (see appendix I) which confirms that under the provisions of transitional arrangements the HDT and 5YLS is applied at the whole plan level and this supersedes the position set out in Policy SPT3 of the JLP, without the need to review the policy in the adopted plan until the plan is reviewed 5 years from adoption. This is consistent with PPG paragraph 043<sup>16</sup>

#### The Housing Delivery Test measurement for 2019<sup>17</sup>

3.14 As explained above the HDT is a percentage measurement of the number of net homes delivered (the numerator) divided by the number of homes required (the denominator) over the last 3 years (2016-2019). The number of homes required<sup>18</sup> is the lower of the latest adopted housing requirement or the minimum LHN figure<sup>19</sup>. Table I below shows that for the HDT measurement the minimum LHN figure<sup>20</sup> is to be used as it is lower than the JLP whole plan housing requirement annualised.

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

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

<sup>18</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)

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

<sup>20</sup> See footnote 21



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

	Number of Homes Required <sup>21</sup>			Total number of Homes Required
	2016/17	2017/18	2018/19	2016-2019
Plymouth CC (relevant annual average Household (HH) projections)	475	562	630	1,667
South Hams DC (relevant annual average HH projections)	213	240	362	815
West Devon BC (relevant annual average HH projections)	290	235	324	849
<b>(Total annual HH projections for all three District Authorities)</b>	<b>979</b>	<b>1,037</b>	<b>1,316</b>	<b>3,332<sup>22</sup></b>
<b>JLP Whole Plan Area Housing Requirement (Annualised)</b>	<b>1,335</b>	<b>1,335</b>	<b>1,335</b>	<b>4,005</b>

3.15 The number of homes delivered (the numerator) over the period 2016-2019 is shown below in table 2. As the HDT measurement therefore uses as its denominator in the equation the minimum LHN for District Authorities<sup>23</sup> this includes Dartmoor National Park (DNP) the HDT methodology therefore has to include the number of homes delivered in the DNP to ensure the test is a fair test. It is important to note that the JLP HR relates only to the area covered by the JLP and does not include DNP. If the JLP HR was lower than the minimum LHN<sup>24</sup> and became the denominator in the equation then the delivery in DNP would be excluded from the total number of dwellings delivered (the numerator).

<sup>21</sup> All numbers in the table are rounded to the nearest whole number.

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

<sup>23</sup> See footnote 21

<sup>24</sup> See footnote 21

Table 2: Number of Homes Delivered (the numerator)

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

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

Table 3: 2019 HDT measurement

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

<sup>25</sup> 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>

<sup>26</sup> The actual figures for each year were as follows: 2015/16 = 1,129 (net additional supply data series reports 1,130), 2016/17 = 557, 2017/18= 1,372. The provisions of the HDT measurement rulebook required adjustments to how students and communal accommodation should be counted. As Government policy does not allow retrospective changes to the National Supply Series, Government included the adjustments all in year 2017/18. The overall total recorded since 2015 is consistent. This is discussed further in the 5 year supply section (Section 5 and appendix 6)

<sup>27</sup> This figure did not include DNP delivery as DNP delivery was not reported in 2016/17. There was an additional 7 dwellings delivered in DNP which would bring the total to 333 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

<sup>28</sup> This figure does include 40 dwellings delivered in DNP

<sup>29</sup> This figure includes 6 dwellings delivered in DNP

<sup>30</sup> This figure did not include DNP delivery as DNP delivery was not reported in 2016/17. There was an additional 19 dwellings delivered in DNP which would bring the total to 215 dwellings however Government policy does not allow retrospective changes to the data except for communal accommodation.

<sup>31</sup> This figure does include 16 dwellings delivered in DNP

<sup>32</sup> This figure includes 55 dwellings delivered in DNP

### **Which buffer should therefore be applied to the 5YLS?**

- 3.17 The 2019 HDT result for the 3 JLP authorities is above 95% therefore there are no policy consequences and a 5% buffer only is required for the purposes of the JLP whole plan area 5YLS.

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

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

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

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

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

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

### **National Planning Practice Guidance (PPG)**

- 4.3 The PPG<sup>33</sup> provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission, (major development - 10 dwellings and

---

<sup>33</sup> NPPG paragraph:036 Reference ID:3-036-20180913

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

*“this evidence may include:*

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

*For example:*

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

4.4 The PPG<sup>34</sup> 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 PPG<sup>35</sup> also states that Local Planning Authorities (LPA’s) need to engage with stakeholders who have an impact on the delivery of sites to provide a robust challenge and to seek as much agreement as possible on the potential delivery on sites which contribute to the 5 year land supply.

4.5 The JLP authorities, 2020 5 year land supply assessment has been produced in line with NPPF ‘deliverability’ definition and the guidance set out in PPG. The JLP authorities have liaised with developers/promoters of sites contained within the JLP Housing supply between July and September 2020<sup>36</sup> 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

---

<sup>34</sup> NPPG Paragraph: 048 Reference ID: 3-048-20180913

<sup>35</sup> NPPG Paragraph: 051 Reference ID: 3-051-20180913

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

- 4.6 The 5YLS position for the whole plan area is set out below combining the summary tables for each authority's supply identified to deliver over the next 5 years (2020-2025) and provides details of the housing delivery within the JLP plan period to date. The detailed components of the whole plan 5YLS broken down by the supply in each LPA area is set out in appendices 2, 3 and 4<sup>37</sup>. These appendices indicate:
- the site's planning status, including how many dwellings have commenced construction if applicable.
  - whether there is an agreement in relation to the delivery profile with the developer/promoter.
  - the assumptions that the LPA's have made with regard to lead in times and delivery rates where applicable.
  - whether there is 'clear evidence' to support its inclusion in the 5YLS where applicable and whether there is 'no clear evidence' to justify a site's exclusion from the 5YLS where applicable.
- 4.7 Some sites<sup>38</sup> previously identified in the 2019 year supply have been moved out of the 5 year supply due to their progress or status changing since 2019 and the latest evidence on their delivery. The sites that have been removed from this year's 5YLS and the reasons for their removal are identified in appendix 5. Whilst delivery on some of these sites may well occur in the 5 year supply, the evidence at this stage and their current planning status suggests there isn't a realistic prospect of delivery in the 5 year supply and therefore a cautious approach is taken in line with the NPPF 'Deliverability' definition. Should progress occur on these sites during the next 12 months then they could be brought forward into the 5 year supply if there is clear evidence to justify delivery can be realistically assumed.

#### The impact of COVID 19 and the National Lockdown

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

<sup>37</sup> Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

<sup>38</sup> Appendix 5 identifies the list of sites previously identified in the 2019-24 5 YLS that have subsequently moved out of the 5 year supply on the basis of the 2019 position update. These appendices also list sites with consent that have been considered to be undeliverable and sites where the consent has lapsed since April 2018.

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

### Net additions to the dwelling stock in 2019/20

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

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

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

### Total net completions from the plan base date by year

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

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

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

5.3 The JLP Housing Requirement is to deliver 26,700 net additional dwellings over the plan period 2014-34, which is annualised to 1,335 dwellings per annum (dpa). At the 2020 monitoring point 8,663 net additional dwellings have been added to the dwelling stock in the first 6 years of the plan period across the JLP whole plan area. This represents a surplus of 653<sup>42</sup> dwellings above the housing requirement annualised at this point of 8,010 dwellings (1,335 x 6 years).

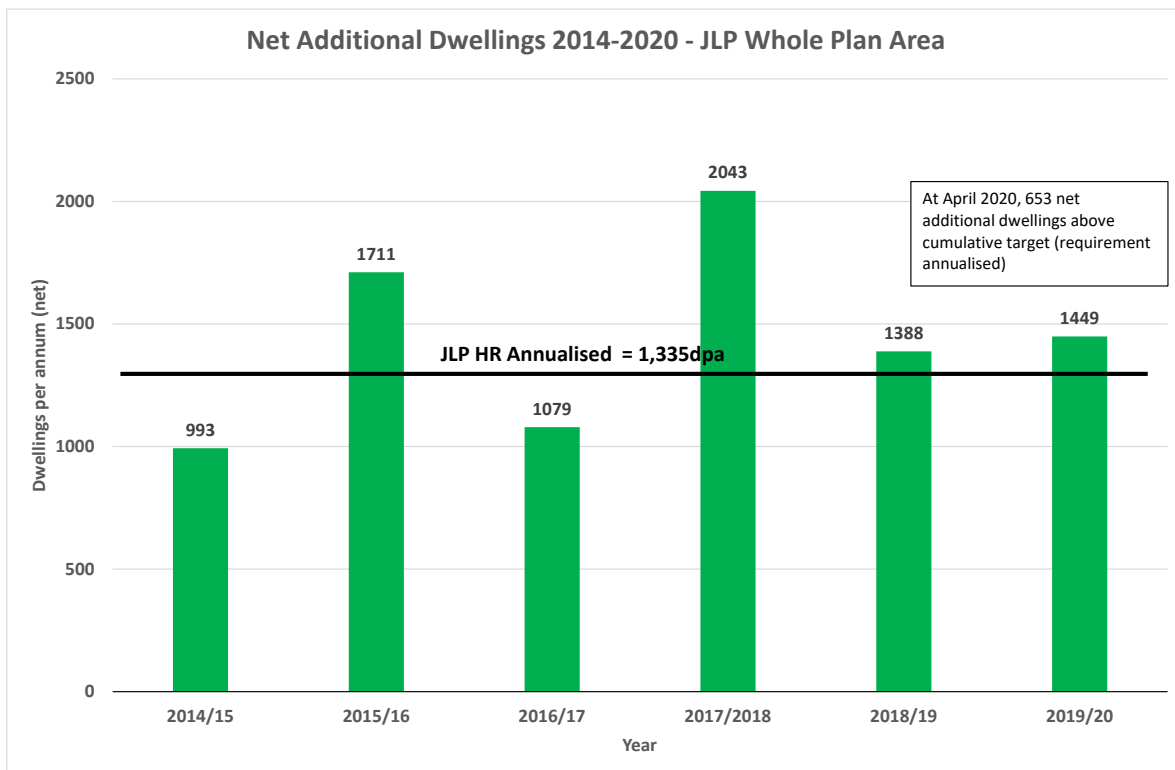
<sup>39</sup> Therefore does not include delivery in DNP

<sup>40</sup> Therefore does not include delivery in DNP

<sup>41</sup> 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.

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

Chart 1: JLP – Net additions to the dwelling stock in the whole plan area (2014-2020)



5.4 Table 6 below provides a breakdown by development type of the 8,663 net additions since the base date of the development plan.

Table 6 – Net additions to the dwellings stock in the whole plan area, by development type (2014-2020)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,355	7,967
Student	65	67	58	387	15	60	652
Communal Accommodation (net)	0	2	-39	-22	-33	16	-76
Extra Care	0	40	0	60	0	12	112
Mobile and Temporary	0	0	0	2	0	6	8
<b>Total Net</b>	<b>993</b>	<b>1,711</b>	<b>1,079</b>	<b>2,043</b>	<b>1,388</b>	<b>1,449</b>	<b>8,663</b>
<b>Total New Affordable Dwellings</b>	<b>128</b>	<b>468</b>	<b>212</b>	<b>449</b>	<b>406</b>	<b>270</b>	<b>1,933</b>

Net additional affordable housing from development 2014-2020

5.5 Policy SPT 3 refers to a target of 6,600 net additional affordable dwellings from development over the plan period 2014-34 annualised to 330 dpa. Net affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 1,933



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

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

- 5.6 The supply identified in the next 5 years (2020-2025) for each of the JLP authorities is set out in detail by source type in appendices 2, 3 and 4. Table 7 below brings together the total supply identified from each LPA and identifies a total net supply of 8,234 dwellings for the 2020-2025 period.

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

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

- 5.7 At April 2020 a total of 15,232 dwellings had consent in the whole plan area, 1,865 of which had commenced construction. A total of 23,895 dwellings therefore have either been delivered are currently under construction or have planning consent at April 2020, which represents nearly 90% of the JLP housing requirement. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites and some sites with consent have been assessed as being undeliverable<sup>43</sup>.

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

- 5.8 All large sites<sup>44</sup> 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

<sup>43</sup> see appendix 5

<sup>44</sup> 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 assumptions<sup>45</sup>.

#### Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites<sup>46</sup> 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 rate<sup>47</sup> is applied to the small sites within the 5YLS where the site has yet to commence construction consistent with the approach taken in the examination into the JLP.

#### Supply Source – Small Sites Windfall Allowance

- 5.11 The supply contains an allowance for small sites (non-garden land) based on historic evidence. Appendix 8 provides the evidence for the small sites windfall allowance for both the Plymouth Policy Area and the Thriving Towns & Villages Policy Area. The allowance is for sites less than 5 dwellings within the Plymouth Policy Area and remains at 42 dpa as a result of small site delivery. Within the Thriving Towns & Villages Policy Area, the allowance is for sites less than 10 dwellings and has increased from 91dpa to 99da. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5 year supply.

#### Supply Source – Neighbourhood Plan Allowance

---

<sup>45</sup> [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>

<sup>46</sup> 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.

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

- 5.12 JLP Policy TTV25 makes provision in the order of 550 homes sought from the sustainable villages as part of the overall housing provision for the Thriving Towns and Villages Policy Area. 59 dwellings are forecast to be delivered in the 5 year period in the TTV from this supply category. They are on 3 sites with consent but are not JLP allocations nor counted as other large site commitments. These 3 sites are listed in Appendix 3.

#### Supply Source – Student Accommodation

- 5.13 The changes to the NPPF and PPG post July 2018 make clear that student accommodation in the form of cluster flats is to be counted against adopted housing requirements and LHN as single dwellings. This represents a change to the previous planning framework where student accommodation could only be counted on the basis of the amount of accommodation released to the market. The JLP authorities' demonstrated evidence of such a release of market housing as a result of the provision of purpose built student accommodation within Plymouth.
- 5.14 The JLP authorities produced a methodology to count the effective release of student bed spaces in HMO's to the open market. The methodology<sup>48</sup> used to inform the housing supply in the JLP is now superseded by new Government guidance and the parameters of the HDT<sup>49</sup>. 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 PPG<sup>50</sup> provides a methodology for the counting of communal accommodation<sup>51</sup>. The methodology provides a national ratio (1.8) to be applied to C2 communal accommodation on the basis of bed spaces i.e. number of bed spaces divided by 1.8. The supply therefore applies this ratio to such sites including consents that result in the loss of communal accommodation. Sites that make up this source of supply can be found in appendix 9.

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

<sup>49</sup> PPG paragraph 041 Reference ID: 68\_041-20190722

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

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

<sup>51</sup> Including student accommodation but not student cluster flats as they are counted as single dwellings provided they meet the Government definition of a dwelling. There are no student communal accommodation consents within the supply.

The 2020 whole plan area 5 YLS position

5.16 Table 8 below sets out the years of supply against the adopted JLP whole plan housing requirement at the 2020 monitoring point.

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

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

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

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

## **Conclusion**

- 5.17 A 6.1 year land supply is identified, therefore a 5 YLS can be demonstrated across the whole plan area. Progress towards the monitoring targets at the Policy Areas and LPA areas are set out in appendix 10. A mapping series showing the Housing Delivery & Supply over the period 2014-2025 by Policy and LPA area is also provided in Appendix 11.

# **APPENDIX I**

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



Ministry of Housing,  
Communities &  
Local Government

**Ministry of Housing, Communities & Local  
Government**

2 Marsham street  
London  
SW1P 4DF

Richard Grant  
Strategic Planning Manager (Joint Local  
Plan)  
For Plymouth City Council, West Devon  
Borough Council and South Hams District  
Council  
Strategic Planning and Infrastructure  
Plymouth City Council  
Ballard House  
West Hoe Road  
Plymouth  
PL1 3BJ

Tel: 0303 444 0000

Email: [planningpolicy@communities.gov.uk](mailto:planningpolicy@communities.gov.uk)

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

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 19<sup>th</sup> February 2019.

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

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

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

Yours sincerely,

Planning Policy



# **APPENDIX 2**

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

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

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

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)	
<b>Small sites total (list of small sites as appendices)</b>				206	1	81	80	45								
<b>Large Sites Commitments</b>																
	LP061 NHS Trust Plymouth Hospitals, Plymouth Royal Eye Infirmary	14/01228/FUL	Under Construction	42	30	12							As at April 2020 all 12 dwellings (flats) had commenced construction. Developer did not respond to consultation to provide an update.	N/A	As development is under construction assumed delivery in 2020/21	
	Former Plymouth Preparatory School, Beechfield Grove	14/00128/FUL & 19/00598/FUL	Under Construction	12	11	1							Leftover dwelling (residue of large site). As at April 2020 the dwelling had commenced construction. Case Officer has recently visited the site and the dwelling is nearing completion, so delivery assumed by end of March 2021.	N/A	N/A	
	Land off Towerfield Drive	14/00135/FUL 14/00223/FUL 18/00018/FUL	Under Construction	93	79	14							As at April 2020 the remaining 14 dwellings had commenced construction. Developer indicated the delivery slowed slightly in 2018/19 than that previously envisaged due to sales rates and build delays. Developer anticipates completion of the remaining 14 dwellings before end of March 2021.	Yes	N/A	
	Land off Aberdeen Avenue	17/01227/REM	Under Construction	85	54	31							As at April 2020, the remaining 31 dwellings had commenced construction. Developer indicates that site delivery has been slower than previously envisaged due to adverse weather conditions and closure of the site due to COVID 19. The developer indicated that although the effects of COVID 19 has delayed delivery due to site closure, supply of materials and labour back to pre COVID 19 levels the remaining dwellings are due to be complete by the end of March 2021.	Yes	N/A	
	Nightingale Close	17/00570/S73	Under Construction	72	69	3							As at April 2019, the remaining 3 dwellings had commenced construction and nearing completion. Developer confirms that dwellings have now completed.	Yes	N/A	
	Mannamead Centre, 15 Egguckland Road	14/02336/FUL	Under Construction	29	19	10							As at April 2020 the remaining 10 dwellings had all commenced construction. Developer indicated site has been delayed due to boundary disputes/party wall agreements, tree preservation applications and connection of mains services to the site. Additionally, lack of block layers has also caused delay. Developer anticipates the remaining dwellings nearly complete and will therefore complete in the current year.	Yes	N/A	
	The Presbytery, Hendwell Close	07/02110/FUL	Under Construction	8		8							As at April 2019 all 8 dwellings had commenced construction and hadn't completed as envisaged	No response from developer	Assumed all 8 dwellings under construction will now complete by end of March 2021	
	Dudding Court 8 Craige Drive	17/00009/FUL	Under construction	10		10							As at April 2020 the development (large conversion) had commenced construction. Planning case officer confirmed that all units have completed post April 2020 and are currently being advertised on Rightmove	N/A	N/A	
	St Budeaux Library Victoria Road	18/00643/FUL	Under Construction	24		24							As at April 2020 all 24 dwellings had commenced construction. Developer indicates completion of site was delayed due to a cash flow issue followed by the impact of COVID 19 National Lockdown. Developer confirms that all 24 dwellings will be now be complete by end of November 2020.	Yes	N/A	

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Colebrook House, 51 Newnham Road	17/02471/FUL	Under Construction	14	13	1							As at April 2020, 13 dwellings had completed and 1 remaining dwelling had yet to complete but was nearing completion. Planning case officer indicates that the remaining dwelling has completed post April 2020.	N/A	N/A
	2 Ker Street	19/00104/GP2	Under Construction	14		14							As at April 2020, all 14 dwellings had commenced construction. Developer indicates that COVID 19 National Lockdown caused a 2 month delay to completion. Completion of all dwellings was anticipated by July 2020 but now completion envisaged by end of September 2020.	Yes	N/A
	Former Lark Early Years Centre Ham Green Lane	19/00841/FUL	Under Construction	5		5							As at April 2020, all 5 dwellings had commenced construction. No response in writing from developer however developer confirmed over phone that dwellings nearing completion and expected to complete by December 2020	Yes	N/A
	Admiralty House, Mount Wise Crescent	16/02212/FUL	Under Construction	12			12						As at April 2020 all 12 dwellings had commenced construction. Developer indicates that development had ceased due to the COVID 19 National Lockdown however works have now recommenced and estimate that completion likely to now occur in 2021/22.	Yes	N/A
	Ford Baptist Church Alfred Road	18/01855/FUL	Under Construction	10		10							As at April 2020 all 10 dwellings had commenced construction. Developer indicates that all dwellings have now completed	Yes	N/A
	5-12 Arundel Crescent	05/00862/FUL	Under Construction	24		24							As at April 2020 all 24 dwellings had commenced construction. No response from developer however case officer visited site and confirmed that all dwellings nearing completion.	N/A	N/A
	Brown Bear, 20 Chapel Street	19/00296/FUL	Under Construction	6		6							As at April 2020 all 6 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by end of September 2020.	Yes	N/A
	Foliot House Budshead Road (conversion)	18/01494/GP2	Under Construction	21		21							As at April 2020 all 21 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by end of August 2020.	Yes	N/A
	Captains House, 99 Craige Drive (conversion)	18/01182/FUL	Under Construction	14			14						As at April 2020 all 14 dwellings had commenced construction. Developer anticipates completion of scheme by Spring 2021	Yes	As developer has indicated potential delivery by Spring 2021 we have assumed completion likely in 2021/22
	Tamar House, St Andrews Cross	17/01911/S73	Under Construction	77	56	21							As at April 2020 the development (student accommodation) had commenced construction. No response from developer and building control records indicate development still under construction.	N/A	Assumed delivery in 2020/21 in time for September 2020 intake. One of the dwellings marketed for occupation in September 2020 so reasonable to assume dwellings will complete in the year 2020/21.
	Derry's Department Store, 88 Royal Parade	17/00586/S73M	Under Construction	205		205							As at April 2020 All 205 dwellings had commenced construction (large conversion -student flats). Developer did not indicate reasons for delays in completing scheme as previously envisaged completion in time for September 2019 intake. However developer now indicates that 182 units have now completed and the remainder due to complete by Christmas 2020	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Crescent Point, The Crescent	14/01264/FUL	Under Construction	137		137							As at April 2020 the development (student accommodation) is still considered to be under construction as it is not ready for occupation. Development has now received a practical completion certificate and has appeared on the valuation list and council tax register. Development is now owned by the bank who are actively pursuing potential tenants.	N/A	On the basis of practical completion certificate and appearance on the council tax register development assumed complete in 2020/21.
	47A North Road East	15/01251/FUL	Under Construction	39			39						As at April 2020 the development had yet to commence. Site has presently stalled as developer has gone into liquidation	N/A	Development has substantially progressed however assumed completion of the development pushed back to 2021/22 given developer has gone into liquidation. Reasonable to assume that site will progress to completion upon sale to a new developer.
	Land adjacent to 110 Kenmare Drive	18/02080/FUL	Planning permission - Not Yet Started	6			6						Minor development with detailed consent for 6 dwellings. As at April 2020 all 6 dwellings had yet to commence construction under new consent as previous consent considered unviable. No response from developer regarding delivery profile however pre commencement conditions have been discharged.	No response from developer	Assumed delivery of all 6 dwellings in 2021/22 as site had yet to commence construction at April 2020.
	Beacon Castle Sport & Social Club, Channel Park Avenue	18/00041/REM, 16/01269/OUT previous - 12/01362/OUT 08/02049	Planning permission - Not Yet Started	7			7						Minor development. Site has detailed consent for 7 dwellings. As at April 2019 all 7 dwellings had yet to commence construction, however some site preparation work seemed to have commenced when site visited. No update response from developer	No response from developer	Assumed delivery of all 7 dwellings with detailed consent in 2021/22 as site had yet to commence construction at April 2020.
	Land at Prince Maurice Road	18/00432/FUL	Planning permission - Not Yet Started	99					49	50			Site has detailed consent for 99 dwellings. As at April 2020 the site had not commenced construction. Site delivery has been delayed and developer has entered administration and receivers have been appointed. Receivers have indicated that they have marketed the site and have accepted an offer from a housebuilder.	N/A	Under the provisions of the Business and Planning Act 2020 the consent is extended until 1st May 2021. As the receivers have received an offer from a housebuilder there is clearly still a realistic prospect of delivery within the next 5 years and therefore no clear evidence that site is undeliverable. Delivery has been assumed to move backwards to years 2023/25 given site is under offer from a new developer albeit site could come forward earlier. . lead in times and delivery rates for a site of this size is consistent with the SHLAA lead in time and delivery rate methodology.
	Southway Shopping Centre, Southway Drive	17/01020/FUL	Planning permission - Not Yet Started	14		2						12	Site has detailed consent for 14 dwellings. The development is a conversion of existing dwellings therefore the net gain is 7 dwellings (gross figures are recorded here and adjusted to net in the demolitions/conversion losses category of the SYLS table.) The developer has confirmed that 2 flats are due to be completed by end of March 2021. 4 dwellings have been refurbished and not converted into 8 flats and there are no proposals yet to convert the remaining 2 properties into 4 flats.	Yes	We have assumed 2 flats (gross) will be delivered by end of March 2021. We have removed the remainder of the dwellings consented from the SYLS and moved back to years 6-10 given the developer has refurbished 4 properties and has no firm proposals to convert the remaining 2 dwellings. The site will continue to be monitored as the remaining dwellings consented could still come forward.
	16-20 Duke Street	17/01770/FUL	Planning permission - Not Yet Started	24				24					Major development. Site has detailed consent for 24 dwellings. As at April 2020 the development had not commenced. No update on progress provided by Developer. Consent is extant and progress is being made through building regs applications and commencement of works.	No response from developer	As dwellings have yet to commence construction as at April 2020 we have assumed delivery pushed back to 2022/23. No clear evidence at this stage that the detailed consent is undeliverable given progression of Building Regs applications and the fact that some works have commenced and the consent is extant.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Land Adj to 790 Wolsley Road	18/01153/FUL	Sites with Planning Permission not started	6				6					Minor development. Site has detailed consent for 6 dwellings. As at April 2019 all 6 dwellings had yet to commence construction. No response from landowner however site recently marketed for sale.	No response from landowner/developer	As site had not commenced construction at April 2020, we have assumed delivery pushed back to 2022/23. Site is minor development with detailed consent and the provisions of the Business and Planning Act 2020 extend consent until April 2021 which enhances the realistic prospect that site could be delivered in the 5 year supply post sale of the site to a house builder. No clear evidence to suggest there isn't a realistic prospect the site is deliverable.
	Bostons Boat , Baylys Road	17/02074/FUL	Sites with Planning Permission not started	15			15						Major development. Site has detailed consent for 15 dwellings. As at April 2020 development had yet to commence. Site in the process of discharging pre commencement conditions and developer now anticipates delivery of the scheme in 2021/22	Yes	The provisions of the Business and Planning Act 2020 extend consent to April 2021 and developer currently in the process of discharging pre commencement conditions therefore realistic prospect the consent will be implemented and the site delivered within the 5YLS
	Land Adj 29 Compton Park Road	18/01888/FUL	Sites with Planning Permission not started	8			8						Minor development. Site has detailed consent for 8 dwellings. As at April 2020 all 8 dwellings had yet to commence construction. Developer indicates that COVID 19 National Lockdown preventing commencement on site in April 2020, however they returned to commence site in June 2020. Developer indicates completion of all dwellings by end of March 2021	No	Given site commencement was delayed due to the COVID 19 National lockdown and commencement only took place in June 2020, we have taken the cautious approach and assumed delivery of all dwellings in 2021/22
	Mount Pleasant Hotel, 12 Millbay Road	19/01394/PIP	Sites with Planning Permission not started	9					9				Minor development. Site has recent in principle consent for maximum of 9 dwellings. No response from developer indicating timeframes for detailed consent or delivery of scheme. Existing pub has now closed.	No response from developer.	Site is subject to a new in principle consent and is minor development. We have therefore assumed delivery towards the end of the 5 YLS in 2023/24 to allow sufficient time for a detailed consent to come forward. Given recent in principle consent granted there is a realistic prospect of delivery within the 5 YLS particularly given current use has ceased trading.
	Land Between 2-10 Haystone Place	19/00574/FUL	Sites with Planning Permission not started	9				9					Minor development. Site has a recent detailed consent for 9 dwellings. As at April 2020 the development had yet to commence construction. No response from developer	No response from developer.	As site yet to commence construction at April 2020 we have assumed delivery in 2022/23. The scheme is minor development and given site subject to recent detailed consent there is a realistic prospect that the site is deliverable within the 5YLS.
	1 WOODLAND TERRACE GREENBANK ROAD	19/00538/FUL	Sites with Planning Permission not started	10				10					Major development. Site has recent detailed consent for 10 dwellings. No response provided by developer. Only once pre commencement condition remaining and demolition on site has already occurred.	No response from developer.	As site yet to commence construction at April 2020 we have assumed delivery in 2022/23. The scheme recently attained detailed consent and has one pre-commencement remaining to discharge. Demolition on site has occurred therefore a realistic prospect of delivery within the 5YLS.
	Clifford Club Moses Close	19/01052/FUL	Sites with Planning Permission not started	13			13						Major development. Site has recent detailed consent for 13 dwellings. Developer indicates site commencement imminent and anticipates delivery of all dwellings in 2021 .	Yes	As the development had not commenced as at April 2020 and developer only indicated delivery in 2021, we have assumed delivery of all dwellings would be complete in 2021/22

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Perimeter Building Royal William Yard (conversion)	19/00313/FUL	Sites with Planning Permission not started	24				24					Major development. Site has recent (March 2020) detailed consent for 24 dwellings. As at April 2020 all 24 dwellings had yet to commence construction. Developer indicates site assessment work has commenced in preparation for discharge of pre commencement conditions. Developer envisages start on site towards end of 2021 with a construction programme of circa. 15 months and reasonable assumption of completion of all units in 2022/23 at the latest.	Yes	N/A
	Sandon Court   Craigie Drive (conversion)	18/00568/FUL	Conversion with Planning Permission	5			5						Minor conversion development. Site has detailed consent for 5 dwellings. As at April 2020 all 5 dwellings had yet to commence construction.	N/A	Site is minor development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	1 The Crescent (conversion)	17/02104/FUL	Conversion with Planning Permission	7			7						Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	9 Parade (conversion)	18/02111/FUL	Conversion with Planning Permission	6			6						Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Site had yet to commence construction as at April 2020, therefore delivery assumed in 2021/22.
	The River View Centre Astor Drive (conversion)	18/01222/FUL	Conversion with Planning Permission	6		6							Minor conversion development. Site has detailed consent for 7 dwellings. As at April 2020 all 7 dwellings had yet to commence construction	N/A	Site is minor conversion development with detailed consent and assumed to be deliverable in line NPPF deliverability definition. Building Control records indicate that the development have now completed post April 2020
<b>Large Sites Commitments (students)</b>															
	41 North Hill	17/02091/FUL	Sites with Planning Permission not started	41					41				Major development. Site has detailed consent for 41 dwellings (student studio flats). As at April 2020, the development had yet to commence. The developer indicates that they are due to submit an application to discharge the pre commencement conditions and then intend to make a lawful implementation of the planning consent. The developer indicates that in the current climat they do not intend to construct the development immediately for viability reasons but advise a cautious projection of delivery in 2022/23	No	The site has detailed consent and the developer intends to make a lawful commencement imminently. On the basis of the developer's response regarding the current climate and viability issues we have assumed a more cautious delivery projection than the developer envisages of 2023/24. Whilst the developer indicates there are issues to overcome there is clearly still an intent to implement and deliver the scheme and thus a realistic prospect of deliverability in the 5YLS.
<b>Allocated Sites</b>															
PLY15	Civic Centre	None	Planning Permission Not Yet Started	248					144		104		Major Development. The site has detailed consent for 144 dwellings. As at April 2020 the development has yet to commence construction. The developer indicates that start on site is expected in December 2021 and practical completion by December 2023. The developer indicates that phase 2 of the allocated site would be due to start on site in February 2024 and practical completion envisaged by September 2025.	Yes	As flatted conversion scheme all completions would occur in same year. Site has detailed consent for phase 1 and there is a realistic prospect that the site is deliverable within the 5YLS. Phase 2 remains outside the 5YLS in year 6 on the basis of the developer's indication of expected completion in 2025/26.

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY24	Sutton Road West	19/01487/S73	Planning Permission Not Yet Started	194				14			180		Major development. Site has detailed planning consent for part of the site (14 dwellings) No update provided by developer in relation to the delivery of the dwellings with detailed consent. Remainder of allocation likely to be delivered outside 5 year supply in years 6-10 and no clear evidence to indicate earlier delivery at this stage.	No update provided by developer.	Site has detailed consent for 14 dwellings. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is now more likely in 2022/23 rather than 2021/22 as the developer previously indicated. The developer is currently in pre-app negotiations for further major developments in the vicinity including revisions to PLY 25 however these new proposals do not affect the delivery of the consented scheme. All pre commencement conditions have been discharged apart from 1 in relation to the listed building consent and as such there remains a realistic prospect of delivery within the 5YLS.
PLY29	Millbay Waterfront - Land at Millbay Road	14/01448/OUT	Planning permission - Not Yet Started	325					123	70	132		Part of wider regeneration scheme that has yielded dwellings prior to plan period as well as earlier in plan period. At April 2020 there were 217 dwellings currently under construction and 58 dwellings with detailed consent yet to commence. A total of 325 dwellings are remain with outline consent. The developer has provided the following delivery profile for the 4 remaining phases as follows: Plot A3 submission of reserved matters for 68 dwellings Q1 2021, target start on site Q1 2022 and estimated build duration of 18 months; Plot C3 submission of reserved matters for 55 dwellings Q2 2022, target start on site Q3 2022 and estimated build duration of 21 months; Plot C4 submission of reserved matters for 75 dwellings Q1 2023, target start on site Q2 2024 and estimated build of duration of 21 months; Plot H submission of reserved matters for 140 dwellings Q4 2022, target start on site Q4 2023 and estimated build duration of 24 months. These totals are higher than outline consent which will need to be addressed under future detailed consents however not all dwellings would be anticipated to deliver within the 5YLS	Yes	on the basis of the developer's response regarding target start on site and build duration we have assumed that Plots A3 and C3 will complete in 2023/24 and half of Plot H will complete 2024/25 with the remainder of Plot H and Plot C4 in full delivering outside the 5YLS. These delivery profiles accord with SHLAA lead in times and delivery rates. As some schemes are flatted developments they all therefore complete in one year. For example Plot A2 for 127 dwellings is due to complete by end of March 2021 so realistic prospect that both phases plots A3 and C3 would complete in the same year.
PLY29	Millbay Waterfront - Land at Millbay, Millbay Road Plot A2	16/00751/AMD	Under Construction	137	10	127							Plot A2 has detailed consent for 137 units. As at April 2020 10 dwellings had completed and the remaining 127 dwellings had commenced and were nearing completion. Developer confirms that the remaining 127 dwellings will be completed by March 2021.	Yes	Delivery Rate accords with SHLAA Delivery rate methodology - Majority of scheme apartments therefore will all complete in same year.
PLY29	Millbay Waterfront - Plot C2, Land at Millbay, Millbay Road	17/00140/REM	Under Construction	80				80					Plot C2 Site with detailed consent for 80 units. The development (80 extra care units - flatted scheme) is substantially under construction as at April 2020. Developer has indicated that construction progress has been delayed and does not anticipate completion of the development until mid 2022 at the earliest.	Yes	Delivery Rate accords with SHLAA Delivery rate methodology - flatted development therefore will all complete in same year. Site moved back to 2022/23 as per developer's response given construction has been delayed.
PLY29	Millbay Waterfront - Plot C1	18/00995/REM	Planning permission - Not Yet Started	58				58					Plot C1. Major development. This phase has detailed consent for 58 dwellings. As at April 2020 this phase had yet to commence construction. Developer indicates that all pre-commencement conditions are now discharged and site has been hoarded off for pre-enabling works. Developer now indicates that delivery of all units has slipped to 2022/23.	Yes	N/A





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

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY58.15	Savage Road, Barne Barton	18/01288/FUL -	Planning Permission Not Yet Started	204			50	50	50	54			Major Development. Site has detailed consent for 204 dwellings. As at April 2020 all dwellings had yet to commence construction. Developer indicates that demolition of phase 1 (150 dwellings) commenced in May/June 2020 and anticipate completion of the demolition phase by end of Sept 2020. An additional 78 dwellings are to be demolished in phase 2 however the demolition of this phase will come later as some residents have been moved from the properties to be demolished in phase 1 into phase 2. Developer does not provide an updated delivery profile at this stage as a contractor is in the process of being appointed. The developer is an RP and funding has been secured.	No delivery profile provided by the developer	Assumed a delivery rate of 50dpa at this stage as developer has not provided detailed delivery programme. Given the site has commenced demolition which is anticipated to be complete by end of September it is reasonable to assume a realistic prospect of delivery of 50 dwellings in 2021/22. We have assumed a lengthier delivery programme than the developer indicated last year due to the properties in phase 2 housing residents temporarily who would then move into the completed phase 1 properties on completion. Delivery profile to be updated when developer provides further detail on programme. Demolitions are accounted for in the summary table and identified in the Appendices to the Housing Position Statement.
PLY59.5	Stirling House & Honicknowle Clinic, Honicknowle Green	19/01160/FUL	Planning permission - Not Yet Started	25				25					Major Development. Site has detailed consent for 25 dwellings. As at April 2020 all dwellings had yet to commence construction. Developer indicates that the impact of the COVID 19 National Lockdown has delayed progress and now anticipates commencement on site by end of January 2021 and completion of all dwellings by end of August 2022	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5 YLS given developer's response
PLY59.17	Chaucer Way School	15/00858/OUT	Under Construction	133	121	12							Major Development. As at April 2020 the remaining 12 dwellings with detailed consent had commenced construction. Developer confirms that all dwellings will be complete by March 2021	Yes	N/A
PLY59.17	Chaucer Way School		Expired consent	4					2	2			Minor Development. The remainder of the allocation previously had outline consent for 4 self build dwellings which has now lapsed. The developer is in the process of selling this site to an SME with a view to marketing the site for self build plots and bringing forward detailed consents for each plot and anticipation of delivery in 2021/22.	N/A	We have assumed that there is a realistic prospect of the delivery of the remaining 4 self build dwellings on the allocation within the SYLS given the interest in self build and given the remainder of the development on site will complete this year. As detailed consents need to come forward we have assumed completion is more likely in years 4 and 5 in the SYLS.
PLY60.7	Land between Undercliff Road and Barton Road, Turnchapel	17/01246/FUL	Under Construction	7	1	6							Minor development. Site has detailed consent for 7 dwellings. 1 dwelling completed in 2018/19 and as at April 2020 the remaining 6 dwellings had commenced construction. Developer confirms that all dwellings nearing completion and will complete in 2020/21	Yes	N/A
PLY60.9	Land at Plympton House	17/01675/S73 17/01676/S73 15/02229/ful & 15/02230/Ful	Under Construction	14	6	8							Minor development. Site is a mixture of new builds and conversions. As at April 2020 site is under construction and had completed 6 dwellings in 2018/20. 3 new build dwellings were nearing completion and 2 new builds had yet commence. No response provided by the developer.	No update from developer	All dwellings (conversions and new builds) have detailed consent and site has already completed 6 dwellings. Reasonable to assume given status of the site at April 2020 that delivery of the remaining 8 dwellings are likely in 2020/21
PLY60.10	Land off Newnham Road, Colebrook (Planning Application addressed as Land off Colebrook Road)	17/01216/FUL	Planning permission - Not Yet Started	43		3	40						Major development. Site has detailed consent for 43 dwellings. As at April 2020 all 43 dwellings had yet to commence construction. However developer indicates that development has commenced post April 2020 and indicates a delivery profile of 3 completions by end of March 2021 and the remaining 40 units by end of March 2021.	Yes	N/A

Policy	PLYMOUTH LPA Site Name	Planning Application Number	Planning Status at end March 2019	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY48	Sherford New Community Land South/Southwest of A38	15/00519/REM BOVIS	Site Under Construction	115	106	3			6				Major Development. Site is a major new settlement with outline consent for 5,500 dwellings. The site straddles the city boundary and 299 dwellings with detailed consent are within the city boundary of which 261 dwellings have now completed. There are only 38 dwellings remaining within the Plymouth LPA area and the developer consortium has indicated the delivery profile for the remaining dwellings all of which are expected to be delivered within the 5YLS.	Yes	N/A
PLY48	Sherford New Community Land South/Southwest of A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY Now 24 instead of 19 4430/17/ARM (increase of 5)	Site Under Construction	133	111				22				The remaining dwellings associated with Sherford fall within the South Hams LPA area (see South Hams LPA supply table for detail regarding delivery profile and phasing)		
PLY48	Sherford New Community Land South/Southwest of A38	19/00225/REM	Site Not Started	7			7								

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

# **APPENDIX 3**

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

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
<b>TTV SOUTH HAMS LARGE SITES</b>															
	West Alvington Hill, KINGSBRIDGE	28/0508/15/O	Planning permission- Not Yet Started	52	0	0	10	20	22	0	0	0	The site has detailed consent for 52 dwellings. As at April 2020 the site has yet to commence construction. The developer indicates that a start on site is expected early in 2021 and practical completion envisaged by March 2024. Site landowner/developer is a house-builder (Baker Estates).	Yes	The site has detailed consent for 52 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer agrees with build rate assumptions (20dpa). Developer provided delivery trajectory and anticipates first dwellings in 2021/22. There is a clear intent to implement and deliver the scheme and thus a realistic prospect of delivery in the 5YLS.
Page 69	Kings Arms Hotel, Fore Street, KINGSBRIDGE TQ7 1AB	1515/17/FUL	Planning permission- Not Yet Started	15	0	0	0	0	15	0	0	0	The site has detailed consent (full) for 15 dwellings. No update provided by developer in relation to the delivery of the dwellings. Landowner was Vision Residences - site has been marketed. Previous information from the developer's agent :- the build contract had been out to tender.	No update provided by the developer.	Site has detailed consent for 15 dwellings. Previous forecast was based on an increased lead in time taking information from the developer into account; and build programme indicated in the application for this conversion of a listed building + 2 new build dwellings. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is more likely in 2023/24 rather than 2022/23 as the developer previously indicated (ie All 15 dws forecast for delivery in the 5 year period).
	Rainbow View, Parkers Wway TOTNES	1483/17/POD 3895/17/POD	Under construction	26	0	26	0	0	0	0	0	0	Site has 2 alternative consents -where Prior Approval has been given (26 and 30 dwellings). Separate Full application for external works - granted approval also confirmed delivery of the scheme providing 26 dwellings (apartments). Some demolition works within the Prior Approval occurred in 2018. Site started by end March 2019 and was substantially progressed as at April 2020. Developer is Leading Homes and main build contractor is SEG Building Services.	No response from the developer.	Reasonable to assume given status of the site at April 2020 that delivery of the scheme is expected in 2020/21. (i.e. All 26 dws forecast for delivery in the 5 year period).
	Tides Reach Hotel, Cliff Road, SALCOMBE TQ8 8LJ	2826/15/FUL	Under construction	10	0	10	0	0	0	0	0	0	Site has detailed consent (full) for refurbishment of hotel and c/u of hotel to 10 dwellings. Agent information: Site started 14 May 2019 including substantial drainage works and drainage infrastructure. As at April 2020 all 10 dwellings had commenced construction. Developer confirms all dwellings anticipated to complete by March 2021. Landowner is Harbour Hotel Ltd.	Yes	N/A
	Land at SX805 510, Town Farm, BLACKAWTON	06/0992/14/F	Under construction	60	33	27	0	0	0	0	0	0	0	Site is under construction following detailed consent (full) for 60 dwellings. 33 completions with 11 completed in 2019/20 which is slower than the 25 that had been forecast. 24 dwellings under construction at the 2020 Monitoring Point. Linden Homes is the site developer.	No response from developer

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Land north of Canes Orchard BRIXTON	1825/16/OPA 3480/18/ARM	Planning permission- Not Yet Started	28	0	0	10	18	0	0	0	0	Site had outline consent for 29 dws, but the site now benefits from the subsequent 19 June 2019 Committee resolution to approve a detailed application for 28 dws. As expected, there was no site start and no dwellings completed as at the 2020 Monitoring Point. Agent confirms that landowner is possibly looking to sell the site and therefore envisages start on site towards end of 2021 with a construction programme of circa. 18 months and reasonable assumption of completion of all units by the end of 2022/23.	Yes	As site yet to commence construction at April 2020 we have assumed delivery will be completed in 2022/23. Given the 2019 detailed consent there is a realistic prospect that the site is deliverable within the 5YLS.
Page 70	Hareston Farm, BRIXTON		Under construction	14	6	8	0	0	0	0	0	0	Site is under construction following detailed consent for conversion of barns to dwellings. 6 built and 8 under construction at the 2020 monitoring point. Development has been slower than previous forecast (which anticipated 9 dws built in 2018/19 including the Pump House). The developer Dart Developments indicates that development had ceased for 3 months due to COVID 19 National Lockdown however works have recommenced and estimate that completion still likely to occur in 2020/21. (Note: the developer also indicates 2 other dwellings with Class Q Prior Approval which the Council does not include in the large site forecast will be delivered in 2021/22).	Yes	N/A
	field opposite Wheat Park, Totnes Road, DIPTFORD	17/2267/12/F	Under construction	12	0	0	10	2	0	0	0	0	Site has detailed (full) consent. Technical site start by March 2016 related to detailed consent (full) for 15 dws. New detailed consent (full) 0428/18/FUL for 12 dws granted in 30 July 2018 - applicant was Jameson Homes. New Deed of Variation of the S106 agreement was signed with new developer Jameson Homes. Application to discharge conditions 13 and 14 of consent 0428/18/FUL granted December 2018. As previously expected, no dwelling completions in 2019/20. Developer Jameson Homes is the housebuilder and agrees with forecast build rate, lead in times and the trajectory (for 12 dws).	N/A	Assumed completion of the development pushed back to 2022/23 given developer looking to sell the site. Reasonable to assume the site will progress to completion upon sale to a new developer.
	Development site of SX 7752 4240, FROGMORE	43/2855/14/F 2071/18/FUL	Under construction	11	9	0	2	0	0	0	0	0	Site is under construction following detailed consents (full) for a net total of 11 dwellings, 9 of which were built before 2018. No change to site capacity but timing of completion of the remaining 2 dwellings amended compared to previous forecast as no dwellings were under construction at end March 2020. Agent confirms that landowner intends to implement application 2071/18/FUL (2 dwellings). (Note: the developer also indicates 8 other dwellings with Outline consent granted on Appeal which the Council does not include in the large site forecast, will be delivered in 2022/23).	Yes	Assumed delivery of remaining 2 dwellings with detailed consent in 2021/22 as these 2 units had yet to commence construction at April 2020.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	SX612592 Land North of Church Hill Holbeton	25/1720/15/O	Planning permission- Not Yet Started	14	0	0	0	0	14	0	0	0	Site has outline consent for 14 dws. ARM application (0127/19/ARM) for 14 dws validated in March 2019 was withdrawn. A further ARM application (0868/20/ARM) was validated in April 2020 and is pending a decision (Resubmission of 0127/19/ARM). There were no completions in 2019/20 as the site had only outline consent. A detailed application 0868/20/ARM is progressing through the development management process. No update from the developer, Verto Homes, this year. However, developer indicated last year that delivery of the site would be in the 5 year period.	No response from the developer.	Site has outline consent for 14 dwellings. We have cautiously assumed delivery in 2023/24 in view that there is a live detailed application. Therefore there is a realistic prospect of delivery of the 14 dwellings within the 5YLS. Site remains available and developable.
	The Dennings, Wallingford Road, KINGSBRIDGE	2574/16/OPA	Planning permission- Not Yet Started	13	0	0	0	3	10	0	0	0	Site has outline consent for 14 dws (net 13). Full application (3599/20/FUL) for 8 dws validated but subsequently withdrawn in November 2020. Developers are South Hams Eco Developments and South Devon Rural Housing.	No response from developer.	Site has outline consent for 14 dwellings (net 13). We have cautiously assumed delivery by March 2024 as there is a realistic prospect of delivery of the 14 dwellings within the 5YLS.
Page 71	Land at Alston Gate, MALBOROUGH TQ7 3BT	33_46/0918/14/O 3577/17/ARM	Planning permission- Not Yet Started	16	0	0	0	16	0	0	0	0	Site (Alston Gate Phase 2 Malborough) has detailed consent (RM) for 16 dwellings following outline consent granted December 2017. Discharge of some conditions approved 20 June 2018, but application to discharge precommencement condition for a Construction Management Plan has not yet been received. As at April 2020 the dwellings had yet to commence construction, however some site preparation work seemed to have commenced when site visited. No update response from developer.	No response from developer	Assumed delivery of all 16 dwellings with detailed consent in 2022/23 as site had yet to commence construction at April 2020.
	Tor Hill Quarry, Ipplepen Road, MARLDON TQ3 1SE	3951/17/FUL	Planning permission- Not Yet Started	10	0	0	0	10	0	0	0	0	Site has detailed consent (full) for 10 dwellings. This windfall site was granted conditional approval in 2018/19. As at April 2020 all 10 dwellings had yet to commence construction. No application yet received to discharge conditions. No update response from developer (Lite Homes Ltd)	No response from developer	Assumed delivery of all 10 dwellings with detailed consent in 2022/23 as site had yet to commence construction at April 2020.
	Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ	22/1967/13/F	Under construction	12	10	2	0	0	0	0	0	0	Site is under construction, with 10 dwellings built 2014-20. Landowner confirms that the remaining 2 dwellings under construction are intended to be completed by December 2020. Development had ceased for about 3 months due to COVID 19 National Lockdown however works have now recommenced. Landowner is project managing the house-building.	Yes	

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Sx 5670 4944, west of Collaton Park, NEWTON FERRERS	37/2548/14/O	Planning permission-Not Yet Started	70	0	0	0	20	30	0	20	0	Site has outline consent for 70 dws. Detailed planning application for approval of one of the Reserved Matters (layout)-withdrawn 14 May 2020. Further RM applications will be submitted. Application to discharge condition 2 (phasing) was approved 20 August 2018. Applications to discharge other conditions - yet to be received. As expected, the site has not started and there were no dwelling completions as at the 2020 Monitoring Point. The Design and Access Statement in the RM application, stated that Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. Hand Drawn Home website indicates they are working with the landowners to deliver the first 26 dwellings. The development is to be delivered in 3 phases. No update response from developer.	No response from developer	The Councils are mindful that the first RM application (landscape only) has been withdrawn, other RM applications are needed and other pre-commencement planning conditions need to be discharged. Applications for other Reserved Matters are expected to be linked to the land sale to the developer/ builder). As dwellings have yet to commence construction at April 2020 we have assumed delivery of the first dwellings in 2022/23. There is a realistic prospect that 50 of the 70 dwellings consented will be delivered in the 5 year period from the 2020MP.
Page 72	Yealm Hotel, 104 Yealm Road, NEWTON FERRERS	0607/17/FUL 2975/17/VAR	Under construction	15	0	15	0	0	0	0	0	0	As at April all 15 dwellings had commenced construction. Developer (Red Earth Yealm Ltd) indicates that all dwellings have now completed.	Yes	N/A
	Sx 8502 5769 Paignton Road, STOKE GABRIEL	52/1503/15F	Under construction	53	40	13	0	0	0	0	0	0	As at April 40 dwellings were completed and the remaining 13 dwellings had commenced construction. Developer (Cavanna Homes) indicates that COVID 19 National Lockdown caused a delay but all dwellings have now completed.	Yes	N/A
	Gabriel Court Hotel, Stoke Hill, STOKE GABRIEL	3903/16F	Under construction	12	2	5	5	0	0	0	0	0	As at April 2020 of the gross 13 dwellings with detailed consent, 2 had completed, gross 7 (net 6) dws were under construction and 4 had not commenced. With only 2 completions the development was slow compared to the forecast of 12. Developer/builder Park Green (SW) Ltd indicates that COVID 19 National Lockdown caused a delay however works have now recommenced and estimate that completion now likely to occur in 2021/22.	Yes	N/A
	Development site at Knighton Road, WEMBURY	58/1352/12/F	Under construction	26	24	2	0	0	0	0	0	0	As at April 2020 24 dwellings were complete. Although the development accelerated in 2017/18 with 13 dwellings completed, the development slowed in 2018/19 with only 2 completions and 1 in 2019/20. The remaining 2 dwellings were under construction at April 2020 and are forecast for completion in 2020/21, which is agreed by the developer J and M Homes Ltd.	Yes	N/A



Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	Fort Bovisand, BOVISAND, Devon PL9 0AB	2821/17/FUL	Planning permission- Not Yet Started	79	0	0	4	0	75	0	0	0	Site has detailed consent (full) for gross 81 dwellings (net 79 as there were 2 existing dwellings on the site) plus Listed Building consent. Full application consent for engineering works to stabilise the cliff below the access road, work currently underway. The developer is Fort Bovisand Developments Ltd. As at April 2020 none of the dwellings had commenced construction as expected. No response in writing from the developer but the agent confirmed over the phone that the project will still go ahead but indicated that COVID 19 National Lockdown caused a 6-12 month delay.	Yes. Information by telephone from agent for developer (Fort Bovisand Developments Ltd) : forecast of gross 6 dws the coastal cottages completions at end 2022, and the remaining 75 dwellings completions at end 2024.	Council agrees with the developer (Fort Bovisand Developments Ltd) forecast of gross 6 dws (-the coastal cottages) completions in 2021/22 (net 4 counting the demolitions elsewhere on site), and the remaining 75 dwellings completions in 2023/24. This is mindful that 41 of these 75 will be new build apartments in a single building, and 34 dwellings from conversion of the upper and lower forts and casemates& of the Quartermaster House and Hill House, plus new build Quarry Road cottages. This allows sufficient time to discharge conditions, undertake site works and build out. ie All gross 81 (net 79 x C3 dws) forecast for delivery in the 5 year period.
	Land Adjacent To Siding Cross, Wrangaton	1317/16/OPA	Planning permission- Not Yet Started	36	0	0	25	11	0	0	0	0	Site has detailed (RM) consent for 36 dwellings. Applications to discharge conditions validated 09 September 2020. Kier Living have acquired the site and are the developer.	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5YLS given developer's response.
<b>PPA SOUTH HAMS LARGE SITES</b>															
Page 73	ALLERN LANE, TAMERTON FOLIOT, SOUTH HAMS, PLYMOUTH FRINGE		Under Construction	65	43	22	0	0	0	0	0	0	Site is under construction following detailed consent (full) for 65 dwellings. Discharge of conditions approved 05 October 2018. Site started in October 2018. As at April 2020, 43 dwellings completed in 2019/20 and the remaining 22 dwellings were under construction. Developer, Taylor Wimpey, indicates completions of the scheme is envisaged by March 2021.	Yes	N/A
	PINEWOOD DRIVE, WOOLWELL		Planning Permission - Not Yet Started	38	0	0	0	0	19	19	0	0	Site has outline consent for 38 dwellings (1954/18/OPA). Current live reserved matters application (1266/20/ARM) for 38 dwellings validated 30 April 2020 and an application to discharge conditions was validated on 01 May 2020. The developer Kier Living, has not provided an indication of delivery rates but there is a realistic prospect the site will be delivered in the 5 year period.	No delivery profile provided by the developer	Kier Living have outline consent for 38 dwellings and live reserved matters application and an application to discharge conditions. We have cautiously assumed delivery by March 2025 as there is a realistic prospect of delivery of the 38 dwellings within the 5YLS.
<b>TTV SOUTH HAMS ALLOCATIONS</b>															
TTV4	Land at Cotton, DARTMOUTH	15_51/1710/14/O	Planning permission- Not Yet Started (ground works underway)	450	0	0	45	45	45	45	270	0	Site has Outline consents totalling 450 dws comprising: 240 dwellings (15_51/1710/14/O) (granted March 2016) & 210 dws (3475/17/OPA) on remainder of site (granted 24 May 2019). Baker Estates has acquired the site & have now submitted 3 RM applications: for 3 dws (Phase 1A) validated 06 February 2019, subsequently withdrawn 17 April 2020; for Phase 1 (240 dws) was validated 15 March 2019, but not determined as at 9 December 2020; and for approximately half of Phase 1 for 116 dwellings (granted 7 February 2020). Ground works have commenced but as expected there were no completions at the 2020MP.	Yes	With forecast first completions (45) in 2021/22 and a build rate of 45 dpa thereafter, 180 dwellings are forecast for completion in the 5 year period. With the site owned and being developed by a housebuilder, the first RM applications granted consent and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 180 dwellings will be begun and delivered in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV5	Noss-on-Dart, DARTMOUTH	2161/17/OPA	Planning permission-site started	126	0	-4	0	39	30	30	31	0	<p>Site has hybrid consent for gross 130 (net 126) dws granted in August 2018. 39 of these dws have detailed (full) consent. Conditions being discharged. No reserved matters applications received as at 9 December 2020. A full application has been received for the creation of 5 further units within the residential accommodation (0528/20/FUL) validated 25 February 2020, pending decision.</p> <p>Previous information from agent for Premier Marinas Ltd (landowner/developer) - series of RM applications for the remainder of the dwellings would be submitted from 2022/3 developed from 2023 onwards, Believe 4 existing dwellings have been demolished 2019/20 but have not received verification from the developer. As expected no dwellings completed by the 2020 Monitoring Point. Developer previously advised that the new Philips building is expected to be completed in mid 2022. Current forecast is for the 39 dwellings with detailed consent built by March 2023. Forecast of further dwelling completions in 2023/24, and continuing thereafter is realistic and consistent with the developer's previous response but no updated has been received.</p>	<p>No updated response from developer but broad agreement previously. Developer's Agent advice: Not envisaged that residential development will commence until late 2020/2021; initial detailed phase of 39 units likely to be delivered over 2 years, and thereafter the RMs submitted and developed from 2023 onwards. Premier Marinas are currently on site, actively progressing the development discharging relevant planning conditions -so, it is assumed their current phasing is still a reasonable assumption at this stage.</p> <p>Note: Premier Marinas website data (October 2020) : Construction of the new floating marina has begun and is being provided by specialist contractors Walcon Marine, who plan to complete the works for the start of 2021 boating season. Website update 27 August 2020: announced the commencement of 3 further phases of the redevelopment project, including Phase 5: new stacked car park, Phase 6: new water treatment plant &amp; Phase 7: new commercial building planned to be open by September 2021. commercial buildings in July 2019 &amp; new boatyard in October 2019.</p>	<p>The Council are mindful of consent, conditions, &amp; phasing plan. These require that certain elements are delivered prior to commencement of any residential development. Those elements are not yet completed but many have now commenced as of December 2020.</p> <p>The Council previously revised the trajectory with a longer lead in time, in line with developer information. Thus, gross 39 dwellings are forecast to be delivered in 2022/23 (ie the 23 Philips Building apartments (mid 2022), and 16 waterside apartments by March 2023). Forecast build rate of 30dpa thereafter, starting with anticipated completion of the 13 South Bay apartments in 2023/24 plus 17 other units currently with outline consent. The Council considers there is sufficient clear evidence that a total of gross 69 (net 65) dwellings will be begun and completed in the 5 year period from the 2020MP.</p> <p>The remaining 31 units with outline are forecast for delivery after the 5 year period. On these assumptions, anticipate all 130 dwellings being completed by March 2026.</p>
TTV6	East of Ivybridge, IVYBRIDGE	27_57/1347/14/F NDY on 57/2472/14/O	Part Under Construction (222 dws) Part Planning permission (not started) (198 dws) Part Allocation 120 dws	540	190	19	13	60	80	70	108	0	<p>The site is controlled by 3 different developers. Barratt David Wilson Homes (27_57/1347/14/F) has detailed consent for 222 dwellings. Planning applications for discharge of pre-commencement conditions were submitted and approved in 2017 for this part of the site. The consent has been implemented, 190 dwellings completed and 24 under construction at the 2020MP. The BDW site accelerated due to greater demand for units.</p> <p>The Wainhomes site now has detailed consent (when the applicant for 57/2472/14/O had been Hannick Homes) for 198 dws - granted 27 February 2020. As at April 2020 this site had not commenced construction.</p> <p>The remaining part of the site has detailed planning application by Taylor Wimpey for 111 dws which is pending a decision (3623/19/FUL).</p> <p>As expected there was no site start and no completions on the Wainhomes and Taylor Wimpey parts of the site at the 2020MP.</p>	<p>Barratt David Wilson - yes.</p> <p>Wainhomes - yes. Developer indicates that COVID 19 National Lockdown has caused delay on site and at head office, staff being furloughed has delayed progression of detailed design and preparation of discharge of conditions.</p> <p>Taylor Wimpey - Yes, (the Councils accept their trajectory).</p>	<p>The Councils have revised the initial 2020MP trajectories in light of information received from the 3 developers. BDW development is in progress and well advanced. The start of forecast completions on the Wainhomes &amp; Talor Wimpey outlets are in the year after the BDW development completes. The Council considers there is sufficient clear evidence that 110 dwellings on the Wainhomes outlet and 100 dwellings on the Taylor Wimpey outlet will be delivered in the 5 year period.</p>

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV7	Land at Filham, IVYBRIDGE	3703/18/OPA	Planning Permission - Not Yet Started	200	0	0	40	40	74	40	6	0	The site has hybrid planning consent for 200 dws granted in June 2020. No reserved matters applications received as of 9 December 2020 but the developer Bloor Homes has indicated that these will be submitted in Spring 2021. The site is available and the developer/ housebuilder Bloor Homes have provided a delivery profile. The Council agrees with the build rate, and the forecast of 194 dwellings delivered in the 5 year period, but is more cautious, with first completions forecast in 2021/22.	Yes in part. Bloor Homes forecasts 194 dwelling completions in the 5 year period. Their total completions forecast is based on the 200 dwellings with consent in the hybrid application.	The Council considers there is sufficient evidence to include 194 completions in the 5 year period. Bloor are a housebuilder & confirm they have options over the land. They also provided a trajectory. But the Council concludes first 5 completions in October 2020/21 is optimistic because of insufficient time to complete the DM process, to discharge conditions, to purchase site, & undertake site works & building construction. Council's more cautious forecast is for first completions to slip to 2021/22. Accept Bloor Homes forecast of 40 dws in 2021/22 & 2022/23 then increase rate to 74 dpa in 2023/24 and drop back down to 40 dpa in 2024/25.
TTV8	Land at Stibb Lane, IVYBRIDGE	3954/17/FUL	Under Construction	101	6	45	45	5	0	0	0	0	Site is under construction following detailed consent (full) in March 2019 for 101 dwellings, with 6 dwellings completed in 2019/20 compared to the 5 previously forecast. The developer Persimmon have previously provided a trajectory but no new update has been provided.	Yes previously, but no update provided by developer.	All dwellings have detailed consent and site has already completed 6 dwellings. Reasonable to assume given status of the site at April 2020 that delivery of the entire site is likely in the 5 years.
TTV9.1	Stowford Mill, IVYBRIDGE	27/1336/15/F	Under Construction	97	6	25	0	39	0	0	27	0	Site under construction following detailed consent (Full) for Mixed use including 97 dws (regeneration of Stowford Mill (27 dws) plus erection of 38 new dws & 32 later living apartments.) Application to vary consent (net gain of 6 dws from increasing later living apartments by 11 to 43 and reducing number of terraced dwellings by 5 ) approved 2019/20. Site started 6 October 2018. 6 dwellings completed in 2019/20 compared to the 16 previously forecasted. 17 units were under construction at April 2020. (post 2019MP) & 3 others were under construction at 2019MP. Delivery profile reflects previous information supplied by the the developer, Expedite, but no updated intelligence has been provided. Continue to forecast the 27 mill conversion apartments after the end of the 5 years from the 2020 MP. So 70 dws are forecast for completion in the 5 year period.	Yes, broadly but no updated response from the developer.	In the absence of a updated delivery programme from the developer we have assumed that 70 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	Planning Permission - Not Yet Started	94	0	4	42	46	2	0	0	0	The site has detailed consent for 94 dwellings. As at April 2020 the development is yet to commence construction. The developer confirmed a site start in June 2020 and practical completion envisaged by March 2024. The start had been delayed due to COVID 19 and the National Lockdown. LiveWest and Devonshire Homes confirmed site is available & they will jointly progress the consent.	Yes	LiveWest currently own the site. A 30dpa build rate is realistic, mindful of local housing market, site topography, and other development sites being developed at Kingsbridge. Site has detailed consent and there is a realistic prospect that the site is deliverable within the 5YLS.

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV22.3	Transition Homes, TOTNES	2927/15/FUL	Planning Permission - Not Yet Started	31	0	0	19	12	0	0	0	0	<p>Site has detailed consent (full) for 27 dws (part of hybrid consent). Application to vary consent (net gain of 4 units, replacing the 2 units with: 2 x 1 bed flats and 4 x studio flat. 0197/18/ARM erection of a Community Building approved June 2019. As expected, no site start &amp; no completions at 2020MP. Have appointed a building contractor for stage 1 of the build contract. Site benefits from significant funding awarded to or secured for the CLT:</p> <ul style="list-style-type: none"> <li>£190,000 from Community Housing Fund</li> <li>£108,000 funding from S106 Agreement sources</li> <li>£450,000 from HCA Shared ownership capital funding</li> <li>£300,000 from Community Infrastructure Fund</li> </ul> <p>The developer indicates that they are due to submit a further application to vary the consent. They also indicated that they intend to make a lawful implementation of the planning consent at the start of 2021.</p>	<p>Yes - agrees with trajectory and build rate (Project Coordinator for Transition Homes Totnes CLT - advised that this is a 2 year programme in total, with a 17 month construction period indicating a build rate equating to about 20dpa.</p>	<p>Trajectory reflects latest information from the CLT Project Coordinator about scheme funding to support the latest delivery programme. Significant funding was awarded to or secured for the CLT in the last year : Ryearch are the selected builder. Lead in time:</p> <ul style="list-style-type: none"> <li>site start has been put back to January 2021, due to need to COVID 19 National Lockdown</li> <li>4-5 months of post commencement site works are expected (now implying completion in April/May 2021)</li> <li>Then there is a period of 8 months to completion of Phase 1 (all 17 dwellings in Phase 1 completed at same time now implying all completed in January 2022 ie in financial year 2021/22)</li> <li>Then a further 9 months to complete Phase 2 (all 10 dwellings in Phase 2 completed at same time now implying that they are all completed in October 2022 ie in financial year 2022/23).</li> </ul>
TTV22.5	ATMOS (former Dairy Crest site) TOTNES	0440/16/CRB	Planning Permission - Not Yet Started	62	0	0	0	13	26	0	23	0	<p>Site has a Community Right to Build Order made 1 March 2017 for 62 affordable dwellings and 37 affordable older peoples units. Equivalent to a detailed consent. Some of the conditions in the Order have been met. A site start had previously been expected in October 2019 but as at April 2020 the development had yet to commence. As expected, no completions at 2020MP. Totnes Community Development Society previously agreed with trajectory and build rate but no updated response from the Director indicating timeframes for detailed consent or delivery of scheme. Order also includes 37 units for older people aged 55+ accommodation (TCDS expects these to be C3 with completion in 2021). But site capacity remains at 62 x C3 for this trajectory (will not have sufficient certainty that the 37 units are C3 dwellings until conditions met). Neither are these 37 units counted in the supply as C2 accommodation.</p>	<p>No response from the developer.</p>	<p>The trajectory shows that 39 of the 62 x C3 dwellings are forecast for delivery in the 5 year period. Site start previously expected in October 2019 but this has not happened. First completions expected by March 2023 (Lead in time includes 2 years of site works including demolition/remediation and enabling works to bring the site to serviced plots.) but no updated advice from TCDS Director. Remaining 23 xC3 dwellings forecast for delivery after the 5 year period. The 37 xC2 older peoples units (communal accommodation) is currently not counted in the trajectory and would be additional units.</p>
TTV24.4	Brimhay Bungalows, DARTINGTON	14/0142/15/F	Under Construction	14	0	14	0	0	0	0	0	0	<p>Site is under construction following detailed consent (full) for 32 dws (net 14 - as 18 existing units are to be demolished). Application for discharge of conditions, submitted by the developer South Devon Rural Housing Association, was approved 13 November 2018. 14 of the existing dwellings were demolished in 2018/19. 14 dwellings were completed at the 2020MP (including the SDRHA apartments). SDRHA are progressing the consent in conjunction with their subsidiary Rural Homes Ltd.</p>	<p>No update on progress provided but Council agreed with previous SDRHA information- forecast : Phase 1 - 12xSDRHA apartments plus 5xopen market dws forecast completion in December 2019. Delivery slightly slower than expected with only 14 of the 17 units completed at the 2020MP but 3 of the open market units were under construction. Phase 2 - 7 x open market dwellings. Forecast completion by March 2021. Phase 3 - 8 x ROC flats forecast completion March 2021.</p>	<p>All gross 32 dws (net 14) forecast for completion in the 5 year period from the 2020 MP.</p>

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.7	Sawmills Field , DARTINGTON	3841/20/OPA - pending decision (validated 03 December 2020)	Allocation	40	0	0	0	10	25	5	0	0	The site is a JLP allocation. Current outline application (3841/20/OPA) for 40 dwellings submitted by The Dartington Hall Estate (landowner) and Baker Estates was validated 03 December 2020. Application within consultation/publicity period. Current full application also pending a decision for the construction of an attenuation basin and associated works to support the residential site. The site remains available and Baker Estates is the developer. The developer indicates a delivery profile of 10 completions in 2022/23, 25 in 2023/24 and 5 completions in 2024/25.	Yes - agrees with trajectory.	The Dartington Hall Estate and Baker Estates have a live outline application for 40 dwellings. We have cautiously assumed delivery by March 2025 as there is a realistic prospect of delivery of the 40 dwellings within the 5YLS. Developer agrees with the forecast.
TTV24.14	West of Barracks Road, MODBURY	1391/18/FUL	Under Construction	40	9	31	0	0	0	0	0	0	Site has detailed consent (Full) for 40 dwellings granted November 2018. Site started May 2019. As at April 2020, 9 dwellings were completed and 28 were under construction. The developer, Bloor Homes anticipates the remaining dwellings will complete by the end of March 2021.	Yes	All 40 dwellings forecast for completion in the 5 year period from the 2020MP.
TTV24.17	Bonfire Hill, SALCOMBE	41/1915/13/F (part of this permission)	Under Construction	13	1	6	6	0	0	0	0	0	Site is under construction, following detailed consent. 1 dwelling was built in 2015/16 but the 9 dwellings that were under construction at the 2018MP remained under construction at the 2020MP. Development slowed in 2018/19, when no dwellings were completed, compared to the forecast of 9. In June 2019, developer/builder Versant (Salcombe) Ltd advised that delivery slowdown was due to disruption of the funding stream with works generally pulled back to coincide with funding capacity. No update response from developer.	No response from developer	All remaining 12 dws forecast for completion in the 5 year period from the 2020 MP.
TTV24.17	Shadycombe , SALCOMBE	41/1262/15/F ( part of site )	Part Completed (6 dws) Part Planning Permission (2 dws) Part Allocation (12 dws)	20	6	0	2	0	0	0	12	0	Site is under construction. Detailed (full) consents for 8 dwellings on part of the site. 6 dwellings were completed in 2018/19 matching the previous forecast. 2 dws on the site of former workshop (0087/18/FUL ) were not started at 2020MP. BBH Architects, the agent for developer (Yellow Bridge Developments) previously advised they are expected to be completed in 2020/21. No update response from developer. No planning applications on the remainder of the site and no builder engaged at this time for the remainder of the site. Consequently the trajectory for the remaining 12 is similar to the previous forecast, with completions for the remaining 12 dws forecast after the 5 year period.	Yes -SHDC as promoter and part landowner - agrees with trajectory.	Only the 2 dwellings not started but with full consent are forecast for completion in the 5 year period. With no planning applications on the remainder of the site and no builder engaged at this time for the remainder of the site the LPA concludes that there is not sufficient clear evidence for the remaining 12 dwellings to be completed in the 5 year period. Consequently the remainder of the site is not deliverable at this time, but remains available and developable, so these 12 dwellings are forecast for completion after the 5 year period.



Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.19	Green Park Way , CHILLINGTON	0771/16/OPA	Planning Permission - Not Yet Started	65	0	0	0	10	25	25	5	0	Site has outline consent for 65 dwellings. A detailed application (Reserved Matters) for 64 dwellings submitted by Acorn Property Ltd (landowner) was validated 1 November 2018. The RM application was taken to Development Management Committee with an officer recommendation for conditional approval but the application was refused on 13 September 2019. Subsequently an appeal has been lodged and a decision is pending. A further RM application was submitted on 07 February 2020 which was also refused by DM Committee on 09 October 2020 as the proposed layout is not considered to facilitate a satisfactory scheme of surface water drainage to adequately manage floodrisk. Agent confirmed over telephone that the landowner Acorn Property will manage the development and remains committed to delivering the site. As expected, the site had not started and there were no completions at the 2020MP. Agent envisages start on site towards the end of 2021 with first completions in 2022 and completion of all units in 2025/26.	Yes - agreed trajectory and build rate. (Acorn Property Group previously confirmed that Acorn will manage the development, using build contractors)	The site does not yet have detailed consent so the 2020MP forecast is based on the 65 dwellings capacity in the outline consent. Whilst there are issues to overcome there is still clearly an intent to implement and deliver the scheme and thus a realistic prospect of deliverability of the majority of the units (60) in the 5YLS.

**PPA SOUTH HAMS ALLOCATIONS**

Page 78	PLY48	Sherford New Community Land South/Southwest of A38	7_49/2426/06/OUT	Under construction	4251	169	0	0	0	93	242	2501	1246	Site is a major new urban extension with outline consent for 5,500 dwellings. Site has detailed consents for 1,270 dwellings as at end March 2020. It straddles the LPA boundaries with detailed consent for 299 dws in the city and 971 dwellings in the South Hams LPA area. The remaining 4,230 dwellings with outline consent are in the South Hams.		
	PLY48	Sherford New Community Land South/Southwest of A38	07/0678/15/RM BOVIS	Under construction	97	57	40	0	0	0	0	0	0	S73 application to vary outline consents including amendments related to the Town Code and Sustainability chapters, granted consent October 2017.	Yes	As at April 2020 there were a total of 103 dwellings under construction on the whole site (3 in Plymouth and 100 South Hams) and on the basis of development progress it has been assumed that 122 completions are likely to be completed by end of March 2020. 119 of these 122 are forecast to be built in the South Hams in 2020/21. The delivery rate then rises to 265 dws forecast to be built in the South Hams in 2021/22 thereafter. This is a cautious forecast, mindful that the Consortium may want to increase delivery to 100 dpa on each of their outlets (implying 300 dpa in total) and a fourth outlet (Cannon Kirk) will be operating, who are additional to the Consortium's supply.
	PLY48	Sherford New Community Land South/Southwest of A38	07/0677/15/RM 0523/16/ARM 4430/17/ARM TAYLOR WIMPEY	Under construction	76	51	25	0	0	0	0	0	0	S73 application granted consent in February 2019 to vary several conditions in the outline consent, with alternative structure, layout + configuration, accommodating changes to the Masterplan. Further evidence of this site gearing up is provided by detailed (RM) consents for another 203 dws (Phase 1a) granted consent in May 2019, and additional (RM) consents for 457 dws were granted consent in February 2020.	The Consortium developers (Linden, Taylor Wimpey and Bovis) agree that the delivery rate of 264dpa (88dpa per developer) is a reasonable assumption from 2021/22 onwards. However, their Planning consultants advise that the Consortium may want to increase to 100dpa each to a delivery rate of 300dpa and can review this at the 2021MP.	
	PLY48	Sherford New Community Land South/Southwest of A38	07/0679/15/RM LINDEN HOMES	Under construction	145	61	44	40	0	0	0	0	0	As at end March 2020, total of 430 completions had occurred (261 in Plymouth and 169 in the South Hams) . Of these 430, 151 were completed in 2019/20, 37 were completed in Plymouth and 114 in the South Hams.		
	PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	BOVIS	Planning Permission - Not Yet Started	54	0	0	54	0	0	0	0	0	The developers consortium (Linden, Taylor Wimpey and Bovis) agree with the overall delivery rate of 264dpa for the scheme. The number of site outlets has increased to 4. Cannon Kirk are in the Consortium, so their supply would add to the delivery rate.		
	PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	TAYLOR WIMPEY	Planning Permission - Not Yet Started	83	0	0	73	10	0	0	0	0			

Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1A	LINDEN	Planning Permission - Not Yet Started	59	0	10	33	16	0	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	BOVIS	Planning Permission - Not Yet Started	116	0	0	0	64	52	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	TAYLOR WIMPEY	Planning Permission - Not Yet Started	115	0	0	30	57	28	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	LINDEN	Planning Permission - Not Yet Started	116	0	0	35	41	40	0	0	0			
PLY48	Sherford New Community Land South/Southwest of A38 PHASE 1B	CANNON KIRK	Planning Permission - Not Yet Started	110	0	0	0	37	51	22	0	0			
<b>SOUTH HAMS NEIGHBOURHOOD PLAN ALLOWANCE SUPPLY CATEGORY (CONSENTS COUNTED TOWARDS THE 550 ALLOWANCE IN JLP POLICY TTV25)</b>															
Page 679	NPA SX710394 Adjacent to Malborough Park, MALBOROUGH	0549/17/OPA 1780/18/ARM 4077/18/ARM	Planning Permission - Not Yet Started	53	25	20	8	0	0	0	0	0	The site has detailed (RM) consent for a total of 53 dwellings and construction started on site in 2019. As at April 2020, 25 dwellings were completed and 21 were under construction. The developer, Baker Estates anticipates the remaining dwellings will complete by the end of March 2022. Developer agrees with the trajectory.	Yes	All 53 dws forecast for completion in the 5 year period from the 2020 MP. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	NPA Land adjacent to Parsonage Farm, NEWTON FERRERS	3139/16/OPA	Planning Permission - Not Yet Started	12	0	0	0	12	0	0	0	0	Site has detailed (RM) consent for 12 dwellings. Number of applications to discharge conditions. Pearce Fine Homes have acquired the site and are the developer. As expected, the site has not started and there were no completions at the 2020 MP. Developer indicates over the telephone that completion of all 12 units is anticipated by March 2023.	Yes	Site has detailed consent and a developer on board. Realistic prospect of delivery within the 5YLS given developer's response. This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	NPA Land Off School Road, STOKE FLEMING	1554/17/OPA 1109/18/ARM	Planning permission- Not Yet Started	19	0	0	19	0	0	0	0	0	0	Site has detailed consent (Reserved Matters) for 19 dws, following outline approval 1554/17/OPA. As expected, the site had not started and there were no completions at the 2020 Monitoring Point. Developer indicates that the COVID 19 National Lockdown has caused a delay to the implementation of the scheme. Developer Blue Cedar Homes agrees with trajectory.	Yes

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

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



# **APPENDIX 4**

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

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
<b>WEST DEVON LARGE SITES</b>															
	Baldwin Drive, OKEHAMPTON	00108/2015 RM 02420/2012/O 02418/2012/O	Under construction	43	0	0	0	20	23	0	0	0	Site has detailed consent (RM) for 43 dwellings. Site started 03/05/2017. Spine road laid out. Applications discharging conditions approved in April to June 2017. As expected, no dwellings completed in 2019/20. Trajectory delivery profile has been moved back 1 year from previous forecast as suggested by agent on behalf of applicant Leander Developments.	Yes	Site has detailed consent for 43 dwellings and has started but stalled. The Council agrees with the developer's updated delivery programme. Realistic prospect of delivery of all 43 dwellings in the 5 year period.
	Land South Of North Road LIFTON Devon	1834/19/ARM 2323/16/OPA	Planning permission- Not Yet Started	20	0	0	10	10	0	0	0	0	Site is under construction following detailed consents. 4 dwellings completed before 2014, and 8 built 2014 to 2018. A further 12 dwellings with detailed consent. As expected none were completed in 2018/19, but 12 were under construction at the 2019 Monitoring Point. The developer East Devon Estates agrees with the forecast of 12 completions in 2019/20.	Yes. Developer confirms that 4 of these 12 dws were completed in April 2019, and the remaining 8 are expected to be completed in September 2019.	All 12 remaining dws forecast for delivery in the 5 year period.
	Cross Roads Farm Road from Huddispitt Closs to Cross Road, LEWDOWN	2099/19/ARM 0035/16/OPA 2878/16/F	Under construction	17	0	3	14	0	0	0	0	0	Detailed consent (full) for 17 dws (consent for 14 dwellings on part of the site and 3 dwellings on the remainder of the site). As at April 2020 the development had commenced construction. As expected, no dwellings completed in 2019/20. The developer, Southern Properties, indicated there is significant progress on site and 9 dwellings are under construction.	Yes	Previous trajectory for 2019MP supported the expectation of delivery of the 3 dwellings with detailed consent at that time in 2020/21, but didn't consider there was sufficient clear evidence that the 14 dwellings with outline consent would be delivered in the 5 year period. As all 17 dwellings now have detailed consent at the 2020MP and construction has commenced there is sufficient clear evidence that the site will be delivered in the 5 year period.
	Land to rear of Rowan Cottages, LEWDOWN EX20 4DG	0825/16/FUL	Planning permission- Not Yet Started	11	0	0	6	5	0	0	0	0	Site has detailed consent (full) for 11 dwellings. As expected, the site has not started and no dwellings were completed in 2019/20 following the approval in September 2017. Current application to discharge conditions (0514/20/ARC) validated 03 March 2020. Applicant is Vallis Developments, but a housebuilder has not been identified at this time. No response provided by the developer.  Note: southern 2/3 of this site was in Allocation H16 in the adopted 2005 West Devon Local Plan review, but that plan is no longer part of the development plan for the area, following adoption of the JLP.	No response from developer	Site has detailed consent (full) for 11 dwellings. Current application to discharge conditions (0574/20/ARC) validated 03 March 2020 pending a decision. Forecast is for 6 completions in 2021/22 and the other 5 in 2022/23. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5 YLS.
	Bathway Fields, NORTH TAWTON	1549/18/FUL	Planning Permission - Not Yet Started	65	0	0	0	30	35	0	0	0	Site has detailed consent (full) for 65 dwellings. As expected, the site has not started and no dwellings were completed in 2019/20 following the approval in July 2019. Current application to discharge conditions (0514/20/ARC) validated 03 March 2020. Developer/ housebuilder is Wain Homes. Response from the developer indicates a 2 year build programme with dwelling completions in 2022/23 and 2023/24. The Council considers that at this time there is a realistic prospect that the site will be delivered in the 5YLS.	Yes	Site has detailed consent (full) for 65 dwellings. Forecast is for 30 dwelling completions in 2022/23 and the other 35 in 2023/24. No clear evidence to suggest there isn't a realistic prospect the site is delivered in the 5YLS.
	Former Garage Site, Follygate, OKEHAMPTON	4147/17/FUL	Under construction	10	0	4	6	0	0	0	0	0	Site has detailed (full) consent for 11 dwellings (net 10). As at April 2020, 5 dwellings (net 4) were under construction and 6 had not started. Developer indicates completion of all units by March 2022.	Yes	N/A
	Abbey Meadows, CRAPSTONE	2451/19/ARM 0147/17/OPA	Planning permission- Not Yet Started	22	0	0	8	14	0	0	0	0	Site has detailed (RM) consent for 22 dwellings. As expected the site has not started and no dwellings were completed as at the 2020 Monitoring Point. The site has been purchased by Poltair Homes/Classic Builder and the developer is Poltair Ventures. No response provided by the developer.	No response from the developer	Site has detailed consent and a developer on board. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2020.

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
<b>WEST DEVON ALLOCATIONS</b>															
TTV14	East of OKEHAMPTON	01089/2013/O 4059/16/VAR 4394/17/ARM  2731/15/OPA	PARCEL 2 Part under construction (148 dws with RM) Part Allocation) PARCELS 3 & 4 Planning Permission - Not Yet Started	682	27	50	50	70	91	60	334	0	Parcel 2 has detailed (RM) consents for a total of 282 dwellings. The site is part of JLP allocation TTV14. Some conditions have been discharged. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings and 2 May 2019 for 75 dwellings (Redrow) and 30 April 2019 for 111, 17 & 6 dwellings (for ADPAD). Development of Parcel 2 has started, with 27 completions and 44 dwellings under construction on Redrow (Phase 1) as at the 2020MP. 221 dws on Parcel 2 are forecast for completion in first 5 years. Residue of Parcel 2 is forecast for delivery after the 5 year period. Parcel 3 & 4 have outline consent for a total of 400 dwellings and are also part of JLP allocation TTV14. Current detailed (RM) application for 220 dwellings validated 15 June 2020 is pending a decision. As expected, these parcels had not started although a housebuilder is on board (Barratt Developments) and 100 dwellings on Parcel 3/4 are forecast for completion in the first 5 years. Residue of parcel 3 & 4 is forecast for delivery after the 5 year period.	No update provided by developer. Agent for developer/housebuilder Redrow (with consents for 148 dws) agreed the trajectory and a build rate 50 dpa on all of Parcel 2. The agent for developer/builder ADPAD (with consents for 134 dws) considers that development on their consents would occur concurrently with the Redrow development, with additional build rate of 20 dpa on their consents ie meaning that there would be two developers building at the same time on Parcel 2.	With the whole of Parcel 2 now covered by RM consents, the site capacity has effectively been reduced from the capacity in the outline consent (up to 375 dws) down to 282 dws. The Council considers that with two outlets delivering concurrently it is reasonable to anticipate delivery of up to 60 dpa on Parcel 2. Redrow Homes development has already commenced with 27 completions and 44 under construction. Sufficient lead in time available for the ADPAD development for their part of the site to start delivering in 2020/21. On this basis the Council forecasts 221 dwellings completions in total on Parcel 2, and 100 dwellings on Parcel 3/4 in the 5 year period from the 2020 MP.
TTV16	Callington Road, TAVISTOCK	00554/2013/O 2780/18/ARM	Part under construction	600	0	30	40	40	40	40	410	0	Site has detailed (Reserved Matters) consent for 157 dwellings granted 5 March 2019 (Phase 1) and 241 dwellings granted 27 September 2019 (Phase 2). Phases 3 and 4 on the residue of the site benefit from conditional outline consent granted in 2015. Whole site is a JLP allocation. Number of applications for discharge of conditions approved. As at April 2020, construction had commenced on Phase 1 and 13 dwellings were under construction. As expected, there were no completions by the 2020MP. Developer's agent confirms the trajectory reflects their client's intentions. The developer is Bovis Homes who are now part of the Vistry Group.	Yes	Bovis Homes submitted the RM applications for Phases 1 & 2. Based on telephone advice from the agent the Council understands that Phase 2 development will follow after Phase 1 is completed ie they are consecutive, not concurrent. This implies only one outlet (Bovis) during their development. At this time, the Council concludes it is prudent to assume a build rate of 40 dpa for Phases 1 and 2, consistent with a single national housebuilder outlet, mindful of other housing developments at Tavistock. With site start in May 2019 and gearing up, a revised lead in time results in forecast of first completions in late 2020 and a total of 30 completions in 2020/21. There is sufficient clear evidence to include 190 dwelling completions in the first 5 years from the 2020MP. Thereafter and once Phase 3 commences, a build rate of 75dpa is possible if there are two outlets, or if faster affordable housing delivery were to be achieved on this site.
TTV17	Plymouth Road, TAVISTOCK	3614/OPA/18	Planning Permission on part - Not Yet Started Part allocation	250	0	0	0	0	35	60	205		Outline planning consent granted June 2020 for 250 dwellings on the southern part of the site. Application was submitted by developer/housebuilder Linden Homes. Current hybrid application on the northern remainder part of the site for 45 dwellings and an extra care facility submitted by Baker Estates, validated 18 November 2020 and currently within consultation/publicity period. As expected, the site has not started and there were no completions at the 2020 Monitoring Point.	No update received from Linden Homes but a response received from Baker Estates	No information received about when detailed applications would be submitted and no trajectory provided by the developer on the southern part of the site. Baker Estates assume a 2 year build of the northern part of the site with dwelling completions in 2023/24 and 2024/25. The Council considers that at this time there is a realistic prospect that the northern part of the site will be delivered within the 5 YLS and approximately 20% of the southern part of the site. The delivery rates accord with SHLAA lead in times/delivery rate evidence.
TTV19.1	New Launceston Road, TAVISTOCK	1472/18/ARM 2022/16/OPA	Under Construction	148	16	21	38	34	32	7	0	0	Site has detailed (RM) consent for 148 dws, granted in December 2018. Site started in May 2019. As at April 2020 16 dwellings completed in 2019/20, of the remaining 132 dwellings 14 were under construction. Developer indicates a revised delivery profile as the impact of COVID 19 and the National Lockdown has delayed progress and now anticipates completion of the site in 2024/25.	Yes - in part (the number of dwellings forecast in year 1 is different but the following 4 years are as the developer advised)	Site has detailed consent and is under construction. Realistic prospect of delivery in the 5 year period given developer's response.

Policy	Site Name	Planning Application Number	Planning Status at end March 2020	Total Dwellings Permitted	Dwellings Delivered 2014-2020	2020-21	2021-22	2022-23	2023-24	2024-25	Total Plan Remainder 2025-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/Landowner/Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV19.2	Butcher Park Hill, TAVISTOCK	00610/2015/O 4371/17/ARM	Under Construction	110	51	36	23	0	0	0	0	0	Site has detailed consent (Reserved Matters) for 110 dws granted 27 June 2018. Applications for discharge of conditions approved August and October 2018. Site started Oct/Nov 2018. As at April 2020 51 dwellings completed in 2019/20, of the remaining 59 dwellings 38 were under construction. Developer (Barratt David Wilson Homes) agrees with trajectory and assumptions.	Yes	N/A
TTV19.3	Brook Lane, TAVISTOCK	00233/2015/O 0955/17/FUL	Planning Permission - Not Yet Started	23	0	0	17	6	0	0	0	0	Full planning application for 23 dwellings granted conditional approval 12 October 2018 which supersedes the previous outline consent for 23 dwellings. As expected there were no completions at the 2020MP. Application to discharge conditions not yet received. Current application to discharge conditions of planning consent 0946/17/FUL: for the proposed engineering works to form surface water swales to serve the residential development site. Developer (Westward Housing Group) previously agreed with the trajectory and build rate assumption and advised: Autumn 2019 site start. No updated response provided by the developer. Site start moved back to Summer 2021.	No update provided by developer	Site has detailed consent for 23 dwellings. As the site has yet to commence construction at April 2020 we have cautiously assumed delivery is now more likely in 2021/22 - 2022/23 rather than 2020/21 as the developer previously indicated. All 23 dwellings are forecast for completion in the 5 year period from the 2020 MP.
TTV19.4	The Trendle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Planning Permission - Part complete, 1 dwelling not started	13	12	0	1	0	0	0	0	0	Site has detailed consent (full) for 13 dwellings, with 12 dwellings complete at the 2020 Monitoring Point. Application 4121/17/FUL for Plot 13 received conditional full approval on 30 January 2018. However, the 13th dwelling has not started. Developer (Blue Cedar Homes) confirmed over the telephone (13.08.20) that they were looking to appoint a small contractor and indicated that a start will be made by Dec 2020 and expect a 12 month build.	Yes	Application 4121/17/FUL for Plot 13 has not expired and can still be developed as it is understood that site access gates to the main development site were constructed as per application 4121/17/FUL. The 1 remaining dwelling forecast for completion in 2021/22 as advised by the developer.
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Planning Permission - Not Yet Started	106	0	0	24	24	24	24	10	0	Site has detailed consent (full) for 102 dwellings. Delay in delivery of a year was consequential to outline consent (Mixed use development including 106 dws) expiring 1 August 2017. 17 September 2019 detailed planning permission was granted for the redevelopment of the site including 102 dwellings. Site works have commenced but as expected there were no dwelling completions at the 2020 Monitoring Point. Developer (Kingswood Homes) indicates that development had ceased for 2-3 months due to the COVID 19 National Lockdown, however, works have now recommenced and estimates that first completions still likely to occur in 2020/21.	Yes, in part	Site has detailed consent for 102 dwellings and construction has commenced. Assume development proceeds in phases. Mindful of developer's view that delivery depends on sales, the Councils' cautious delivery profile forecasts completions of 24dpa a year starting in 2021/22 rather than 2020/21 as developer had indicated. This results in 96 dwellings forecast for completion in the 5 year period (ie deliverable) and the residue being 'developable. This delivery profile also avoids overlap with the forecast of later delivery of the other allocation at Hatherleigh (Hatchmoor).

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

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

# **APPENDIX 5**

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

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

Application Number	Address	Reason	Dwellings
06/00588/REM	Agaton Farm	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

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

Commitments			
Application Number	Address	Reason	Dwellings
16/01422/REM	Former Tothill Sidings, Desborough Road	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
18/00570/FUL	28 George Place	Site subject to live detailed consent at the 2020 monitoring point for 9 dwellings. However consent lapsed post monitoring poing and developer/promoter has not sought to extend consent under the provisions of the Business and Planning Act 2020. Site moved back to years 6-10 in the housing trajectory and considered developable until such time as a new deliverable proposal comes forward.	9
17/02141/FUL	I The Moneycentre I Drake Circus	Site has live detailed consent for 163 dwellings. However developer indicates site not presently available within the 5YLS and scheme will not be implemented as alternative scheme is being pursued. Site moved back to years 6-10 in the housing trajectory and considered developable until such time as a new deliverable proposal comes forward.	163



Allocations			
Policy Number	Address	Reason	Dwellings
PLY25	Sugar House, Sutton Harbour	Site has live detailed consent for 170 dwellings. Developer indicates that the consented scheme is not being implemented. Developer is now pursuing an alternative scheme in which Sugar Quay forms part of a wider development area across 3 development sites east and west of Sutton Road that are interlinked. Developer is currently in a pre-app for the new proposal and anticipates bringing forward applications shortly. On this basis in line with the NPPF 'deliverability' definition the site has been moved back to years 6-10 in the housing trajectory and considered developable until such time as new deliverable proposal comes forward with clear evidence of delivery within the 5YLS	170
PLY28	Land north of Cliff Road, The Hoe	Site had detailed consent for 88 dwellings however permission expired. Site currently being marketed. On this basis, in line with the NPPF 'deliverability' definition the site has been moved back to years 6 to 10 in the housing trajectory and considered developable until such time as site acquired by a developer and new deliverable proposal comes forward with clear evidence of delivery within the 5YLS.	88

Allocations			
Policy Number	Address	Reason	Dwellings
PLY59.16	Whitleigh Community Centre	Site has extant detailed consent for 27 dwellings. Site has stalled as developer unable to secure development finance. Not clear how the site will now be delivered and whether the site will be remarketed. On this basis, in line with the NPPF 'deliverability' definition the site has been moved back to years 6-10 in the housing trajectory until such time as the financial difficulties have been resolved and/or there is clear evidence from a developer that the consent will be implemented.	27
PLY60.5	Land at 60 Vinery Lane	Site had outline consent for 5 dwellings however consent has now lapsed. Landowner indicates site has stalled and has no interest from developers. On this basis, in line with the NPPF 'deliverability' definition the site has been moved back to years 6-10 in the housing trajectory until site acquired by a developer and a new deliverable proposal comes forward with clear evidence of delivery within the 5YLS	5

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

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

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

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

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

Parish name	Application Number	Address	Net gain on site
Cornworthy	2679/16/PDM	West Dreyton Farm A3122 Collaton Cross To Dreyton Cross Blackawton Devon TQ9 7DJ	1
Dartmouth	2129/16/FUL	20 Newcomen Road Dartmouth Devon TQ6 9BN	1
Halwell & Moreleigh	2617/16/FUL	4 Gripstone Cottages Road Serving Gripstone Cottage Halwell TQ9 7JF	1
Halwell & Moreleigh	1310/16/OPA	Land Adjacent Tor View Moreleigh Devon TQ9 7JQ	3
Harberton	0400/18/ARM (Withdrawn) & 2634/15/OPA	Little Grove Farm Harberton Totnes TQ9 6EW	1
Ivybridge	0345/16/FUL	Land To Rear Of Oate Villa Western Road Ivybridge	1
Kingswear	2947/15/FUL	The Garage Site Beacon Road Kingswear	1
Modbury	3369/16/PDM	Building at Penn Parks Farm Modbury Ivybridge Devon PL21 0TB	2
North Huish	1130/16/OPA	Colmer View Farm California Cross To Colmer Cross Modbury Devon PL21 0SG	1
Salcombe	1269/16/FUL	Ty Hapys Loring Road Salcombe Devon TQ8 8AT	0
Shaugh Prior	1398/16/FUL	Land Adjacent Montague Terrace Road To Blackalder Terrace Saltram Terrace And Montague Terrace Lee Moor Devon PL7 5JD	1
Stokenham	3168/16/FUL	The Old Abattoir Tor Church Road Kingsbridge TQ7 2TH	1
Totnes	56/1893/15/F	1 Ashleigh Kingsbridge Hill Totnes TQ9 5SZ	1
Totnes	0668/16/OPA	Quisty Beeches Bourton Lane Totnes Devon TQ9 5JF	2

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

Parish	Application number	Address	Net gain on site
Beaworthy	0127/17/PDM	Patchacott Farm Barn Patchacott Devon EX21 5AR	1
Bratton Clovelly	2215/16/PDM (00457/2015)	Barn Opposite South Fursdon Fursdon View Farm Building Bratton Clovelly Devon	1
Exbourne	3342/16/FUL	Town Living Farm Exbourne Devon EX20 3RX	3
Inwardleigh	2626/16/FUL	Barn East Of Five Oaks Folly Gate Okehampton	1
Northlew	0344/17/PDM & 656/2015	Barn Higher West Kimber Northlew Devon EX20 3NF	1
Northlew	01169/2015	Land To Rear Of South Meadow Northlew Okehampton Devon EX20 3NY	1
Okehampton	3644/16/OPA	Land West Of Willow Tree Close Okehampton	3
Sampford Courtenay	1870/16/PDM	Highridge Farm Road From Sampford Cross To Belstone Corner Cross Sampford Courtenay Devon EX20 2TF	1
Spreyton	1440/16/FUL	South Nethercott Barn Whiddon Down Devon EX20 2QZ	4
Sydenham Damerel	1279/16/FUL	Derriton Farm Road From Derriton Cross To Sydenham Cross Sydenham Damerel Devon PL19 8PX	1

# **APPENDIX 6**

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

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

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

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

	2014/15	2015/16	2016/17	2017/18	Total
Plymouth LPA	700	1,129	557	1,372	3,758
South Hams LPA (excluding delivery in DNP)	177	428	326	511	1,442
West Devon LPA (Excluding delivery in DNP)	116	154	196	160	626
Total net additional supply (taking account of NPPF/PPG changes)	993	1,711	1,079	2,043	5,826
Total net additional supply identified in the JLP	928	1,660	1,103	1,687 <sup>1</sup>	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

<sup>1</sup> 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 (&lt;5 dwellings) Trajectory for Plymouth LPA

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

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

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

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

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

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

## Small sites (&lt;10 dwellings) Trajectory for South Hams LPA

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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	12/02/2020	0	0	1
Aveton Gifford	1923/19/FUL	Lower Lixton Farm Loddiswell Kingsbridge TQ7 4EG	Demolition of existing agricultural building and construction of new residential dwelling.	09/09/2019	0	0	1
Aveton Gifford	4041/18/FUL	Torrings Barn Ashford Aveton Gifford TQ7 4NB	READVERTISEMENT (Amended Site Address) Conversion of stone agricultural barn to dwelling	15/03/2019	0	1	0
Aveton Gifford	0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/3177770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	Provision of dwelling and associated landscaping including restoration works to 18th Century walled garden (variation to planning permission 02/2222/14/F	25/01/2018	0	0	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)	02/10/2017	0	0	1
Aveton Gifford	4018/18/FUL	Lower Wizaller Barn Hangmans Cross To Chillaton Cross Modbury Devon PL21 0SE	Change of use of existing residential accommodation used for holiday purposes to use as a Dwellinghouse (Class C3)	22/02/2019	0	0	1
Aveton Gifford	3836/19/CLE	Little Chantry The Chantry Aveton Gifford TQ7 4EH	Lawful development certificate for existing use of building as separate self contained dwelling house in breach of condition 4 of planning consent 02/0189/01/F (Resubmission of 0580/19/CLE)	11/03/2020	0	0	1
Berry Pomeroy	3287/18/FUL	Week Berry Pomeroy Devon	Restoration of derelict residential property, incorporating partially demolished adjoining linhay (barn) into the main house	20/02/2020	0	0	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	23/01/2020	0	0	1
Berry Pomeroy	0361/20/OPA	Land adjacent to 9 Hope Close Totnes TQ9 5YD	Outline application with some matters reserved for proposed 2 storey dwelling	19/03/2020	0	0	1
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	20/12/2019	0	0	9
Bickleigh	4004/18/FUL	The Cottage Tavistock Road Roborough PL6 7BB	Demolition of existing outbuildings and erection of new disability living accessible dwelling	15/04/2019	0	0	1
Bickleigh	3346/18/FUL	Roborough Farm Tamerton Road Plymouth PL6 7BT	Change of use of a former agricultural building to two residential dwellings	13/03/2019	0	0	2
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.	07/06/2018	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	05/07/2017	0	0	1



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Bigbury	2873/18/FUL	Former Royal Oak Bigbury Kingsbridge TQ7 4AP	Change of use from former pub restaurant to 3no. dwellings. Removal of modern additions and outbuildings. Reconstruction of rear sections	05/04/2019	0	3	0
Bigbury	4120/17/FUL	Land At Sx 663 471 East Of The Pickwick Inn St Anns Chapel Kingsbridge	READVERTISEMENT (Revised Plans Received) 4 No. new dwellings, vehicular access and public realm improvements	14/11/2018	0	0	4
Bigbury	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	22/11/2019	0	0	4
Bigbury	4097/16/OPA appeal ref - APP/K1128/W/17/3182100	Development Site At Sx 663 471 St Anns Chapel Bigbury Devon	READVERTISEMENT (Amendments to detail of proposed new access and road layout) Outline application with some matters reserved for residential development of circa 8 dwellings, open space and associated infrastructure with all matters reserved except for means of access (and associated off-site highway works)	28/02/2018	0	0	8
Blackawton	3551/19/FUL	Forder Barn Blackawton TQ9 7AL	3551/19/FUL - Demolition of existing agricultural building and construction of dwelling.	27/01/2020	0	1	0
Blackawton	0400/19/FUL	The Old Forge Woodford Blackawton Devon TQ9 7AA	Conversion of 'The Old Forge' to a residential dwelling	04/06/2019	0	0	1
Blackawton	0263/19/FUL	Blacksmiths Cottage Adj. Woodcott Woodford Blackawton TQ9 7AA	Conversion of building to dwelling	03/04/2019	0	0	1
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.	02/04/2019	0	1	0
Blackawton	1381/18/ARM	Land at SX806521 West Hartley Blackawton TQ9 7DT	Application for approval of reserved matters following outline approval 1212/17/OPA for a permanent agricultural worker's dwelling.	15/11/2018	0	1	0
Blackawton	2531/18/FUL	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	Application for 1no. new dwelling	09/11/2018	0	0	1
Blackawton	0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	10/07/2018	0	0	1
Blackawton	1387/20/FUL	Shearstone Barn A3122 Dreyton Cross To Oldstone Cross Blackawton Devon TQ9 7DG	Amendments to Class Q approval 4052/17/PDM.	27/05/2019	0	0	1
Blackawton	0620/19/FUL	Watson Barn Park Lane Blackawton Totnes Devon TQ9 7AA	EADVERTISEMENT (Revised plans received) Demolition of existing barn and erection of dwelling.	23/01/2020	0	0	1
Blackawton	3563/19/FUL	Barn At Sx 811 524 Dreyton Cross Blackawton	READVERTISEMENT (Revised Plans Received) Amendment to approval 0416/19/PDM (change of use of agricultural building to dwellinghouse (Class C3)), to include the creation of new site entrance, erection of stable block and use of associated land for equestrian purposes	06/03/2020	0	0	1



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Blackawton	0481/16/FUL & 1097/19/ARC	West Dreyton Farm Blackawton Devon TQ9 7DJ	0481/16/FUL - Full planning application for the conversion of stone barns to 3 residential dwellings.	02/09/2019	0	0	3
Blackawton	1972/17/FUL	Land at Greenslade Road Blackawton TQ9 7BP	Application for erection of four dwellings (resubmission of 3442/16/FUL)	30/07/2018	0	0	4
Brixton	1962/18/FUL	Brixton House A379 Chittleburn Hill To Red Lion Hill Brixton Devon PL8 2AL	Erection of single storey dwelling with attached garage.	16/07/2019	0	1	0
Brixton	3397/18/FUL	Hareston Farm Yealmpton Devon PL8 2LD	Conversion of a traditional stone former stable building to a residential dwelling	03/04/2019	0	1	0
Brixton	1772/18/OPA	Highlands Chittleburn Hill Brixton Devon PL8 2AX	Outline application with all matters reserved for construction of single storey dwelling	07/01/2019	0	0	1
Brixton	0670/19/ARM	Land Adjacent to Cofflete Lodge (South A379) Brixton PL8 2AT	Application for Approval of Reserved Matters following Outline Approval 2481/16/OPA	18/07/2019	0	0	2
Brixton	2946/18/OPA	Hilltops Caravan Park Brixton Devon PL8 2AY	Outline application with all matters reserved for the erection of 2no.self-build dwellings with associated garages	24/06/2019	0	0	2
Brixton	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	15/02/2019	0	4	0
Brixton	0854/18/FUL & 3511/16/OPA & appeal ref no. APP/K1128/W/17/3170695	The Old Station Chittleburn Hill Brixton PL8 2BH	854/18/FUL - Construction of new detached 3 bedroom dwelling and garage to utilise existing access onto Chittleburn Hill. 3511/16/OPA -Outline planning application with some matters reserved for construction of detached (3 bedroom) house and garage, including non mains sewerage system.	25/06/2018	0	1	0
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))	08/11/2018	0	0	2
Charleton	1935/18/FUL & 4003/16/FUL	Greenridge Curlew Drive West Charleton TQ7 2AA	1935/18/FUL - Construction of dwelling. 4003/16/FUL - Proposed replacement of dwelling and annexe to two detached dwellings.	23/08/2018	0	1	0
Charleton	1998/17/FUL	Dunridge West Charleton TQ7 2AB	Demolition of existing dwelling and detached outbuilding and construction of two new dwellings with associated landscaping	05/12/2017	0	0	1
Charleton	2533/18/FUL	East Farm Cottage East Charleton TQ7 2AR	Application for a new 4-bed dwelling with private driveway and parking	24/09/2018	0	1	0
Chivelstone	2852/18/FUL	The Old Rocket House East Prawle Kingsbridge TQ7 2BY	Conversion & Extension of Domestic Garage to Form a Single Dwelling	18/12/2018	0	0	1
Chivelstone	2964/17/FUL Appeal Ref No APP/K1128/W/18/3199782	Plot adjacent Old Coastguard Store Prawle Point Cottages to East Prawle Green East Prawle Devon TQ7 2BY	Proposed construction of dwelling, with associated access, parking and landscaping works	28/11/2018	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Chivelstone	3611/16/VAR, appeal ref APP/K1128/W/17/3171783	The Shippen Locks Farm East Prawle TQ7 2BU	Application for variation of condition number 3 (ancillary accommodation restriction for 'The Shippen' following grant of planning permission 10/0326/13/F	21/09/2017	0	1	0
Chivelstone	1427/17/FUL	Hines Hill East Prawle Devon TQ7 2BZ	Conversion and renovation of existing chicken shed to create a new dwelling	30/06/2017	0	1	0
Chivelstone	2344/19/OPA	Borough Farm East Prawle Kingsbridge TQ7 2BU	Outline application with all matters reserved for an agricultural workers dwelling	26/09/2019	0	0	1
Churchstow	2053/19/FUL	Barn South Of Spread Eagles Aveton Gifford	Proposed conversion of former agricultural barns to dwelling	22/08/2019	0	0	1
Churchstow	1926/17/FUL	Land Adjacent To Westgate Churchstow TQ7 3QN	Erection of new detached dwelling with associated parking and landscaping.	17/08/2017	0	0	1
Churchstow	0969/18/FUL	Little Court Churchstow TQ7 3QW	Erection of 2no. dwellings with associated landscaping work	31/01/2019	0	1	1
Churchstow	11/0763/15/CU	Redundant agricultural barn, Gratton Farm, Loddiswell, TQ7 4DA	Conversion of barn (with B1a permission) to create 2no. residential dwellings (class C3) revision to planning approval 11/2012/14/CU	15/05/2015	0	2	0
Churchstow	4269/17/FUL	Washbourne Reservoir Washbourne Harbertonford Devon TQ9 7UF	4269/17/FUL Readvertisement - Revised Plans Received) Conversion of existing subterranean water storage tank to 1no detached 1no bedroom dwelling and associated off road parking.	20/03/2019	0	0	1
Churchstow	0676/18/FUL	Blackness Marine Higher East Cornworthy Farm East Cornworthy TQ9 7HQ	Provision of a new dwelling (previously approved under 13/1941/13/F) This one is a change to the design and asking for permission that the mobile home is kept during construction works	30/04/2018	0	1	0
Cornworthy	3019/17/FUL	2 Cornworthy Cottage Lower Tideford Farm Cornworthy Devon TQ9 7HH	Change of use of holiday cottage to full residential use	25/01/2018	0	0	1
Cornworthy	2053/17/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	Change of use of agricultural building to residential dwelling	16/10/2017	0	0	1
Cornworthy	1697/17/PDM	Buzzard Barn Lower Tideford Farm Cornworthy Devon TQ9 7HH	Prior approval for a proposed Change of use of agricultural building to 2 dwellings and for associated operational development.	11/07/2017	0	0	2
Cornworthy	0369/18/FUL	3 4 & 5 Lower Tideford Farm Cornworthy TQ9 7HH	Change of use from holiday cottages to full residential (remaining 3 )	28/06/2018	0	0	3
Dartington	2378/18/FUL	Northern Hay Droridge Lane Dartington TQ9 6JG	Demolition of existing dormer bungalow and construction of a new family dwelling house to Passivhaus standards.	07/09/2018	0	0	0
Dartington	2921/19/ARM	Vineyard Field, Vineyard Hill, Dartington, Totnes, Devon TQ9 6HL	2921/19/ARM - READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 0956/18/OPA (Erection of a single storey dwellinghouse at Vineyard Field)	10/04/2019	0	1	0
Dartington	3299/18/FUL	Cott House Cott Lane Dartington TQ9 6HE	Erection of two storey detached dwelling and car port	10/12/2018	0	0	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Dartington	4051/17/PDM	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	26/01/2018	0	0	1
Dartington	3911/16/FUL	Land To West Of Lownard Youth Hostel Totnes Dartington	Proposed demolition and removal of existing Youth Hostel building and the erection of a detached 4 bedroom house with associated garage, landscaping and associated infrastructure	23/05/2017	0	1	0
Dartington	3297/18/FUL	Staverton Bridge Nursery Staverton	READVERTISEMENT (Revised Plans) Conversion and extension of cafe/office building to form dwelling	08/04/2019	0	0	1
Dartington	3360/19/FUL	Cat Bells Droridge Lane Dartington TQ9 6JG	Conversion of an existing, redundant rural building into a dwelling	06/12/2019	0	0	1
Dartmouth	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)	12/12/2018	0	0	1
Dartmouth	1275/19/FUL	Land Northeast Of 3 Vicarage Hill Vicarage Hill Dartmouth Devon	Construction of a new 3 bedroom dwelling with associated car parking, access and landscaping.	30/07/2019	0	0	1
Dartmouth	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)	26/02/2019	0	0	1
Dartmouth	2191/18/FUL	Moonraker The Keep Gardens Dartmouth TQ6 9JA	Erection of dwelling with associated landscaping (Re-submission of 0177/18/FUL)	12/09/2018	0	1	0
Dartmouth	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.	20/07/2018	0	0	1
Dartmouth	2734/17/FUL	Land At College Way Dartmouth TQ6 9PF	Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13)	20/12/2017	0	0	1
Dartmouth	1753/17/FUL	6 Vicarage Hill Dartmouth TQ6 9EW	Proposed new dwelling located in rear garden area.	02/11/2017	0	1	0
Dartmouth	2018/16/PDM	Lower Norton Barn Lower Norton Cottage Dartmouth	Notification for Prior Approval for a proposed change of use of agricultural building to dwellinghouse (C3) and associated operational development (Class Qa & b)	22/08/2016	0	1	0
Dartmouth	0470/16/FUL	Land adjacent to 50 Above Town Dartmouth Devon TQ6 9RG	Re-advertisement (Amended Address) Planning application for proposed new 3 storey residence.	07/06/2016	0	1	0
Dartmouth	2909/15/FUL	Land at SX 288020 50602 Southtown Dartmouth Devon TQ6 9BZ	Proposed single dwelling.	18/05/2016	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Dartmouth	15/0392/14/F	Proposed dwelling site at SX 8701 5148, site adj 15 Church Road, Dartmouth, TQ6 9HQ	Erection of new dwelling (resubmission of 15/1874/13/F)	09/04/2014	0	1	0
Dartmouth	4031/19/FUL	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	Erection of single storey dwelling within the curtilage of High View. Relocated parking and associated turning area	03/03/2020	0	0	1
Dartmouth	0634/19/FUL	Anzac House Collaford Lane Dartmouth Devon TQ6 9DJ	Refurbishment and alterations to existing building, including change of use of first and second floors from disused social club to two flats	24/04/2019	0	2	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)	05/01/2017	1	1	1
Dartmouth	2167/16/FUL	Lower Broad Park Dartmouth TQ6 9EY	READVERTISEMENT Construction of three dwellings at site of redundant Guttery Reservoir following demolition of redundant reservoir building	13/02/2017	0	2	1
Dartmouth	3649/17/FUL	Longcross Reservoir Townstal Road Dartmouth Devon	Construction of five dwellings following demolition of existing operations buildings	07/03/2018	0	0	5
Dartmouth	15/2252/14/F	Development site at SX 8651 5145 Site at Collingwood Road, Dartmouth.	Construction of 7 dwellings (following refusal of planning application 15/2265/12/F for construction of 8 dwellings)	02/03/2015	0	7	0
Dean Prior	0849/19/FUL	Pennywell Farm And Wildlife Centre Lower Dean TQ11 0LT	Erection of permanent manager's dwelling	16/08/2019	0	0	1
Diptford	4240/18/FUL	Barn adjacent to Robins Nest Cross Fram Diptford	Demolition of existing agricultural barn & erection of new dwelling	21/03/2019	0	0	1
Diptford	1270/19/FUL	Land at Wagland Park Farm Diptford TQ9 7LB	Demolition of existing barn and erection of single dwelling house.	05/07/2019	0	0	1
Diptford	3737/17/PDM	Crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ	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))	19/12/2017	0	0	1
Diptford	0673/17/PDM	Barn at Higher Ashwell Farm Halwell Devon TQ9 7LB	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Q(a))	30/08/2017	0	1	0
Diptford	0318/17/PDM	Horner Barn Lower Horner Halwell Devon TQ9 7LD	Notification for Prior Approval for proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development.	24/03/2017	0	1	0
Diptford	45/1380/14/RM	Lower Eastmoore Farm, Diptford, Totnes, TQ9 7PE	Outline planning application with all matters reserved for the erection of an agricultural workers dwelling.	12/08/2014	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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))	19/03/2020	0	0	1
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)	18/12/2019	0	0	1
Diptford	17/2463/15/AGDPA	Springfield Farm Moreleigh Totnes Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q)	08/12/2015	1	0	1
Diptford	2096/18/FUL	Barn adjacent Hastings Farm Diptford Devon TQ9 7NQ	Demolition of barn to create two dwellings.	16/10/2018	1	1	0
Dittisham	1212/18/FUL	Newlands Farm Blackawton TQ9 7DR	Replacement of agricultural dwelling	01/10/2018	0	0	1
East Allington	3820/18/FUL	Higher Poole Farm Lane To Higher Poole Farm East Allington TQ9 7PZ	Conversion of 2 redundant agricultural barns into dwelling with a holiday let, associated landscaping and bat mitigation building/car port	09/01/2019	0	0	1
East Allington	3061/18/ARM	Kellaton Farm Kellaton Cross To Coles Cross Along Zc247 East Allington Devon TQ9 7PY	READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 1890/16/OPA for an agricultural workers dwelling	18/04/2019	0	1	0
East Allington	3819/17/FUL & 1985/19/FUL	Blackdown Barn SX771474 Cross Farm East Allington	1985/19/FUL - Conversion of barn, provision of lean-to extension and landscaping of traditional stone barn. 3819/17/FUL - Conversion of agricultural barn to dwelling	09/03/2020	0	0	1
East Allington	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)	26/10/2016	0	1	0
East Allington	2163/18/PDM	Waydown Barn, Rimpston Farm Track West Of Kingsbridge Fork Cross East Allington Devon	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)).	30/08/2019	0	0	1
East Allington	0084/18/FUL	Lower Poole Farm East Allington TQ9 7PZ	READVERTISEMENT (Revised Plans) Conversion of traditional stone barn into four residential dwellings together with provision of three heritage style garages.	01/02/2019	0	0	4
East Portlemouth	1499/18/FUL	Site at SX 750 389 Port Waterhouse East Portlemouth Salcombe TQ8 8PA	READVERTISEMENT (Revised Plans Received) Erection of rural worker's dwelling	08/03/2019	0	1	0
Ermington	0401/19/FUL	Higher Ludbrook Farm Ludbrook Devon PL21 0LL	0401/19/FUL - Conversion of barn to dwelling (amendments to planning permission 1188/18/FUL).	25/03/2019	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Ermington	2767/17/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	Conversion of barn to dwelling	07/12/2017	0	1	0
Ermington	21/2404/15/F	1 Chapel Street Ermington Ivybridge PL21 9ND	Erection of 3 bed detached dwelling	24/06/2016	0	1	0
Ermington	21/1923/15/F	Proposed Dwelling At Sx 625 537 Higher Preston Barn Westlake Ivybridge	Conversion of stone barn to dwelling	05/10/2015	0	1	0
Ermington	2628/19/PDM	Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA	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)) .	03/10/2019	0	0	1
Ermington	0262/19/PDM	Agricultural Building at Lower Burraton Farm Lane Past Lower Burraton Farm Burraton Devon PL21 9LA	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)).	11/03/2020	0	0	1
Ermington	4190/19/FUL	The Shippen Cowsberry Farm Burraton PL21 9JZ	Demolition of existing barn following Class Q approval and construction of new dwelling (Resubmission of 3011/19/FUL)	13/02/2020	0	0	1
Ermington	3912/19/FUL	The Workshop, Cowsberry Farm Burraton Devon PL21 9JZ	Conversion of an agricultural building to a residential dwelling (Previously approved under Class Q 4142/18/PDM) to include alterations to the design and extension to curtilage	04/02/2020	0	0	1
Ermington	2659/15/FUL	Crooked Spire Inn The Square Ermington Devon PL21 9LP	Conversion of part of redundant premises to form two new dwellings.	06/07/2016	1	1	0
Halwell & Moreleigh	0911/19/FUL	The New Inn Moreleigh Devon TQ9 7JH	New dwelling house	26/09/2019	0	0	1
Halwell & Moreleigh	1170/18/FUL	Land at Stanborough Farm Moreleigh Devon TQ9 7JQ	Provision of permanent residential dwelling to replace 2 mobile homes	10/09/2019	0	1	0
Halwell & Moreleigh	1730/17/FUL	Land at Moreleigh Cross Farm Moreleigh TQ9 7JQ	READVERTISEMENT (Revised Plan Received) Erection of 1 no. dwelling	10/08/2017	0	0	1
Halwell & Moreleigh	3912/18/ARM	Land at Morleigh Parks Farm TQ9 7JN	Approval of reserved matters following outline approval reference.	05/02/2019	0	0	1
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))	24/08/2018	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	25/04/2019	0	0	4
Harberton	0638/19/FUL	Higher Dorsley Barton Green Lane To North Of Copperthorne Cross Harberton Devon TQ9 6DN	READVERTISEMENT (Revised plans and description) Partial demolition and conversion of barns into single detached dwellinghouse with site landscaping.	23/07/2019	0	1	0



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Harberton	1822/17/FUL	Development Site At Sx782560 Harbertonford TQ9 7TS	Construction of a new two storey dwelling house	02/08/2017	0	1	0
Harberton	3306/19/FUL	Garages at Bow Road Harbertonford Totnes TQ9 7TQ	Construction of single storey unit of accommodation above existing garages	10/02/2020	0	0	1
Harberton	0626/18/FUL	Moore Farm Barns Harberton TQ9 7LP	Conversion of existing stone barns to two dwellinghouses with garages	10/10/2018	0	0	2
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.	21/03/2019	0	0	2
Ivybridge	0788/19/FUL	The Nook Exeter Road Ivybridge PL21 0BD	Construction of dormer bungalow	24/06/2019	0	0	1
Ivybridge	0242/18/FUL	Godwell House Godwell Lane Ivybridge Devon PL21 0LT	Construction of detached dwelling and associated detached double garage in the garden area of Godwell House.	31/07/2018	0	0	1
Ivybridge	1005/19/FUL	16a Manor Drive Ivybridge Devon PL21 9BD	Change of use of annex to separate dwelling	09/07/2019	0	0	1
Ivybridge	3216/19/FUL	Former chapel of rest /garage off of Zion Place rear of Western Road Ivybridge PL21 9AN	READVERTISEMENT (Clarification of site address) Demolition of existing shed and replace with one dwelling house	12/03/2020	0	0	1
Ivybridge	1085/18/FUL	4 Western Road Ivybridge PL21 9AN	Conversion of building to provide two flats.	14/11/2018	0	2	0
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2No 3 bedroomed dwellings	12/06/2015	0	2	0
Ivybridge	2335/18/CLP	61 Fore Street Ivybridge PL21 9AE	Application for a Lawful Development Certificate for a Proposed use or development - Internal works and use of first and second floors as 2 self-contained flats.	04/10/2018	0	2	0
Ivybridge	1700/17/FUL	Proposed Development Site At Sx 624 562 Kennel Lane Ivybridge PL21 9LG	Proposal to erect 3 residential dwellings, with improvements to existing access-way and demolish two semi-derelict agricultural buildings.	24/07/2017	1	0	2
Ivybridge	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.	30/06/2016	0	1	2
Ivybridge	3074/15/FUL	Greenwood Western Road Ivybridge Devon PL21 9AN	Erection of 5 new dwellings	20/05/2016	0	5	0
Kingsbridge	0207/18/FUL	Development Site At Sx 7418 4302 Warren Road Kingsbridge Devon	Erection of two detached houses and garages	20/02/2018	0	0	1
Kingsbridge	0427/16/FUL	Widegates 56 Embankment Road Kingsbridge Devon TQ7 1LA	Amendments and revisions to previous planning approval 28/1630/15/F for the erection of two new dwelling and associated garage and landscaping on site of previously demolished dwelling.	20/10/2015	0	0	1
Kingsbridge	0567/19/FUL	Rooftops Ebrington Street Kingsbridge TQ7 1DE	New dwelling on garden land adjacent to existing dwelling	06/02/2020	0	0	1
Kingsbridge	0697/19/FUL	136 Fore Street Kingsbridge TQ7 1AW	Change of Use from Office to Living Accommodation	29/04/2019	0	0	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Kingsbridge	4023/18/FUL	14 Fore Street Kingsbridge TQ7 INY	Internal alterations to create an additional first floor apartment (Resubmission of 0602/18/FL this application was withdrawn)	01/02/2019	0	1	0
Kingsbridge	3474/18/FUL	9 Fore Street Kingsbridge TQ7 IPG	Creation of first floor flat and refurbishment of the lean to lobby, removal and replacement of staircase, installation of soundproofing, installation of secondary glazing, removal of modern window at ground floor level (rear) and making good of rendering to external walls	19/12/2018	0	0	1
Kingsbridge	2815/18/FUL	Sunny Patch Western Backway Kingsbridge TQ7 IQB	Erection of dwelling and associated works. 1875/17/FUL - Proposed new dwelling and associated works	18/12/2018	0	1	0
Kingsbridge	0549/18/FUL	55 Henacre Road Kingsbridge TQ7 IDP	New dwelling and off road parking, extension to existing dwelling and new off road parking (resubmission of 3847/17/FUL)	08/05/2018	0	0	1
Kingsbridge	3823/17/FUL	Site Rear Of 81 Fore Street Kingsbridge TQ7 IAB	Proposed conversion and alteration of outbuildings to the rear of 81 Fore St to single dwelling.	05/01/2018	0	1	0
Kingsbridge	3393/17/PDM	Willow Barn Willow Farm Ledstone Kingsbridge TQ7 2HF	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))	01/12/2017	0	1	0
Kingsbridge	4162/16/FUL	12 Buckwell Road Kingsbridge TQ7 INQ	Proposed erection of single detached dwelling	06/03/2017	0	1	0
Kingsbridge	1402/18/FUL	60 Fore Street Kingsbridge TQ7 INY	Conversion of upper floors of existing retail unit to 3 no. apartments	28/06/2018	0	2	0
Kingsbridge	0679/19/FUL	Field off Stentiford Hill Kingsbridge Devon TQ7 IBD	Erection of two dwellings with associated access and landscaping works	06/11/2019	0	0	2
Kingsbridge	3552/18/FUL	129 Fore Street Kingsbridge Devon TQ7 IAL	READVERTISEMENT (Revised Plans) Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge	23/03/2020	0	0	4
Kingsbridge	0256/17/FUL	Development Site Tumbly Hill Kingsbridge Devon	Construction of 5no.apartments	04/05/2018	0	0	5
Kingsbridge	0674/17/FUL	Culver Park Close Kingsbridge TQ7 ILD	Construction of 5 detached dwellings with garages and parking areas, demolition of existing stable, construction of Devon hedgebank on Western boundary, reprofiling site with earthworks to form access road and site landscaping.	03/10/2017	0	5	0
Kingswear	1778/18/FUL	Tanglewood Higher Contour Road Kingswear Devon TQ6 0DE	Replacement of existing dwelling and construction of a new dwelling onsite of existing garage	21/05/2019	0	0	1
Kingswear	30/1724/15/F	Wayside Lower Contour Road Kingswear Dartmouth TQ6 0AL	Alterations to provide 2no. garages, lift and conversion to 2no. dwellings	21/12/2015	0	1	0
Kingswear	2231/18/FUL	Crofters Cottage Raddicombe Lane Hillhead TQ5 0EX	Creation of new two bedroom bungalow, with garage and relocation of garage to original house	14/11/2018	0	1	0
Kingswear	1613/18/FUL	The Lane House Upper Wood Lane Kingswear TQ6 0DF	Proposed new dwelling in garden area of The Lane House and alterations to existing access to Mount Ridley Road	09/08/2018	0	0	1



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Kingswear	2072/17/FUL	Land adjacent to Creek Haven Lower Contour Road Kingswear TQ6 0AL	Application two bedroomed dwelling (revision of planning consent 30/2027/15/F)	31/08/2017	0	0	1
Kingswear	2115/17/FUL	Reservoir House Upper Wood Lane Kingswear Devon TQ6 0DF	Proposed erection of dwelling (following planning approval 0253/16/FUL) and change of use of additional ground to residential garden ground	11/08/2017	0	1	0
Kingswear	30/0838/14/F	Land adj. Littlecroft, Higher Contour Road, Kingswear, TQ6 0DE	Erection of new dwelling (amendment to approval 30/1580/11/F)	03/06/2014	0	0	1
Kingswear	30/3212/14/F & 3919/18/ARC	Plot 4, Lower Contour Road, Kingswear	Application for approval of details reserved by conditions 3, 4 & 11 of planning consent 30/3212/14/F . Erection of 2no. flats	06/05/2015	0	2	0
Littlehempston	1472/19/FUL	Martin Hill Racing Knaves Ash Cross Littlehempston Devon TQ9 6NG	Erection of a new dwelling to replace an existing mobile home with associated access and landscaping	25/10/2019	0	0	1
Littlehempston	1903/18/PDM	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG	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))	30/07/2018	0	0	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)	31/01/2020	0	0	1
Loddiswell	3387/18/ARM	Woolston Farm Loddiswell TQ7 4DU	Application for approval of reserved matters for provision of an agricultural worker's dwelling following grant of outline consent 1329/18/OPA.	13/03/2019	0	1	0
Loddiswell	2078/17/FUL	The Orchard Well Street Loddiswell	Erection of residential dwelling.	12/09/2018	0	0	1
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))	09/07/2018	0	0	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.	23/04/2018	0	0	1
Loddiswell	2773/17/PDM	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF	Prior Approval for proposed change of use agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	09/10/2017	0	0	1
Loddiswell	2481/18/FUL	Post Office Loddiswell TQ7 4QH	Conversion of post office to 2 No studio dwellings	05/10/2018	0	0	2
Loddiswell	3746/18/FUL	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	Conversion of 3 barns to 3 dwellings with associated works and landscaping. (Alternative proposal to consents 32/0689/14/F and 32/0690/14/LB). T	07/07/2014	2	1	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Loddiswell	1468/19/FUL	Loddiswell Cp School Fore Street Loddiswell Devon TQ7 4QU	Redevelopment of existing school to form five new dwellings	22/11/2019	0	1	4
Marlborough	33/2944/11/F	143 Cumber Close, Marlborough, TQ7 3DG	Change of use from community rooms to dwelling	03/01/2012	0	1	0
Marlborough	0411/19/CLE	Westentown Marlborough Kingsbridge TQ7 3DL	Lawful development certificate for existing use of land and barn as residential dwelling	31/07/2019	0	0	1
Marlborough	4028/19/CLE	Lower Forge Chapel Lane Marlborough TQ7 3SB	Lawful development certificate for existing use of property as dwelling	27/01/2020	0	0	1
Marlborough	1391/16/OPA	Hi Ho White Cross To Marlborough Green Marlborough TQ7 3RR	Outline application with all matters reserved for two new detached dwellings (revised from three dwellings)	06/08/2018	0	0	3
Marldon	1332/17/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 IRS	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 0415/17/PDM)	30/06/2017	0	0	1
Marldon	34/1133/15/F	Brownscombe Barn At Sx 8582 6468 Brownscombe Wood Ipplepen Road Marldon	Change of use of agricultural building to dwelling house (C3)	13/07/2015	0	1	0
Marldon	34/1890/15/O	Development Site At Rmc Quarry The Old Kiln Kiln Road Marldon Paignton TQ3 ISH	Outline planning permission with all matters reserved for 5 new dwellings, on-site access and parking with associated landscaping	27/09/2017	0	0	5
Modbury	1260/19/FUL	Barn At Traine Modbury Devon PL21 0RL	Alterations to barn conversion previously permitted (0576/17/PDM), including window locations, roof materials, woodburner flue, PV panels and extension to residential curtilage.	27/06/2019	0	1	0
Modbury	2886/19/FUL	Barn at Widland Farm Cottage Modbury Devon PL21 0SA	Replacement dwelling following Class Q approval 3526/18/PDM.	04/02/2020	0	0	1
Modbury	1649/18/FUL	The Old Vicarage Stable Modbury Devon PL21 0TA	Erection of single detached dwelling and garage with new access	21/09/2018	0	1	0
Modbury	4055/19/FUL	Babland Barn, Babland Cross, ModburyBarn at SX676515 Babland Cross, modbury	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.	11/02/2020	0	1	0
Modbury	3883/17/FUL	New Road Modbury PL21 0QQ	Conversion of former workshop to residential dwelling (loss of B1 -78)	09/01/2018	0	1	0
Modbury	2545/17/FUL	The Coach House Back Street Modbury PL21 0RF	Conversion of a redundant stone coach house building into a dwelling	26/09/2017	0	1	0
Modbury	2303/16/PDM	Spindlebrook Farm Sheepharn Bridge Modbury Devon	Prior approval for proposed change of use of agricultural building to dwelling house(class C3) and for associated operational development(Class Qa+b)	26/09/2016	0	1	0
Modbury	35/2413/15/F	Bonny Moor Barn At Sx 668 521 Modbury Modbury Devon	Conversion of barn to dwelling and relocation of access	22/12/2015	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Modbury	0037/20/ARM	Land at SX642512 Perry Farm Bluegate Hill Modbury, PL21 0TF	Approval of reserved matters following outline approval 4154/17/OPA (Resubmission of 2643/19/ARM)	28/02/2020	0	0	1
Modbury	3850/18/FUL	The Grey Barn land at SX690516 Modbury PL21 0SB	Conversion of existing barn to dwelling (previously approved under Class Q ref. 0324/18/PDM) to include minor alterations, a new detached car port / garage and extension to the domestic curtilage	06/02/2019	0	1	0
Modbury	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheephams, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	06/02/2015	0	2	0
Newton & Noss	37/0518/15/F	Briar Hill Farm, Court Road, Newton Ferrers, Plymouth PL8 1AR	Replacement of existing barns with two holiday homes and owners dwelling with storage space	11/06/2015	0	1	0
Newton & Noss	0778/18/FUL allowed on appeal APP/K1128/W/18/3212025	8 Perches Close, Membland, Newton Ferrers PL8 1HZ	Erection of self build dwelling (resubmission of 2477/17/FUL)	22/02/2019	0	1	0
Newton & Noss	2288/18/FUL	Cottage Green Parsonage Road Newton Ferrers Devon PL8 1AS	Approval of reserved matters following outline approval 0791/16/OPA (erection of bungalow and detached garage).	16/10/2018	0	1	0
Newton & Noss	2037/17/FUL	10 Acre Archers Court Newton Ferrers Devon PL8 1BD	Application for replacement of barn with single dwelling requiring change of use of land from agricultural to residential.	07/09/2017	0	1	0
Newton & Noss	0396/19/OPA	92 Court Road Newton Ferrers PL8 1DA	Outline application (with all matters reserved) for erection of detached dwelling with associated parking and landscaping.	04/04/2019	0	0	1
Newton & Noss	1372/16/FUL	Land at The Fairway Newton Ferrers PL8 1DP	Construction of 5no. DDA-compliant dwellings and change of use of land	03/04/2017	0	5	0
North Huish	4107/18/ARM	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Application of reserved matters following outline consent 0693/16/OPA for permanent agricultural worker's dwelling -	01/04/2019	0	0	1
North Huish	1578/18/FUL	Barn adjacent to Church House North Huish Devon TQ10 9NQ	Application for change of use of barn to dwelling	21/02/2019	0	0	1
North Huish	3681/17/FUL	Coombe Norris North Huish TQ10 9NJ	Conversion of redundant barn to dwelling and new garage (resubmission of 3266/16/FUL)	03/05/2018	0	0	1
North Huish	38/2488/15/F	The Linhay Manor Farm Barns North Huish South Brent TQ10 9NN	Conversion of redundant agricultural stone barn to a dwelling	23/12/2015	0	1	0
Rattery	1379/18/FUL	Newlight Syon Abbey Marley Head South Brent TQ10 9JX	READVERTISEMENT (Revised Plans Received) Retrospective application for creation of self-contained residential unit of the annex	01/10/2018	0	0	1
Rattery	2352/18/FUL	Holly Barn Rattery TQ10 9LF	Erection of dwelling on site of agricultural building	07/09/2018	0	1	0
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)	18/10/2019	0	0	1

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Rattery	3873/18/FUL	Agricultural Building At Sx 771 634 The Barns Hood Barton Dartington Totnes TQ9 6AB	Application for conversion of agricultural barns to form 2no. dwellinghouses (Partially commenced under 39/1977/15/AGDPA).	25/01/2019	0	0	2
Ringmore	2342/18/FUL	Higher Manor Farm Ringmore TQ7 4HL	Demolition of existing garden store, construction of a new single storey dwelling and associated landscaping and boundary treatments	19/09/2018	0	1	0
Salcombe	3838/18/FUL	St Valery Herbert Road Salcombe TQ8 8HW	READVERTISEMENT (Revised Plans) Extension and alterations to existing dwelling to create two separate dwellings	15/03/2019	0	1	0
Salcombe	0439/19/FUL APP/K1128/W/19/3233438	Rock Point, Knowle Road, Salcombe TQ8 8EQ	Demolition of existing bungalow and detached garage and erection of 2no. dwellings	08/02/2019	0	0	1
Salcombe	3519/16/FUL, appeal ref: APP/K1128/W/17/3174774	Vantage Point Bonaventure Road Salcombe TQ8 8BE	Conversion of single dwelling house into two dwellings and extensions to front rear and sides	22/09/2017	0	1	0
Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	15/08/2011	0	0	1
Salcombe	2080/18/FUL	Cachel Onslow Road Salcombe TQ8 8AH	READVERTISEMENT (Revised Plans) New driveway to existing dwelling and new detached dwelling	12/11/2018	0	0	1
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1no. dwelling (revision of 0877/17/FUL)	24/07/2018	0	0	1
Salcombe	2748/17/FUL APP/K1128/W/18/3215145	Brewery Quay, Island Street, Salcombe, TQ8 8DP	The demolition of all existing buildings on site while retaining the southern stone boundary wall and concrete quay, erection of circa 265sq m commercial floorspace at ground floor and a 6 bedroom dwelling with guest suite complete with existing access and the creation of five associated parking spaces	20/06/2018	0	0	1
Salcombe	2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	Erection of new dwelling in garden plot	10/12/2019	0	0	1
Salcombe	41/0703/15/F Appeal APP/K1128/W/16/3143575	The Hollies Devon Road Salcombe TQ8 8HQ	Demolition of existing structure and erection of new dwelling and raised parking area	11/11/2019	0	0	1
Salcombe	4147/18/FUL	Weststowe Lower Batson Salcombe TQ8 8NH	Change of use of annexe from holiday lets to provide full time residential letting accommodation.	26/06/2019	0	0	1
Salcombe	0545/19/FUL	Hill Cottage Herbert Road Salcombe Devon TQ8 8HN	Demolition and rebuild of 2 existing dwellings	19/12/2019	0	0	1
Salcombe	4339/17/FUL	Cadmus Bonaventure Road Salcombe Devon TQ8 8BE	Planning application for the replacement of the existing dwelling with three dwellings	07/03/2018	0	2	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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	08/08/2017	0	0	5
Salcombe	0390/19/CLE	The Hollies Devon Road Salcombe TQ8 8HQ	Certificate of lawfulness for existing renovation and internal refurbishment of property and reduction of no. of flats from 3 to 2.	04/04/2019	0	0	-1
Salcombe	1851/18/FUL	74 Fore Street Salcombe TQ8 8BU	Erection of a two-storey side extension, dormer window to rear of third door, external alterations including front dormer and conversion of two properties into one residential unit.	14/08/2018	0	-1	0
Shaugh Prior	2112/17/FUL	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	Conversion of water tank to dwellinghouse, partial removal of earth bunds and site landscaping (resubmission of 0377/17/FUL)	27/09/2017	0	0	1
Shaugh Prior	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	27/01/2020	0	0	1
Frogmore & Sherford	3889/18/FUL	Stancombe Manor Sherford TQ7 2BE	Continued use of property as two self-contained Class C3 dwellings.	31/01/2019	0	0	1
Frogmore & Sherford	1861/18/FUL	Eastern Field Barn Homefield Farm Sherford Devon TQ7 2AT	Demolition of existing barn and construction of replacement dwelling (following approval 0338/17/PDM) with associated access and landscaping.	31/07/2018	0	0	1
Frogmore & Sherford	0716/17/FUL	The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE	Alteration and conversion of redundant farm building to single dwelling and ancillary works	08/05/2017	0	0	1
Frogmore & Sherford	43/2299/15/RM	Land at SX 778 439, Homefield Park Farm, Sherford	Reserved matters application following outline approval 43/2584/14/O for details of access, appearance, landscaping, layout and scale for permanent agricultural workers dwelling.	02/12/2015	0	1	0
Frogmore & Sherford	43/0352/14/F	Frogmore Boat Yard, Frogmore, Kingsbridge, TQ7 2NU	Application for construction of rural worker's dwelling (resubmission of 43/3065/13/RM)	07/05/2014	0	1	0
Frogmore & Sherford	0683/17/OPA	Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA	Outline application with some matters reserved for provision of single residential dwelling (resubmission of 2331/16/OPA)	12/03/2018	0	0	1
Frogmore & Sherford	3880/17/OPA. Appeal Ref No. APP/KI128/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	27/12/2018	0	0	8
Slapton	4097/18/FUL	Land at SX824473 Lambs Park Hansell Dartmouth TQ6 0LN	Change of use to dwellinghouse, formation of track and site landscaping works	20/05/2019	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Slapton	1127/16/FUL	Barnfields Slapton TQ7 2QD	Planning application for conversion and link extension to barns to create a dwellinghouse together with associated access and change of use to create residential curtilage.	03/06/2016	0	1	0
Slapton	1736/17/OPA	Highclere Slapton TQ7 2PY	Outline Planning Application with some matters reserved for two new dwellings and alterations to existing road access	24/01/2018	0	0	2
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))	28/11/2016	1	1	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)	27/02/2020	0	0	5
Sparkwell	4079/16/FUL	Loughtor Mill Newham Plympton Devon PL7 5BN	Repair and conversion of former mill buildings to form 5 residential units	19/05/2017	0	0	5
Sparkwell	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	29/07/2019	0	0	1
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.	19/09/2018	0	0	1
Sparkwell	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.	05/09/2018	0	0	1
Sparkwell	1039/18/FUL	Former Hen House / Store Smitherleigh House Plymouth Smithaleigh PL7 5AX	Proposed new dwelling	19/06/2018	0	0	1
Sparkwell	0004/19/OPA	All Saints Vicarage Sparkwell PL7 5DB	Outline application with all matters reserved for proposed new dwelling	31/07/2019	0	0	1
Sparkwell	49/2053/15/AGDPA	Birchland Barns Birchland Farmhouse Birchland Way Sparkwell Plymouth PL7 5DW	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q)	02/11/2015	0	2	0
Staverton	0174/18/PDM	Agricultural Building at SX781637 Staverton TQ9 6AG	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))	20/03/2018	0	0	1
Staverton	0710/17/FUL	Kingston Gate Barn Kingston Totnes TQ9 6AR	Proposed conversion from disused barn into a 3 bedroom residential dwelling.	17/05/2017	0	0	1



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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	15/02/2017	0	1	0
Staverton	1221/19/FUL	The Old Barn Waddons Farm Staverton Totnes TQ9 6AS	Change of Use of Office to Dwelling including Extensions to Existing Building	04/07/2019	0	0	1
Staverton	0908/18/FUL	Edgeware Austins Bridge To Dart Bridge Inn Buckfastleigh Devon TQ11 0JR	Conversion of existing agricultural stone barn into single residential unit (resubmission of 3431/17/OPA)	01/06/2018	0	0	1
Staverton	50/1891/15/F	Weston Barn At Sx 7568 6467 Stretchford Farm Buckfastleigh TQ11 0JY	Conversion of stone barn to residential dwelling	20/10/2015	0	0	1
Staverton	2190/16/POD	Units 1-10 Staverton Offices Staverton Devon TQ9 6AR	Prior approval for proposed change of use of building from Office use (Class B1a) to 4no. dwellinghouses (Class C3)	05/09/2016	3	1	0
Staverton	0146/18/FUL	Whiteways Farm Staverton Totnes Devon TQ9 6AL	Prior approval for change of use from storage or distribution (Class B8) and any land within its curtilage to 9no. dwellinghouse (Class C3)	07/12/2015	1	0	8
Stoke Fleming	1063/19/FUL	Barn at Sx 830 516 adjacent to Blatchmore Lane Bugford Devon TQ6 0NW	READVERTISEMENT (Revised Plans Received) Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM) with associated access and landscaping	19/07/2019	0	0	1
Stoke Fleming	1004/17/FUL	The Paddock Land at SX 864 487 South side of Redlap Lane Stoke Fleming Devon TQ6 0QU	New dwelling (resubmission of 2462/16/FUL)	07/08/2017	0	0	1
Stoke Fleming	0554/17/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	18/04/2017	0	0	1
Stoke Fleming	2198/16/FUL	Higher Bowden Farm Road From Ash House Farm To Bowden Cross Bowden Devon TQ6 0LH	Conversion of leisure building into single dwelling	28/09/2016	0	1	0
Stoke Fleming	4014/18/PDM	Keepstone Barn Blatchmore Lane Bugford Dartmouth TQ6 0NW	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)) .	05/02/2019	0	1	0
Stoke Fleming	1908/18/FUL	Redcroft Dartmouth Road Stoke Fleming TQ6 0RE	Demolition of existing bungalow and construction of 4 new dwelling houses with associated landscaping and parking.	19/10/2015	0	3	0
Stoke Fleming	2078/16/FUL	Premier Garage Dartmouth Road Stoke Fleming TQ6 0RE	Demolition of existing garage and filling station and erection of five dwellings with associated access, garaging and landscaping	29/11/2017	0	5	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Stoke Fleming	0678/18/FUL	Deer Park Inn, Dartmouth Road, Stoke Fleming, Dartmouth, TQ6 0RF	Demolition of existing building and construction of 14no. new apartments, with associated car parking and landscape works.	10/01/2019	0	9	0
Stoke Gabriel	0310/19/FUL	Stoke Gabriel House Duncannon Lane Stoke Gabriel TQ9 6QY	Conversion of barn to residential use	10/04/2019	0	0	1
Stoke Gabriel	3428/17/PDM	Barn at Little Aish North-East of Hill Park Aish Stoke Gabriel, TQ9 6PS	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))	29/11/2017	0	1	0
Stoke Gabriel	52/0693/14/F	Land adjoining Rowes Farm, Aish Road, Stoke Gabriel, TQ9 6PX	Proposed single-storey dwelling (resubmission of 52/1096/12/F)	07/05/2014	0	1	0
Stoke Gabriel	1033/19/FUL	Bulls Field Barns Waddeton Brixham Devon TQ5 0EL	Conversion of traditional stone barns to 2 dwellings with parking/garages & curtilage	22/05/2019	0	0	2
Stoke Gabriel	3640/17/FUL	Rowes Farm Aish Road Stoke Gabriel Devon TQ9 6PX	Provision of 2no. residential dwellings	20/12/2017	0	0	2
Stoke Gabriel	52/2081/15/F	Marians Maples Vicarage Close Stoke Gabriel Devon TQ9 6QT	Demolition of existing dwelling and construction of new dwelling on footprint together with 3no. additional dwellings within the grounds	21/02/2017	0	3	0
Stoke Gabriel	3138/17/OPA & 0011/16/OPA Appeal Ref No - APP/K1128/W/17/3179884	Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB	Outline planning permission with some matters reserved; the scheme includes residential development of up to 9 dwellings, utilising the existing access point. 0011/16/OPA - Re-advertised (Additional Documents Received) Outline planning permission with some matters reserved; scheme includes residential development of up to 9 dwellings, utilising the existing access point	18/12/2017	0	0	9
Stokenham	2722/18/FUL	Barn At Sx 808 427 opposite Church House Inn Stokenham Kingsbridge Devon	Conversion of agricultural derelict barn into habitable dwelling with associated external works, garage and log store (2805/17/FUL)	05/03/2019	0	0	1
Stokenham	2235/18/FUL	Langholm Chillington Kinsgbridge TQ7 2JY	Demolition of existing doctor's surgery, extension of existing bungalow and building 2no. new houses.	24/05/2019	0	0	2
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	12/06/2019	0	0	1
Strete	2031/18/FUL	Lower Court Barns, Old Byre A379 Strete Village Strete TQ6 0RW	Construction of new dwelling on land adjoining 'The Old Byre'	15/11/2018	0	1	0
Thurlestone	0216/19/FUL	Land to the rear of Cowrie House Ilbert Road Thurlestone Devon TQ7 3NY	Erection of new dwelling, double garage and associated works	24/01/2020	0	0	1
Thurlestone	3632/19/ARM	Plot 29, Highfield Eddystone Road Thurlestone TQ7 3NU	Application for approval of reserved matters following outline approval reference 3203/16/OPA for appearance, landscaping, access and layout of dwelling and attached garage	14/01/2020	0	0	1



Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Totnes	1180/18/FUL	The Proctors House 8 & 8A High Street Totnes TQ9 5RY	Renovation and retention of ground floor commercial space (A2) with associated kitchen and WC with existing flat above forming part of or separate to commercial use at No.8. Renovation and alteration to No.8A returning to former use as dwellinghouse (Class C3) with pool to the rear	17/09/2018	0	1	0
Totnes	1244/19/FUL	Land adjoining 43 Collapark Totnes Devon TQ9 5LW	Erection of detached two storey dwelling with associated parking	06/08/2019	0	0	1
Totnes	0266/16/FUL	5 Christina Parade Totnes Devon TQ9 5UU	READVERTISEMENT (Revised Plans Received) Erection of 3 bed terrace house with garden and relocation of garages	10/10/2017	0	0	1
Totnes	2103/17/POD	Rear of 24 Fore Street Totnes Devon TQ9 5DX	Prior Approval for a proposed change of use of a building from office use (Class B1(a)) to a dwellinghouse (Class C3)	14/08/2017	0	0	1
Totnes	1623/16/FUL	Garages 1-3 adjacent to 1A Christina Park Totnes	Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes.	30/01/2017	0	1	0
Totnes	0611/19/OPA	5 Redworth Terrace Totnes TQ9 5JN	Erection of dwelling (Outline with all matters reserved).	19/07/2019	0	0	1
Totnes	3102/19/ARM	4 Argyle Terrace Totnes TQ9 5JJ	Approval of reserved matters following outline approval 0386/18/OPA.	14/01/2020	0	0	1
Totnes	3195/19/FUL	Glebe Coach House Manor Way Totnes TQ9 5HP	READVERTISEMENT (Revised plans received) Replacement of existing garage/store to provide one dwelling	16/01/2020	0	0	1
Totnes	3639/19/FUL	25 Fore Street Totnes TQ9 5HN	Creation of 2no. flats with new access	07/02/2020	0	0	1
Totnes	3818/19/FUL	Bourton Linhay Bourton Lane Totnes TQ9 6LA	Conversion of redundant agricultural barn to dwelling plus extension	12/03/2020	0	0	1
Totnes	0332/19/FUL	Garages 7, 9 and 11 Christina Park Totnes Devon TQ9 5UT	READVERTISEMENT (Revised Plans Received) Construction of a new three storey private residence on a brownfield site currently occupied by three garages	17/01/2020	0	0	1
Totnes	0694/19/FUL	Proposed Development Site At Sx 7846 6054 Follaton Farm Plymouth Road Totnes	Erection of 2 detached dwellings with associated parking.	12/07/2019	0	2	0
Totnes	0894/16/FUL	Private Car Park & Garages rear of 27-45 Fore Street (Accessed off Station Road) Totnes Devon TQ9 5RP	Re-advertisement (Amended Address) Development of three residential units	10/07/2017	0	2	1
Totnes	56/2244/14/F	Land To Rear Of 9 Queens Terrace Station Road Totnes TQ9 5JQ	Erection of apartment building comprising 3no. apartments and associated parking	19/10/2015	0	3	0
Totnes	56/2221/15/O	Cocos Nursery Ashburton Road Totnes Devon TQ9 5JZ	READVERTISEMENT (new description) Outline application with all matters reserved for 5no. three bedroomed houses with 10 no. parking spaces	14/09/2017	0	0	5

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
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.	24/06/2019	0	0	6
Ugborough	4202/18/ARM	Filham Farm Road Through Filham Filham Devon PL21 0LR	Application for approval of reserved matters following outline approval 1629/18/OPA for the erection of an agricultural workers dwelling	06/09/2019	0	1	0
Ugborough	1733/18/FUL	Haydens Farm Yellowberries Lane Wrangaton Devon TQ10 9HB	Replacement of existing temporary dwelling with permanent bungalow	22/10/2018	0	1	0
Ugborough	1700/18/FUL	Stone Barn Fowlescombe Farm Ugborough Devon PL21 0HW	Change of use of barn from agricultural to residential, demolition of barn and hardstanding and construction of garage	16/07/2018	0	0	1
Ugborough	1792/17/PDM	The Barn, The Shippen Marridge Farm Ugborough Devon PL21 0HR	Prior approval for proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and for Associated Operational Development.	16/08/2017	0	1	0
Ugborough	1811/16/ARM	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH	Reserved Matters application following outline consent 57/0788/15/O for details of access, appearance, landscaping, layout and scale of demolition of garage and erection of single split level dwellinghouse	13/04/2017	0	0	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)	16/09/2016	0	1	0
Ugborough	0039/16/FUL	Queshills Ware Hill Ugborough Devon PL21 0NZ	Conversion of domestic garage with first floor storage into separate dwelling together with associated parking	24/11/2016	0	1	0
Ugborough	0746/16/FUL	Earlscombe Farm Bittaford Devon PL21 0LD	Conversion of agricultural buildings to create three new wellinghouses to include the alteration and partial demolition of the existing buildings and the change of use of agricultural land to ancillary domestic curtilage	28/11/2016	0	0	3
Wembury	3490/18/FUL	Western Barn Manor Farm Staddiscombe Plymouth PL9 9ND	READVERTISEMENT (Revised Plans) Change of use/conversion of agricultural building to dwelling	11/07/2019	0	0	1
Wembury	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)	27/06/2019	0	0	1
Wembury	3781/18/FUL	Manor Farm Eddystone Road Down Thomas Devon PL9 0AQ	Construction of 3 bedroom bungalow on land at Manor Farm	05/06/2019	0	1	0
Wembury	0124/18/ARM	Proposed Development Site At Sx 5021 5026 Bovisand Lane Down Thomas Devon PL9 0AE	READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval	15/08/2018	0	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Wembury	58/2080/15/F	Wembury Reservoir Knighton Hill Wembury Devon PL9 0JD	Proposed dwelling to replace existing above ground water storage tank	02/06/2016	0	1	0
Wembury	2948/19/FUL	Land Adjacent Sea View West Hill Heybrook Bay	rection of new 3 bedroom, 1 1/2 Storey, detached dwelling with subterranean garage and driveway (Resubmission of 1423/19/FUL)	09/12/2019	0	0	1
Wembury	1560/18/OPA	Xanadu West Hill Heybrook Bay PL9 0BB	Outline planning application with all matters reserved for erection of detached dwelling	16/07/2018	0	0	1
Wembury	0865/17/FUL & 2091/19/FUL	Court Barton Renney Road Down Thomas PL9 0AQ	Part reconstruction of the existing redundant stone barn into a residential dwelling along with construction of a new dwelling on the site (Re-submission of 1438/18/FUL)	02/09/2019	0	0	2
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	31/10/2017	0	0	2
Wembury	2173/19/FUL	55 Hawthorn Drive Wembury Devon PL9 0BE	Change of use from dwellinghouse to office (Use Class B1).	29/08/2019	0	0	-1
West Alvington	1159/19/FUL	The Stables Auton Court West Alvington Kingsbridge TQ7 3BE	Conversion of building to single dwellinghouse	30/05/2019	0	1	0
West Alvington	2432/16/FUL	Land south of The Ridings West Alvington Devon TQ7 3PP	Construction of new dwelling with integral garaging	16/02/2017	0	1	0
West Alvington	59/1574/12/RM	Woolston Court, Woolston, Kingsbridge, TQ7 3BH	READVERTISEMENT (Revised Plans received): Reserved Matters application for approval of all matters and in accordance with condition 5 of Outline permission 59/0892/10/O for the erection of an agricultural dwelling	16/09/2013	0	1	0
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	25/07/2019	0	0	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	18/06/2019	0	1	0
Woodleigh	0735/16/PDM	Building at Moreleigh Mount Moreleigh Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development	26/04/2016	0	1	0
Woodleigh	61/2588/14/F	Lowerdale, Woodleigh, Kingsbridge TQ7 4DJ	Conversion of 2 barns to 2 dwellings (Granary and Shippen), reinstatement of former cottage to residential dwelling and associated works to farmhouse.	23/04/2015	1	1	0

Parish Name	Application number	Address	Description	Date granted	Total Dwellings completed to date (Net)	Number of dwellings u/c (Net)	Number of dwellings committed and not yet started (net)
Yealmpton	0579/16/FUL & 0075/19/FUL	Site Of WI Hall Ford Road Yealmpton Devon PL8 2NA	Erection of a detached house on land previously used for WI hall. 0075/19/FUL - READVERTISEMENT (Revised Plans Received) Proposed revisions to design of single dwelling (self build) following extant permission 0579/16/FUL	18/07/2019	0	0	1
Yealmpton	0868/19/FUL	Sungarth Bowden Hill Yealmpton PL8 2JX	New 3 bedroom house with integral garage	29/05/2019	0	1	0
Yealmpton	0010/18/ARM	11 Land Behind 11 Fore Street Yealmpton Devon PL8 2JN	Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling	16/04/2019	0	1	0
Yealmpton	2108/18/ARM	The Orchard Yealmpton Plymouth	Application for approval of reserved matters following outline approval.	18/01/2019	0	0	1
Yealmpton	4320/17/FUL	Dunstone Barn Dunstone Yealmpton PL8 2EL	Conversion of redundant barn to dwelling (amendment to consent 62/0643/08/F)	01/03/2018	0	1	0
Yealmpton	3909/17/FUL	Wilburton Farm Burraton Yealmpton PL21 9LB	Barn conversion to dwelling	19/02/2018	0	1	0
Yealmpton	0390/17/FUL	Adj to Western Torr & South View Bowden Hill Yealmpton Devon PL8 2JX	Application for provision of single dwelling (application confirmed that this is a resubmission of planning ref no. 1240/14 & 1728/08)	15/05/2017	0	0	1
Yealmpton	2556/19/FUL	Land Adjacent to Bowden Hill Yealmpton	Proposed new single storey dwelling with internal double garage and associated landscaping	07/11/2019	0	0	1
Yealmpton	0144/17/POD	New England Quarry New England Hill Plympton Devon	Prior approval for proposed change of use from Office use (Class B1 (a)) to dwellinghouse (class C3)	15/05/2017	0	0	1
Yealmpton	2158/18/PDM	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	17/08/2018	0	0	2
<b>Totals</b>					<b>13</b>	<b>178</b>	<b>308</b>

## Small sites (&lt;10 dwellings) Trajectory for West Devon LPA

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Bere Ferrers	3864/18/FUL	Newhouse Farm House Road From Woolacombe Cross To Chulmland Cottages Bere Alston Devon PL20 7ED	Conversion of barn to dwelling - amended plans to previous approval	12/12/2019	0	0	1
Bere Ferrers	4043/17/OPA & 1684/19/ARM	8 Drakes Park Bere Alston Devon PL20 7DY	4043/17/OPA - Outline planning application with all matters reserved for the erection of one dwelling. 1684/19/ARM - Application for approval of reserved matters following outline (approval 4043/17/OPA this was or 2 dwellings) 1684/19/ARM is for the erection of one dwelling	31/07/2019	0	0	1
Bere Ferrers	0060/17/FUL	47 Station Road Bere Alston PL20 7EN	Resubmission of 2737/16/FUL for conversion of building to dwelling.	30/03/2017	0	1	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))	13/12/2018	0	0	1
Bondleigh	2246/18/FUL	Copplestone Barns Bondleigh Devon EX20 2AW	Conversion of barn to dwelling and change of use of agricultural land to residential curtilage	23/08/2018	0	0	1
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	15/02/2019	0	1	1
Bratton Clovelly	3863/19/FUL	Pastures West Cleave Farm Germansweek EX21 5AL	Provision of rural workers dwelling	27/03/2020	0	0	1
Bratton Clovelly	0804/16/PDM	Agricultural building Brooklands Farm Bratton Clovelly Devon EX20 4JH	Prior approval for a proposed change of use of agricultural building to a dwellinghouse	10/06/2016	0	1	0
Bridestow	1105/17/FUL	Barn South West Of Hillside Pool Hill Bridestowe EX20 4EN	Change of use and conversion of an agricultural building to a single residential dwelling and associated works	02/06/2017	0	0	1
Bridestow	2708/16/OPA	3 South Ball Cottage Bridestowe Devon EX20 4EN	Outline application with all matters reserved to build an attached endof terrace one bed cottage with one off road parking space on brown field site consisting of garage, shed and wood store	05/04/2017	0	0	1
Bridestowe	4161/16/OPA	Land at SX 516 892 Opposite Springfield Park Bridestowe	READVERTISEMENT (Procedural Purposes) Outline planning application with all matters reserved for construction of 4 dwellings	27/04/2018	0	0	4
Broadwoodkelly	3621/19/FUL	Lewersland Farm Broadwoodkelly EX19 8EF	Conversion of redundant barn to dwelling	06/01/2020	0	0	1
Broadwoodkelly	3655/16/PDM	Newer Park Broadwoodkelly Devon EX19 8EQ	Notification for prior approval for a proposed change of use of 1 redundant barn to residential use.	31/01/2017	0	1	0
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	07/09/2018	0	0	6
Buckland Monachorum	3319/18/OPA	4 Moorland Court Yelverton Devon PL20 6BL	Outline application with some matters reserved for demolition of existing bungalow and erection of 2 dwellings	30/11/2018	0	0	1
Buckland Monachorum	2356/19/OPA	1 Moorland Court Yelverton PL20 6BL	Outline application with some matters reserved for a detached dwelling	25/03/2020	0	0	1
Buckland Monachorum	4261/17/FUL	West Harrow Road From The Crescent To Woodend Crapstone Devon PL20 7PW	Application for construction of new detached 4 bedroom dwelling with integral double garage	12/12/2018	0	0	1
Buckland Monachorum	2336/18/FUL	Land adjacent to Tyller Tythy Crapstone Devon PL20 7PF	Erection of two storey dwelling	18/10/2018	0	1	0
Buckland Monachorum	0131/19/OPA & 1258/16/OPA	Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW	0131/19/OPA - Outline application with some matters reserved for erection of one dwelling. 1258/16/OPA - Outline planning application for erection of dwelling	25/03/2019	0	0	1



Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
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))	12/12/2017	0	1	0
Exbourne	2263/17/ARM	Land Adjacent To Wood Close High Street Exbourne EX20 3SA	Approval of reserved matters following outline approval 00458/2015 (residential development of 9no. dwellings)	25/10/2017	0	0	9
Exbourne	0878/18/FUL allowed on appeal APP/Q1153/W/18/3208669	Hayfield House, Hayfield Road, Exbourne EX20 3RS	Erection of 2 storey, 3 bedroom house, detached single storey store/workshop/office building and provision of two car parking spaces	24/04/2019	0	0	1
Exbourne	3082/17/FUL	Hole Downs Exbourne EX20 3QT	Proposed erection of one permanent agricultural worker's supervisory dwelling	13/04/2018	0	0	1
Exbourne	0618/17/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))	5-Dec-17	0	0	1
Exbourne	00437/2015 & 01235/2014	Stone Farm, Fore Street, Exbourne, Okehampton, Devon	00437/2015 - Approval of details reserved by condition 5 attached to 01235/2014 for change of use of barn to 3 bed dwelling including demolition and reconstruction of southern extension and formation of parking area and associated works. (01235/2014 Change of use of barn to 3 bed dwelling including demolition and reconstruction of southern extension and formation of parking area and associated works. Decision date - 15/12/2014)	27/04/2015	0	1	0
Germansweek	0941/16/OPA & 1862/18/FUL	Road Past Higher Eworthy Farm Germansweek EX21 5AH	0941/16/OPA - (Re-advertisement) Proposed agricultural workers supervisory dwelling. 1862/18/FUL - Erection of farm manager's dwelling	20/06/2019	0	0	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).	28/07/2016	0	1	0
Gulworthy	3233/18/FUL	Higher Parswell Farm Lumburn Tavistock PL19 8HR	READVERTISEMENT (revised plan) Conversion of a group of redundant barnbuildings to a three bedroom dwelling	18/01/2019	0	0	1
Hatherleigh	1777/19/ARM & 1553/17/ARM (2609/15/OPA)	Land Adjacent To Edgemoor Runnon Moor Lane Hatherleigh Devon	1553/17/ARM - Application for approval of reserved matters following outline approval 2609/15/OPA for erection of 2no. dwellings (2609-OPA - Outline application with all matters reserved for erection of 2no. dwellings (resubmission of application 00053/2015). Decision date 22/07/2016)	3-Feb-20	0	0	2
Hatherleigh	1635/18/OPA	Biddicombe Park Road Hatherleigh Devon EX20 3JS	Outline application (with all matters reserved) for erection of 2no. dwellings	13/08/2019	0	0	2
Hatherleigh	2214/17/PDM & 1418/19/FUL	Barn at Arnolds Fishleigh Hatherleigh Devon EX20 3LH	1418/17/FUL - Change of use of barn to dwelling and associated 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))	12/09/2019	0	0	1
Hatherleigh	0604/19/FUL	Stapleford Farm Lane To Stapleford Exbourne Devon EX20 3RA	Erection of a dwelling and associated works	23/05/2019	0	0	1
Hatherleigh	0794/17/FUL	Land at Red Lane Hatherleigh Devon	Application for Outline approval for a detached dormer style bungalow with all matters reserved.	02/01/2018	0	0	1
Hatherleigh	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	02/10/2017	0	1	0
Hatherleigh	0121/19/OPA	Land At Reed Down Higher Street Hatherleigh Devon EX20 3JF	Outline application with all matters reserved for single dwelling	13/11/2019	0	0	1
Highampton	2576/15/PDM	Willisland Sheds Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LQ	Prior approval for proposed change of use of 2no. agricultural buildings to 3no. dwellinghouses (Class C3)	09/02/2016	0	3	0

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Highampton	0127/18/OPA	Land at SX 482 104 between Woodfields and Sunnyside A3072 Highampton EX21 5LP	Outline application with some matters reserved for removal of existing barn and erection of 3no. 2 storey dwellings, together with car parking, landscaping and associated works with access from A3072	23/07/2018	0	0	3
Highampton	1804/19/FUL	Bella Vista Burdon Lane Highampton Devon EX21 5LX	Erection of new dwelling	05/08/2019	0	0	1
Highampton	0436/19/ARM & 0684/16/OPA	The Golden Inn Burdon Lane Highampton Devon EX21 5LT	0684/16/OPA - Outline Planning Permission with all matters reserved for detached bungalow. 0436/19ARM - Erection of dwelling (Application for approval of reserved matters following outline approval 0684/16/OPA)	17/05/2019	0	1	0
Highampton	2726/16/PDM & 1298/18/FUL	Barn Chidesters Road From Church Road To Holsworthy Bridge Highampton Devon EX21 5LE	1298/18/FUL - Conversion of agricultural building to a dwelling. Prior approval of proposed change of use of agricultural building to adwellinghouse (Use Class C3) and for associated operational development	09/07/2018	0	0	1
Highampton	0268/17/ARM	Land At London House Highampton Beaworthy	READVERTISEMENT (Revised Plan Received) Application for approval of reserved matters following outline approval 01380/2014 (erection of dwelling)	21/07/2017	0	1	0
Highampton	0392/17/ARM	Clannica Land Adjacent To Village Hall Highampton Devon	Application for approval of reserved matters following outline approval. (0618/16/OPA)	11/04/2017	0	1	0
Iddesleigh	3718/19/FUL	The Old Northcote Arms & Northcote Cottage Iddesleigh EX19 8BG	Subdivision and alteration of The Old Northcote Arms and adjoining cottage to the west (Northcote Cottage)	21/01/2020	0	0	1
Iddesleigh	3970/16/FUL	Nethercott Barton Road From Week Moor Cross To R Iddesleigh EX19 8SN	Proposed alteration of the layout of a previously approved C3 barn conversion (2577/15/PDM)	21/04/2017	0	1	0
Inwardleigh	1286/18/PDM	Traditional Building Downhouse Farm Folly Gate Okehampton EX20 3AE	Prior approval of proposed change of use of agricultural building to 1no. dwellinghouse (Class C3)(Class Q(a))	25/07/2018	0	1	0
Inwardleigh	2636/17/FUL	Five Oaks Folly Gate Okehampton Devon EX20 3AA	Outline application with all matters reserved for three bedroom detached dwelling	02/10/2017	0	0	1
Inwardleigh	3913/16/PDM	Goldburn Farm Inwardleigh	Notifiation for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.	23/01/2017	0	1	0
Inwardleigh	2023/16/PDM	Higher Oak Inwardleigh Okehampton Devon EX20 3AS	Prior Approval of proposed change of use of agricultural building to a dwellinghouse (C3) and associated operational development (Class Qa+b)	28/10/2016	0	1	0
Inwardleigh	0772/16/PDM	Durdon Farm Northlew Devon EX20 3PU	Prior approval for proposed change of use of Agricultural building to a dwellinghouse	04/05/2016	0	1	0
Inwardleigh	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))	25/01/2019	0	0	1
Inwardleigh	1326/17/FUL	Lower Eastwood Farm Okehampton EX20 3AE	Single eco-dwelling to replace 2No. residential dwellinghouses given prior approval under LPA Ref. 00954/2015	19/10/2018	0	0	-1
Kelly	0082/19/FUL	Former Kennels adjoining Grattons Kelly PL16 0HQ	Proposed change of use of agricultural barn (historically used as kennels) into a dwelling	22/03/2019	0	0	1
Lamerton	1462/17/OPA	Kooshti Bok Lamerton Devon PL19 8RU	Outline application with some matters reserved for erection of 2no. semi detached houses and 3no. detached houses	19/02/2018	0	5	0
Lamerton	2242/17/OPA & 2334/18/ARM	Land previousley St Johns Adj to Rose Cottage Lamerton Devon PL19 8RZ	2334/18/ARM - Approval of reserved matters following outline approval reference 2242/17/OPA for erection of a two bedroom bungalow. 2242/17/OPA -Outline planning permission with all matters reserved for Erection of a two bedroom bungalow.	08/05/2019	0	1	0
Lamerton	2487/18/FUL	Land at SX442753 Western edge Of Ottery Tavistock	Proposed new dwelling house with associated access and parking.	22/10/2018	0	1	0
Lamerton	2382/17/FUL	Lower Hill Farm Road Past Lower Hill Farm Lamerton PL19 8RR	RE ADVERTISEMENT (CHANGE OF APPLICANT)Change of use of existing barn (barn 1) to holiday let and change of use of existing holiday let (barn 2) to a dwelling.	20/10/2017	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Lamerton	0626/17/FUL	Unit 1 Down Farm Lamerton PL19 8QA	Change of use of building to dwelling	15/05/2017	0	1	0
Lamerton	2568/17/OPA	Rushford Cottage Road From Blacksmiths Arms To Lamerton PL19 8RY	Outline planning application with some matters reserved for erection of dwelling	20/04/2018	0	0	1
Lifton	4116/17/OPA	Borough House Fore Street Lifton PL16 0BH	Outline planning application with all matters reserved for the erection of 5 dwellings, following demolition of existing agricultural building	25/01/2019	0	0	5
Lifton	2501/17/ARM & 3668/18/FUL	The Arundell Arms Hotel Land At Rear Of Arundell Arms Lifton PL16 0AA	2501/17/ARM - Application for approval of reserved matters following outline approval 01865/2011. 3668/18/FUL - Amendment to extant Consents 01865/2011 & 2501/17/ARM for two detached dwellings and revise the appearance, means of access, landscaping, layout and scale	11/04/2019	0	0	2
Lifton	3495/16/FUL	Land opposite Selvi Cottage Liftondown Devon PL16 0DB	Readvertisement (amended address) Application for erection of building.	07/08/2017	0	0	1
Lifton	01014/2015 & 2412/19/ARM	Smallacombe Lifton Lifton Devon PL16 0EB	01014/2015-Application for the erection of a dwelling. 2412/19/ARM - Approval of reserved matters following outline approval 01014/2015	8-Oct-19	0	0	1
Lifton	00345/2013 (1452/16/ARC discharge of conditions & 2254/16/CLE - certificate of lawfulness)	Gatherley Wood, Lifton, Devon	New planning permission to replace extant permission 00438/2010 for erection of gamekeeper/forestry workers dwelling. 1452/16 - Application for approval of details reserved by condition 4 of approved application 00345/2013 2254/16/CLE Application for a Lawful Development Certificate for commencement of development within 3 years in accordance with conditions of approval 00345/2013	29/07/2013	0	1	0
Lydford, Okehampton	0917/17/PDM	Barn at Forest Lodge Lydford Devon EX20 4BP	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 0129/17/PDM)	08/05/2017	0	0	1
Marystow	1636/19/OPA & 2788/19	Holster Yard Lewdown EX20 4BS	2788/19/OPA -Outline application with some matters reserved for proposed new dwelling (resubmission of 1636/19/OPA to allow access details to be approved) 1636/19/OPA - Outline application with all matters reserved for proposed new dwelling	19/07/2019	0	0	1
Milton Abbot	0770/17/FUL	Enfield Barn The Village Milton Abbot Devon PL19 0PB	Application for the erection of a three bedroom house.	26/02/2019	0	0	1
Milton Abbot	3363/17/FUL	Homeleigh Chillaton Lifton Devon PL16 0HR	Construction of new dwelling in grounds of existing house	13/02/2018	0	0	1
Milton Abbot	0887/17/FUL	Land Adjacent To April Cottage Chillaton Lifton PL16 0HR	Proposed erection of 2 bedroom dwelling	26/10/2017	0	0	1
Milton Abbot	2592/16/FUL	Braemer House Chillaton PL16 0HS	READVERTISEMENT (Additional Plans Received) New dwelling	16/12/2016	0	1	0
Milton Abbot	4170/18/OPA	Land at SX 404 792 Fore Street South West Of Milton Abbot Devon	Outline application for agricultural workers dwelling	29/03/2019	0	0	1
Monkokehampton	2939/16/FUL & 3016/19/FUL	The Forge Road From Monkokehampton Cross To Beare Farm Monkokehampton Devon EX19 8SE	3016/19/FUL - Conversion of redundant forge to dwelling. 2939/16/FUL - Conversion of the forge to a dwellinghouse	20/11/2019	0	0	1



Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
North Tawton	3043/15/OPA & 2531/19/ARM & 0379/20/ARM & 0439/20/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon	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/OPA Outline application for proposed development of nine self build homes	16/10/2019	0	0	9
North Tawton	1836/16/OPA & 3554/19/ARM	Land at SX 665 101 adjacent to East of Devonshire Gardens North Tawton	3544/19/ARM - Application for approval of reserved matters following outline approval 1836/16/OPA for construction of 3no. self-build dwellings 1836/16/OPA - Outline application with all matters reserved for construction of three self-build dwellings and associated works	07/02/2020	0	0	3
North Tawton	2265/18/PDM	Building at SS 682 031 Little Beare Farm North Tawton Devon EX20 2BT	Description: 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))	30/08/2018	0	2	0
North Tawton	2207/18/PDM	Cattle Shed East Hill North Tawton Devon EX20 2BS	Notification for prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	29/08/2018	0	2	0
North Tawton	3254/17/OPA	Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA	Outline planning application with all matters reserved for residential development of two dwellings	14/12/2017	0	0	2
North Tawton	4237/17/FUL	Barn at Bouchers Hill North Tawton Devon	Part retrospective change of use of barn to residential accommodation.	11/04/2018	0	0	1
North Tawton	0110/16/PDM & 1669/17/PDM & 0595/18/PDM	Barn at OS map ref SS 267202 101667	0110/16/PDM - Prior approval for a proposed change of use of agricultural building to a dwellinghouse. 1669/17/PDM - Notification for prior approval for a proposed change of use from agricultural building to dwellinghouse (class C3). 0595/18/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (resubmission of 1669/17/PDM)	10/04/2018	0	0	1
North Tawton	4101/16/FUL & 0320/20/ARC	Land Adjacent To 1 Park House Fernleigh Court North Tawton Devon EX20 2DX	0320/20/ARC - Application for approval of details reserved by condition 6 of planning consent 4101/16/FUL . 4101/16/FUL - Erection of single dwelling (Renewal of Planning Approval 00956/2013)	3-Mar-17	0	0	1
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.	14/10/2014	1	1	0
Northlew	1885/18/FUL	Higher Gorhuish Farm Northlew EX20 3BT	Proposed change of use of barns to residential and associated works	07/08/2018	0	0	2
Northlew	0102/19/OPA	Land at SX 501 992 off Crowden Road Northlew Devon	Outline application with all matters reserved for erection of two dwellings	30/08/2019	0	0	2
Northlew	3758/19/FUL	Norley Farm Northlew Okehampton EX20 3PN	Conversion of barn to dwelling	17/02/2020	0	0	1
Northlew	2418/16/PDM & 1000/19/FUL`	Sheffield Barn Northlew Okehampton EX20 3PN	1000/19/FUL Conversion of barn to dwelling following Class Q approval 2418/16/PDM 2418/16/PDM - Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Qa+b)	20/05/2019	0	0	1
Northlew	4025/18/FUL & 1871/18/FUL	East Kimber Farm Northlew EX20 3NG	4025/18/FUL - Proposed conversion of barn into dwelling and garage (Resubmission of 1871/18/FUL) 1871/18/FUL - Proposed barn conversion into dwelling	28/01/2019	0	1	0
Northlew	4313/17/FUL	Old Transport Depot Station Road Northlew EX20 3NH	READVERTISEMENT (Revised Plans Received) New dwelling and garage	24/05/2018	0	1	0
Northlew	0481/18/FUL	Higher Southcombe Farm Northlew EX20 3PD	Change of use and conversion of an agricultural building to form a single dwelling and associated works, including partial demolition of existing building.	18/04/2018	0	0	1
Northlew	2056/17/FUL	Morth Grange Northlew EX20 3BR	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.	11/08/2017	0	0	1
Northlew	3815/16/FUL	Building On At Higher Southcombe Northlew Okehampton EX20 3PD	Change of use of agricultural building to dwelling	31/05/2017	0	0	1

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Northlew	00951/2010 & 0938/18/FUL	Land Adjacent To The Old Garage, Station Road, Northlew, Devon	0938/18/FUL - Demolition of building and erection of 4no. bedroomed house. Application for new planning permission to replace extant planning permission for demolition of building and erection of 4 bedroomed house, in order to extend the time for implementation	18/05/2017	0	1	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)	31/10/2014	0	1	0
Northlew	00787/2014	Oakwood, Holsworthy Road, Hatherleigh, Devon	Conversion of an agricultural building to a dwelling.	26/08/2014	0	1	0
Okehampton	12123/2008/OKE & 00516/2010	Land To Rear Of 73-75 Exeter Road Okehampton Devon	00516/2010 - Erection of 2 detached houses (this planning application replaces 3 of the dwellings under planning application number 12123/2008 the 2 semi detached properties and 1 detached property are being replaced these with 2 detached dwellings to be used for people with learning difficulties) this now makes this a site with only 5 dwellings. 12123/2008/OKE - six new dwellings	11/11/2008	2	0	3
Okehampton	0484/17/FUL	Upcott House Upcott Hill Okehampton EX20 1SQ	Change of use from B &B and sub-division into 4 flats	13/04/2017	0	3	0
Okehampton	2947/18/FUL	Moorview Prospect Hill Okehampton EX20 1JD	Erection of 3no. dwellings	24/04/2019	0	0	3
Okehampton	1667/18/FUL	Land rear of London Inn 22 West Street Okehampton Devon EX20 1HH	Erection of 3no. Cottages	27/02/2019	0	0	3
Okehampton	00938/2015	Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	30/08/2017	0	0	2
Okehampton	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)	18/04/2018	0	0	2
Okehampton	3979/19/OPA	45 New Road Okehampton Devon EX20 1JE	Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	29/01/2020	0	0	1
Okehampton	2614/18/OPA & 0967/19/ARM	Upcott House Upcott Hill Okehampton EX20 1SQ	2614/18/OPA - Outline application with all matters reserved for proposed dwelling (resubmission of 1572/18/OPA). 0967/19/ARM - Application for approval of reserved matters following outline approval 2614/18/OPA for proposed dwelling	21/05/2019	0	0	1
Okehampton	1771/17/FUL	Land adjacent to 10 Upper Crooked Meadow Okehampton EX20 1WW	New dwelling	02/10/2018	0	0	1
Okehampton	2128/16/FUL	7 Wonnacotts Road Okehampton Devon EX20 1LX	Erection of two bedroom detached bungalow with parking space	21/09/2016	0	1	0
Okehampton	00861/2014 & 3891/16/FUL & 2777/15/FUL	3 Kempley Road, Okehampton, Devon	3891/16/FUL - This is a revised proposal to extant approval 2777/15/FUL & previously 00861/2014 and Conservation Area Consent 00862/2014. Work has commenced on converting the existing stable block as per 2777/15/FUL. The original Fire station has not been demolished, it is now proposed to retain & convert this to a 3 bed dwelling. 2777/15/FUL - Addition of second floor flat (THIS WILL NOW CREATE 2 X 2 BED FLATS) to park row frontage and increase size of unit 1 to join neighbouring property (alterations to consent 00861/2014). 00861/2014 - Demolition of existing building and construction of 2 two-bedroom dwellings, 1 two-bedroom flat, and conversion of existing stone building to 2 one-bedroom houses with associated parking, access and open space.	07/02/2017	0	3	3
Okehampton Hamlets	2337/18/FUL	Fatherford Farm Okehampton Devon EX20 1QQ	Proposed conversion of existing dwelling and extension to form new unit of accommodation	05/09/2018	0	1	0
Okehampton Hamlets	2793/17/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 1RS	Application for proposed barn conversion to two dwellings	24/01/2018	0	0	2

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Okehampton Hamlets	0793/19/OPA & 3907/19/ARM	Truckle Gate Exeter Road Okehampton Devon EX20 1QF	3907/19/ARM -Application for approval of reserved matters following outline approval 0793/19/OPA for the erection of a dwelling 0793/19/OPA - Application for Outline planning permission (with all matters reserved) for erection of a dwelling	17/02/2020	0	0	1
Okehampton Hamlets	1662/19/FUL	Land At Higher Hilltown Northlew Road Okehampton EX20 1SN	Provision of a single dwelling and associated works	17/10/2019	0	0	1
Okehampton Hamlets	2188/17/FUL	Place Farm Tavistock Road Okehampton Devon EX20 4LR	Change of use and conversion of barns into 1no. dwelling, with hardstanding car parking and gardens	26/04/2018	0	0	1
Okehampton Hamlets	1355/16/PDM	The Barn Rosewyn Okehampton Devon EX20 1RR	Prior Approval application for change of use of agricultural building to dwelling	19/07/2016	0	1	0
Sampford Courtenay	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)	19/10/2017	0	0	2
Sampford Courtenay	242/20/PDM & 2563/16/PDM & 1431/16	Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA	Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))one to be a carers dwelling.	24-Mar-20	0	0	2
Sampford Courtenay	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.	28/02/2019	0	0	1
Sampford Courtenay	2089/16/FUL	Ballhill Farm Road From Church Hill Cross To Beer Cross Sampford Courtenay EX20 1SB	Change of use of barn to dwelling	31/01/2017	0	1	0
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)	09/06/2015	0	1	0
Sampford Courtenay	03314/2012	Land Adjacent To 1 Brook Close, Sampford Courtenay, Devon	Erection of dwelling	11/03/2013	0	1	0
Sampford Courtenay	2985/17/FUL	Langmead Farm North Tawton EX20 2AD	Barn conversion into 2 no. new semi-detached dwellings, with associated parking and amenity space	27/02/2018	0	2	0
Sampford Courtenay	0722/17/PDM	Barn Willey Farm Sticklepath Devon EX20 2NG	Prior approval of proposed change of use of agricultural building to 2no. dwellinghouses (Class C3)(Class Q(a))	28/04/2017	0	0	2
Sampford Courtenay	0961/17/PDM	Glebe Farm Honeychurch North Tawton EX20 2AG	Prior Approval of proposed change of use of agricultural building to dwellinghouse (Class C3)(Class Q(a))	15/05/2017	0	0	1
Sourton	3112/16/FUL	The Highwayman Inn Road From Pigs Leg Cross To Th Sourton Devon EX20 4HN	Construction of 8 houses on land adjacent to The Highwayman Inn.	05/06/2017	0	0	8
Sourton	3994/18/FUL	East Bowerland Farm Road To West Bowerland Okehampton EX20 4LZ	Change of use of existing agricultural barn and adjoining land to provide a new dwelling with associated refurbishments and landscaping	14/03/2019	0	1	0
Sourton	3464/17/PDM	Barns at SX 532 907 & SX 531 907 Forda Sourton	Notification for prior approval for proposed change of use of an agricultural building to form one dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)).	06/12/2017	0	1	0
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	18/09/2019	0	0	3
Spreyton	1511/17/ARM	Spreyton Barton Farm Spreyton EX17 5AL	Application for approval of reserved matters following outline approval 00956/2015 for the development of 3 No. detached houses, including demolition of modern agricultural barn	05/09/2017	0	1	2
Spreyton	1037/17/FUL	Skywood Spreyton EX17 5AF	Renewal of existing consent to replace mobile home with permanent dwelling (previous application 00408/4014, decision notice issued 03/06/2014)	16/10/2017	0	0	1
Spreyton	2942/16/PDM	The Barn Great Begbeer Farm Spreyton Devon EX17 5AR	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	15/11/2016	0	1	0



Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Sydenham Damerel	2627/19/FUL	Wonwood Farm Lamerton PL19 8SE	Change Of Use Of Barns to Dwelling & home/Office	20/11/2019	0	0	1
Tavistock	3175/19/FUL	25 Plymouth Road Tavistock Devon PL19 8AU	Change of use of first floor from residential accommodation (C3 Dwellinghouses) to Dental Practice (D1 Non-residential institutions) to provide additional accommodation for existing Dental Surgery	15/11/2019	0	0	-1
Tavistock	0393/18/FUL	Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	Residential development for 4no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)	23/05/2018	1	2	1
Tavistock	4426/17/FUL	Land adjacent to 24 Glanville Road Tavistock PL19 0EB	Application for demolition of western boundary wall(s) and erection of 4no. dwellings (two pairs of semi-detached dwellings)	29/06/2018	0	0	4
Tavistock	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.	05/09/2019	0	0	3
Tavistock	0844/16/FUL	Land Adj 41 Bannawell Street Tavistock Devon PL19 0DN	Erection of 3 flats and partial demolition of garage and boundary wall	02/06/2017	0	3	0
Tavistock	0168/18/FUL & 2878/19/FUL	Whitchurch Methodist Church Whitchurch Road Tavistock Devon PL19 9EG	2878/19/FUL - READVERTISEMENT (Revised Plans Received to remove external roof terrace) Conversion and alterations of former chapel to 2 No. dwellings and associated works 0168/18/FUL - Change of use from redundant chapel to one dwelling	23/01/2020	0	2	0
Tavistock	3499/19/FUL	Rising Hill Down Road Tavistock PL19 9AG	Change of use from single dwelling house to use as two single dwellinghouses	20/12/2019	0	0	1
tavistock	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 - 2138/18/FUL different plans Erection of 2 dwellings, no decision made on this one yet. 2138/18/FUL Erection of 2 dwellings	12/12/2018	0	0	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	10/12/2018	0	0	1
Tavistock	1664/18/FUL	24 Boughthayes Tavistock Devon PL19 8EF	Construction of two detached dwellings	10/12/2018	0	0	2
Tavistock	1939/17/FUL	Land Adjacent To Lynares Maudlins Lane Tavistock PL19 8ED	New bungalow at Garden Site of Lynares with a garage and utility room undercroft, revised design from lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within the existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls	11/08/2017	0	0	2
Tavistock	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)	24/03/2020	0	0	1
Tavistock	3178/19/FUL	1 West Street Tavistock Devon PL19 8AD	Change of use to first and second floor from commercial use to residential	16/12/2019	0	0	1
Tavistock	2205/19/FUL	Courtenay Brook Farm Brook Lane Tavistock Devon PL19 9DP	Construction of single detached dwelling	20/09/2019	0	0	1
Tavistock	1556/19/FUL	Hurdwick Golf Club House Hurdwick Tavistock PL19 0LL	Change of use of redundant clubhouse to dwelling	22/07/2019	0	0	1
Tavistock	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	12/07/2019	0	1	0
Tavistock	2225/18/FUL	25 Boughthayes Tavistock PL19 8EF	Erection of end of terrace dwellinghouse.	17/10/2018	0	0	1
Tavistock	4290/17/FUL	Godshill Down Road Tavistock Devon PL19 9AD	Erection of 1no. dwelling attached to existing dwelling	04/09/2018	0	0	1
Tavistock	3423/17/FUL	Little Church Park Whitchurch PL19 9EL	Erection of single-storey detached dwelling on land adjacent to Little Church Park	04/12/2017	0	1	0

Parish name	Application number	Address	Description	Date granted	Total dwellings completed to date - Net	No of dwellings u/c Net	Number of dwellings committed and not yet started - Net
Tavistock	1353/17/FUL	2 Drake Road Tavistock Devon PL19 0AU	Conversion of 1st floor offices to dwelling	15/06/2017	0	0	1
Tavistock	0944/17/FUL	Cornerways Down Road Tavistock Devon PL19 9AD	Demolition of existing swimming pool and erection of a dwelling with associated access and external works	19/05/2017	0	0	1
Tavistock	0967/16/FUL	Anderton Farm Tavistock Devon PL19 9DU	The conversion of a barn to a dwelling	20/04/2017	0	1	0
Tavistock	00949/2015	Barn Anderton Farm Tavistock Devon PL19 9DU	Alterations to previously approved scheme RN/3/50/1455/1991/8787/001 for conversion of barn to dwelling.	10/12/2015	0	1	0
Tavistock	2119/19/OPA	15 Priory Close Tavistock Devon PL19 9DH	Application for Outline planning permission (with some matters reserved) for a new detached dwelling	24/09/2019	0	0	1
Tavistock	3283/18/OPA	Phoenix House Maudlins Park Tavistock PL19 8LJ	Outline application with all matters reserved for new detached dwelling	18/02/2019	0	0	1
Tavistock	2301/17/OPA	Xanadu Launceston Road Tavistock PL19 8LQ	Outline planning application with some matters reserved for new detached dwelling	05/09/2017	0	0	1
Tavistock	1564/17/FUL	Venn House Road To Orchard Cottages Lamerton Devon PL19 8RX	Application for new dwelling.	07/08/2017	0	1	0
Tavistock	2575/18/FUL	19 Plymouth Road Tavistock Devon PL19 8AU	Change of use from office to residential	03/10/2018	0	0	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	09/10/2019	0	1	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. 0224//16/ARC - Application for approval of details reserved by conditions 5 & 7 of approval (00889/2014) Discharge of condition Approved - 0396/16/VAR Variation of condition (No.2) of planning consent (00889/2014) to allow for changes to design of proposal Conditional Approval, 2051/18/ARC - Application for approval of details reserved by condition 5, 7, 8 and 11 of planning consent 0396/16/VAR	26/09/2014	1	0	1
Tavistock	01300/2014	Kilworthy Service Reservoir, Kilworthy Road, Tavistock, Devon	Conversion of redundant water reservoir to a dwelling, erection of double garage, demolition of storage building and associated works.	16/03/2015	0	1	0
Thrushelton	0444/18/FUL	Broadley Chapel Lewdown Okehampton EX20 4DY	Conversion of chapel into one residential unit	17/05/2018	0	1	0
Yelverton	0966/19/ARM & 3390/17/OPA. Appeal Ref. APP/Q1153/W/18/3194516	Tamar 11 Moorland Court Yelverton	3390/17/OPA - Outline application (with some matters reserved) for erection of single detached dormer style bungalow with integral garage. 0966/19/ARM - application for approval of reserved matters following outline approval 3390/17/OPA (Appeal ref: APP/Q1153/W/18/3194516) for erection of single detached dormer style bungalow with double garage	14/06/2019	0	0	1
<b>Totals</b>					<b>5</b>	<b>73</b>	<b>173</b>

# **APPENDIX 8**

## **Small sites windfall allowance – historic evidence**

## Plymouth LPA - Small sites windfall allowance - historic evidence

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2006-2020	Average 2006-2020
<b>Windfall Completions on sites less than 5 dwellings:</b>	41	37	17	29	23	31	29	14	18	19	28	30	12	27	355	25
<b>Conversions Plymouth Admin Area (net change less than 5):</b>	46	54	57	31	31	14	8	13	21	11	26	30	34	39	415	30
<b>Communal Accommodation (net change less than 5):</b>										2	-3	3	6	-3	5	
<b>Student Accommodation (net change less than 5)*:</b>									0	0	0	1	0	0	1	
<b>Total Windfall Completions on sites less than 5 dwellings:</b>	87	91	74	60	54	45	37	27	39	32	51	64	52	63	776	55
<b>Number of windfall completions that are Garden Development:</b>	16	13	4	10	16	17	15	5	9	3	12	11	9	15	155	11
<b>Total Excluding Garden development:</b>	71	78	70	50	38	28	22	22	30	29	39	53	43	48	621	44
<b>Demolitions (under 5 dwellings):</b>	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	0	-26	-2
<b>Windfall Allowance (Average Total Excluding Garden development (44) minus average demolitions under 5 (2) = 42</b>																

\*student accommodation included in windfall completions prior to 2014

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

The supply contains an allowance for future delivery on future small windfall sites (excluding-garden land). The combined annualised allowance for the 2 LPA areas has increased from to 91dpa to 99dpa. It applies only to years 4 and 5 of the 5 year period. The following evidence justifies the updated windfall delivery rates and supersedes previous evidence<sup>1</sup>.

Table 1 records the historic annual delivery from small windfall sites (net 9 dwellings or less that are not JLP allocations or neighbourhood plan allowance sites) for each monitoring year from 2011/12 to 2019/20. For clarity, the table is disaggregated into the South Hams and West Devon LPA areas. These sites include conversions and changes of use. Communal accommodation sites with a net change of net 9 or less are then added to give the total windfall completions. There are no student accommodation units in these areas. Subtracting the number of windfall completions that are garden development gives the net total windfall excluding garden development.

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

Dividing the adjusted net total windfalls (excluding garden development) by the number of years (9) between April 2011 and March 2020 gives the historic average annual delivery rate for each LPA.

This updated monitoring information is the basis for the average annual delivery rates on small windfall sites in the South Hams and West Devon LPA areas for years 4 and 5 in the forecast. At 68dpa, the annual windfall allowance rate in the South Hams for the 2020 Monitoring Point forecast is higher than the 64dpa in the previous 2019 Monitoring Point forecast. At 31dpa, the annual windfall allowance rate in West Devon for the 2020 Monitoring Point forecast is higher than the 27dpa in the previous 2019 Monitoring Point forecast. The previous forecast informed the July 2019 Housing Position Statement.

The increases in each LPA area are due in part to the overall rise in net completions on small sites in each of these areas, particularly in 2017/18 and 2018/19 but they were also quite high in 2019/20. The rise reflects the impact of Government rural housing policy including the recent trend in Use Class Q<sup>2</sup> development in the South Hams and West Devon. The LPAs are also mindful of the number of small sites under construction at end March 2020 in each LPA area which can reasonably be expected to be

---

<sup>1</sup> 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>

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



completed in 2020/21, and the extent of other small site commitments that are non-garden windfalls. It is therefore realistic to expect the updated, adjusted historic small windfall (excluding garden land) trends to continue.

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

South Hams and West Devon LPAs Small Windfalls*	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2011-2020	Average 2011- 2020	Adjustment to avoid overlap with NP@	Small Windfall rate in trajectory
<b>South Hams</b>													
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	109	843	94		
Communal accommodation (net change less than 10)							0	0	3	0	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	193	21		
Total Windfalls Excluding Garden development:	<b>50# (81)</b>	<b>42</b>	<b>55</b>	<b>44**</b>	<b>47</b>	<b>48</b>	<b>111</b>	<b>134</b>	<b>98</b>	<b>629**</b>	<b>70</b>	<b>- 1.25</b>	<b>68 to 69 dpa</b>
<b>West Devon</b>													
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	464	52		
Communal accommodation (net change less than 10)							4	2	12	18	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	102	11		
Total Windfalls Excluding Garden development:	<b>29</b>	<b>9</b>	<b>26</b>	<b>14</b>	<b>26</b>	<b>42</b>	<b>84</b>	<b>71</b>	<b>79</b>	<b>380</b>	<b>42</b>	<b>-10.83</b>	<b>31 to 32 dpa</b>
Thriving Towns and Village Total Windfalls Excluding Garden development:	<b>79</b>	<b>51</b>	<b>81</b>	<b>58</b>	<b>73</b>	<b>90</b>	<b>195</b>	<b>205</b>	<b>205</b>	<b>1009</b>	<b>112</b>	<b>-12</b>	<b>99 to 101 dpa</b>

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.<sup>3</sup> The adjustments for the South Hams and West Devon LPA areas for the 2020 monitoring point forecasts take account of the following:

- a) South Hams: A small downward adjustment to the small windfall rate of net 1 to 2 dpa was included forecast supply TP3(rev2)) Appendix 7.4. This was also taken into account in the 2019 Housing Position Statement. None of the new commitments in the South Hams approved in 2019/2020 were on sites that had formed part of the potential forecast supply used to justify the 550 allowance in JLP TTV25 relating to sites of 10 or less dwellings. Therefore there is no need to change the discount applied to the small windfall allowance relating to the South Hams for the 2020 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2020 is 70dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 68dpa.

The small windfall allowance (excluding garden land) rate applied in the South Hams LPA in years 4 and 5 of the 5 year period is therefore 68dpa.

- b) West Devon: The 2020 supply forecast takes into account 37 dwellings that had previously formed part of the potential forecast supply used to justify the 550 allowance in JLP TTV25 relating to sites of 10 or less dwellings. These 37 units are no longer counted towards the potential supply of small sites within West Devon relating to the neighbourhood plan allowance for the JLP plan period. They comprise:
  - 20 dwellings on small site commitments consented in 2018/19 that are windfalls. They did not come forward through the Neighbourhood Plan process. They were not the result of direct allocation or the positive intervention of made or emerging Neighbourhood Plans for those settlements. Furthermore, they do not meet the tests of TTV25 (notably they do not provide affordable housing to meet local needs). Nor is there potential alternative supply identified in the evidence in Revised Housing Topic Paper Appendix 7.6 (TP3(rev)) to compensate for the absence of allocations and interventions. These 20 dwellings comprise:

---

<sup>3</sup> 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.<sup>4</sup>. Therefore these 10 dwellings now need to be discounted to avoid double counting with the small windfalls forecast.
- 7 dwellings that had been listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6 but which were excluded because they were on a potential supply site that is in the AONB (see TP3(rev2) Appendix 7.6-Annex 1 para 11 (C2) Page 171).

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

The 37 dwellings are therefore deducted from the original 167 dwellings discounted from small windfalls. This leaves 130 dwellings to be discounted from the overall small non-garden land windfall forecast for the remainder of the JLP. This relates to the 12 year period 2021/22 to 2033/34 (ie to the end of the JLP plan period). Dividing the total discount of 130 dwellings by 12 equates to the annual discount of 10.83 dws dpa.

The historic annual rate of unadjusted small windfall (excluding garden land) delivery in West Devon between 2011 and 2020 is 42dpa (see Table 1 in Appendix 8). Subtracting the 11dpa discount from this results in the adjusted small windfall (excluding garden land) rate of 31dpa.

The small windfall allowance (excluding garden land) rate applied in West Devon LPA in years 4 and 5 of the 5 year period is therefore 31dpa.

---

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

# **APPENDIX 9**

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

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

Application Number	Site Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2020-21	2021-22	2022-23	2023-24	2023-25
18/01182/FUL	Captains House, 99 Craigie Drive	-1	-29	-16				
18/00769/FUL	Plymouth College, Ford Park	1	24		13			
19/00578/FUL	11 Brest Road	0	21		12			
<b>Year Totals</b>				-16	25	0	0	0
<b>Plan Period Total</b>								<b>9</b>

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

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

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

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

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

Application Number	Site Address	2020-21	2021-22	2022-23	2023-24	2024-25
19/01084/FUL	Higher Lane House Higher Lane	-1				
19/01071/FUL	2A Oxford Avenue	-1				
17/02238/FUL	The Post Office 10 Church Hill	-1				
17/01020/FUL	Southway Shopping Centre, Southway Drive	-1				
<b>Year Totals</b>		-4	0	0	0	0
<b>Plan Period Total</b>						-4

Plymouth LPA - Demolitions Forecast, 2020 – 2025

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



# **APPENDIX 10**

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

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

### 1.0 Plymouth Policy Area (PPA)

1.1 Policy SPT 3 refers to a target<sup>1</sup> of 19,000 net additional dwellings to be delivered over the plan period 2014-2034, annualised to 950 dwellings per annum.

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

1.2 A total of 5,519 dwellings (net) have been provided in the first 6 years of the plan period. Table 1 below provides a breakdown by year by type of development

**Table 1: Net additions to the dwellings stock in the PPA, by development type (2014-2020)**

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

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

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

supply. The net supply identified in Plymouth<sup>2</sup> and the South Hams<sup>3</sup> part of the PPA totals 4,511. At the 2020 monitoring point however some 10,436 dwellings have consent within the PPA (see para 1.4 below). There are over 3000 dwellings identified in years 6 and 7 of the trajectory which include dwellings with consent at Sherford, Saltram Meadow, Millbay and Seaton Neighbourhood and dwellings yet to attain consent on the sustainable urban extensions at Woolwell<sup>4</sup> and Land at West Park Hill. A significant proportion of the dwellings identified in years 6 and 7 are anticipated to come forward over the next 5 years but can't at this stage be relied upon within the 5YLS under the parameters of the NPPF 'deliverability' definition. As a 5YLS can be demonstrated at the whole plan level and there is significant flexibility/headroom identified in the PPA across the plan period, no action is required at this point to address the supply in the PPA, which remains on track to meet the Policy Target within the plan period. The LPA's however continue to proactively focus efforts on bringing forward delivery of the sites and dwellings identified in years 6 and 7 of the housing trajectory which include some of the actions set out in the JLP Housing Implementation Strategy<sup>5</sup>

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

#### Affordable Housing

- 1.6 Policy SPT 3 refers to a target of 4,550 net additional affordable dwellings from development over the plan period 2014-2034 annualised to 227.5 dwellings per annum. Net additional affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 1,231 dwellings at an average of 205dpa. Although there is a shortfall of 134 dwellings at the 2020 monitoring point this is due to large scale regeneration programmes in Devonport and North Prospect in the early part of the plan period. These regeneration schemes have resulted in 437 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. The JLP identifies a significant oversupply of housing in the PPA against the policy target and a more than sufficient supply of affordable housing is expected from the supply to be on track to deliver the policy target.

<sup>2</sup> See appendix 2 of this Position Statement

<sup>3</sup> See appendix 3 of this Position Statement

<sup>4</sup> Subject to 2 live applications totalling 2000 dwellings

<sup>5</sup> 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 target<sup>6</sup> of 7,700 net additional dwellings to be delivered over the plan period 2014-34, annualised to 385 dwellings per annum.

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

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

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

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

2.3 At the 2020 monitoring point the TTVPA is in a surplus position of 834 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track a net additional supply of 1,091 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in West Devon<sup>7</sup> and the South Hams<sup>8</sup> part of the TTVPA totals 3,729 dwellings which is 2,638 dwellings above the 1,091 dwellings required to remain on track in the policy area. No action is therefore required at this point to address supply in the TTVPA.

2.4 At the 2020 monitoring point a total of 4,796 dwellings have consent in the TTVPA of which 591 dwellings had commenced construction. A total of 7,940 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 103% of the Policy Area monitoring target. It should be noted that not all

<sup>6</sup> 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.

<sup>7</sup> See appendix 4 of this Position Statement

<sup>8</sup> See appendix 3 of this Position Statement

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

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

#### Affordable Housing

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

### 3.0 Plymouth LPA

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

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

- 3.2 A total of 5,301 dwellings (net) have been provided in the first 6 years of the plan period. Table 3 below provides a breakdown by year by type of development.

**Table 3: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2020)**

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

- 3.3 At the 2020 monitoring point the Plymouth LPA is in a surplus position of 1,341 dwellings against the annualised monitoring target of 660dpa. To ensure the JLP is on track a net additional supply of 1,959 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in the Plymouth LPA<sup>9</sup> totals 3,305 dwellings which is 1,436 dwellings above the 1,959 dwellings required to remain on track in the Plymouth LPA area. No action is therefore required at this point to address supply in the Plymouth LPA.
- 3.4 At the 2020 monitoring point a total of 5,334 dwellings have consent in the Plymouth LPA area of which 1,151 dwellings had commenced construction. A total of 10,635 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2020, which represents 81% of the Plymouth LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 3.5 A total of 398 dwellings had commenced construction in the 2019/20 monitoring year, which is a significant reduction on last year. This is likely due to the uncertainty surrounding Brexit and the future trading relationship with the EU and other parts of the world. The forecast for next year (2020/21) remains high at 670 dwellings (net)<sup>10</sup>, which would further increase the surplus in the Plymouth LPA area to 1,351 dwellings at the 2021 monitoring point.

<sup>9</sup> See appendix 2 of this Position Statement

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

## Affordable Housing

- 3.6 Affordable Housing targets are at the whole plan and policy area level within the JLP. Net additional affordable housing delivery from development over the first 6 years of the plan period (2014-2020) = 1,164 dwellings at an average of 194 dpa.

## 4.0 South Hams LPA

- 4.1 Annex 2 of the JLP refers to 2 monitoring targets for South Hams LPA. 5,800 net additional dwellings over the plan period 2014-34 in the South Hams part of the PPA, annualised to 290 dwellings per annum and 3,200 net additional dwellings over the plan period 2014-34 in the South Hams part of the TTV. This totals 10,300 net additional dwellings over the plan period 2014-34 annualised to 515 dwellings per annum.

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

- 4.2 A total of 2,414 dwellings (net) have been provided in the first 6 years of the plan period. Table 4 below provides a breakdown by year by type of development.

**Table 4: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2020)**

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites conversions and change of use	86	64	75	139	159	109	632
Small Sites Student	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	3	3
Small Extra Care	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	6	5
Number of which are Affordable Dwellings	5	0	0	0	0	0	5
<b>Total Small Site Net</b>	<b>86</b>	<b>64</b>	<b>75</b>	<b>138</b>	<b>159</b>	<b>118</b>	<b>640</b>
Large Sites	91	330	227	95	102	106	951
Large Sites Student	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0
Large Extra Care	0	0	0	60	0	0	60
Large Site Conversions	0	5	0	0	14	2	21
Number of which are Affordable Dwellings	37	75	139	62	43	45	401
<b>Total Large Sites Net</b>	<b>91</b>	<b>335</b>	<b>227</b>	<b>155</b>	<b>116</b>	<b>108</b>	<b>1032</b>
Allocated sites	0	29	24	218	190	281	742
Number of which are Affordable Dwellings	0	0	18	55	55	71	199
<b>Total Allocated Net</b>	<b>0</b>	<b>29</b>	<b>24</b>	<b>218</b>	<b>190</b>	<b>281</b>	<b>742</b>
<b>Total Net Additional Dwellings</b>	<b>177</b>	<b>428</b>	<b>326</b>	<b>511</b>	<b>465</b>	<b>507</b>	<b>2,414</b>
<b>Total Net Affordable Dwellings</b>	<b>42</b>	<b>75</b>	<b>157</b>	<b>117</b>	<b>98</b>	<b>116</b>	<b>605</b>

- 4.3 At the 2020 monitoring point South Hams LPA is in a shortfall position of 676 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 3,251 dwellings over the next 5 years (2020-2025) ought to be identified

in the supply. The net supply identified in the South Hams LPA<sup>11</sup> totals 3,544 dwellings which is 293 dwellings above the 3,251 dwellings required to remain on track in the South Hams LPA area. No action is therefore required at this point to address supply in the South Hams LPA.

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

#### Affordable Housing

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

## 5.0 West Devon LPA

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

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

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

---

<sup>11</sup> See appendix 3 of this Position Statement



**Table 5: Net additional dwellings to the stock & net additional affordable dwellings from development since the JLP base date (2014-2020)**

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Total 2014-2020
Small Sites conversions and change of use	32	59	45	87	77	75	375
Small Sites Student	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	12	18
Small Extra Care	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	3	0	0	3
Number of which are Affordable Dwellings	0	0	0	0	0	0	0
<b>Total Small Site Net</b>	<b>32</b>	<b>59</b>	<b>45</b>	<b>94</b>	<b>79</b>	<b>87</b>	<b>396</b>
Large Sites	84	78	120	53	6	60	401
Large Sites Student	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	-16
Large Extra Care	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	114
<b>Total Large Sites Net</b>	<b>84</b>	<b>78</b>	<b>120</b>	<b>53</b>	<b>-10</b>	<b>60</b>	<b>385</b>
Allocated sites	0	17	31	13	4	102	167
Number of which are Affordable Dwellings	0	0	12	12	0	26	50
<b>Total Allocated Net</b>	<b>0</b>	<b>17</b>	<b>31</b>	<b>13</b>	<b>4</b>	<b>102</b>	<b>167</b>
<b>Total Net Additional Dwellings</b>	<b>116</b>	<b>154</b>	<b>196</b>	<b>160</b>	<b>73</b>	<b>249</b>	<b>948</b>
<b>Total Net Affordable Dwellings</b>	<b>56</b>	<b>30</b>	<b>29</b>	<b>23</b>	<b>0</b>	<b>26</b>	<b>164</b>

- 5.3 At the 2020 monitoring point the West Devon LPA is in a small shortfall position of 12 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track a net additional supply of 812 dwellings over the next 5 years (2020-2025) should be identified in the supply. The net supply identified in the West Devon LPA<sup>12</sup> totals 1,391 dwellings which is 579 dwellings above the 812 dwellings required to remain on track in the West Devon LPA area. No action is therefore required at this point to address supply in the West Devon LPA.
- 5.4 At the 2020 monitoring point a total of 2,255 dwellings have consent in the West Devon LPA area of which 187 dwellings had commenced construction. A total of 3,203 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2019, which represents 100% of the West Devon LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5 year supply due to phasing on large sites, however house builders could choose to increase delivery rates and implement their consents earlier.
- 5.5 A total of 231 dwellings had commenced construction in the 2019/20 monitoring year and the forecast for next year (2020/21) is very high at 198 dwellings (net), which would put the West Devon LPA area into a 26 dwelling surplus at the 2021 monitoring point.

### Affordable Housing

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

<sup>12</sup> See appendix 4 of this Position Statement

## 6.0 Conclusion

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

# **APPENDIX II**

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

# JLP Whole Plan Area Delivery & Supply

## 2014-25 Mapped by Policy Area & LPA Area



## Key Facts

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

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

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

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

### This document contains

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

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

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

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

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

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

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

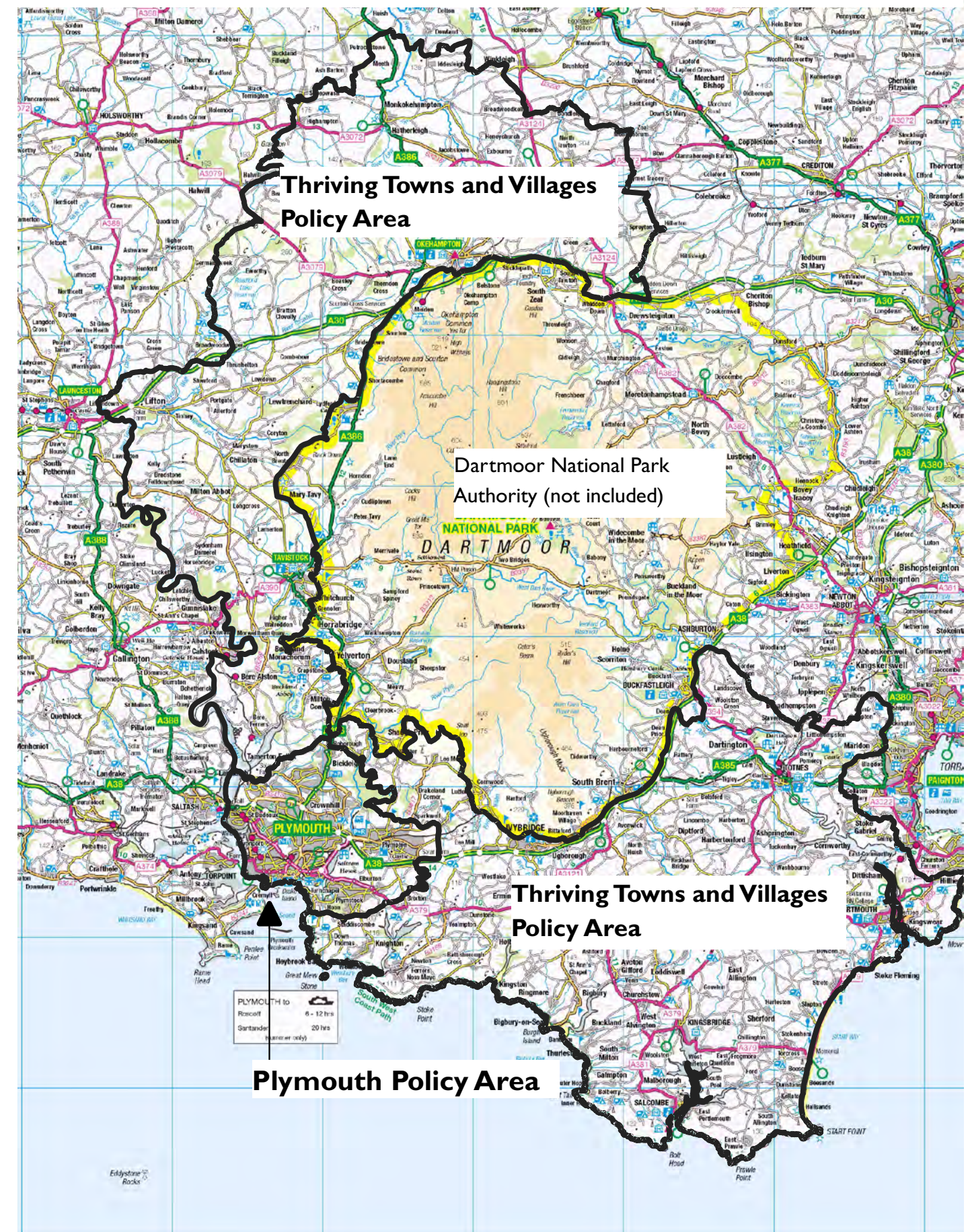
	Delivered						5 Year Supply				
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
<b>Totals</b>	993	1,711	1,079	2,043	1388	1,449	1,379	1,556	1,648	2,147	1,510
<b>Cumulative Totals ( mapped)</b>	993	2,704	3,783	5,826	7,214	8,663	10,042	11,598	13,246	15,393	16,903



# Figure 1: Housing Delivery and Supply Areas Reference Map

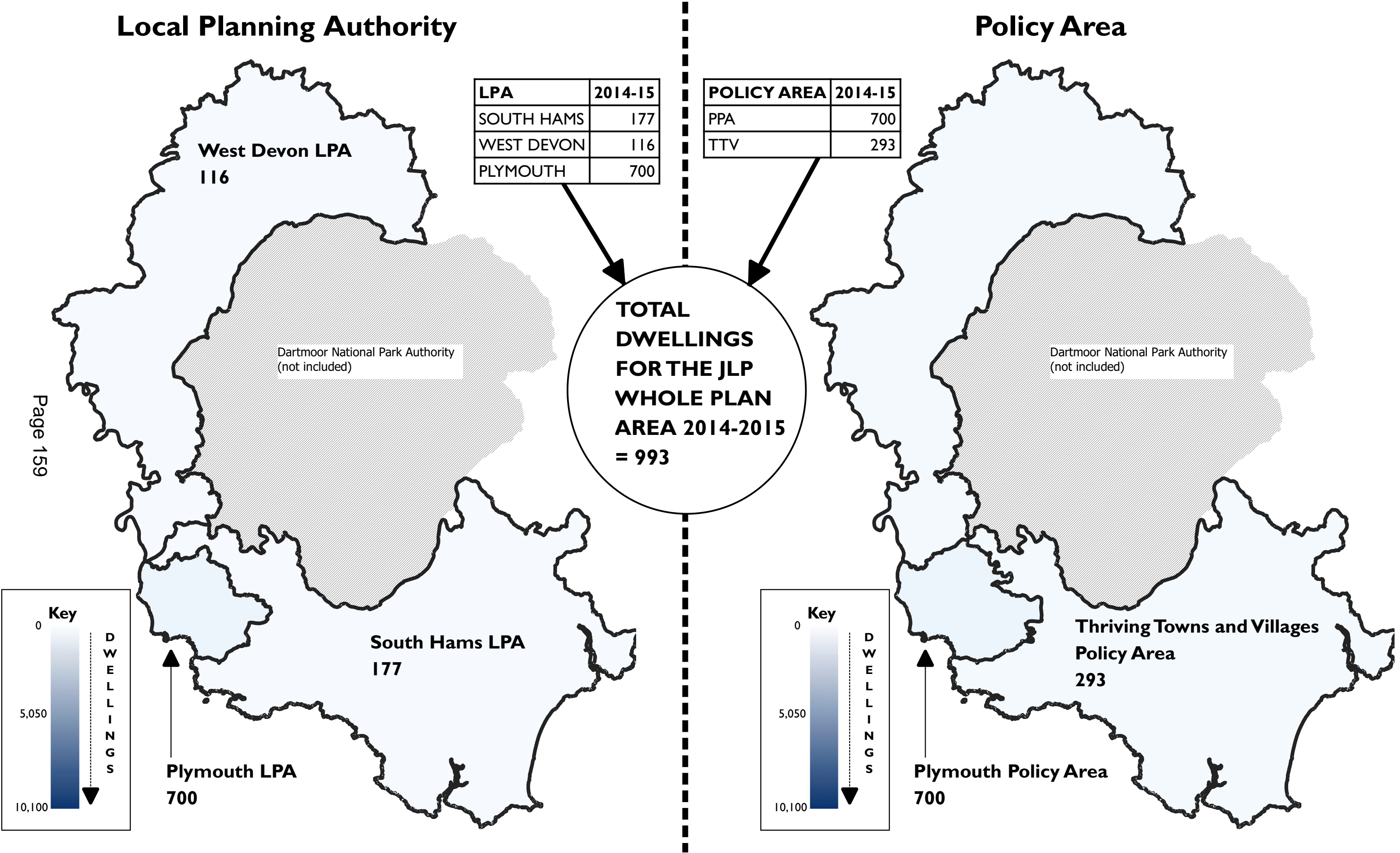
## Local Planning Authority

## Policy Area





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



Page 159

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

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

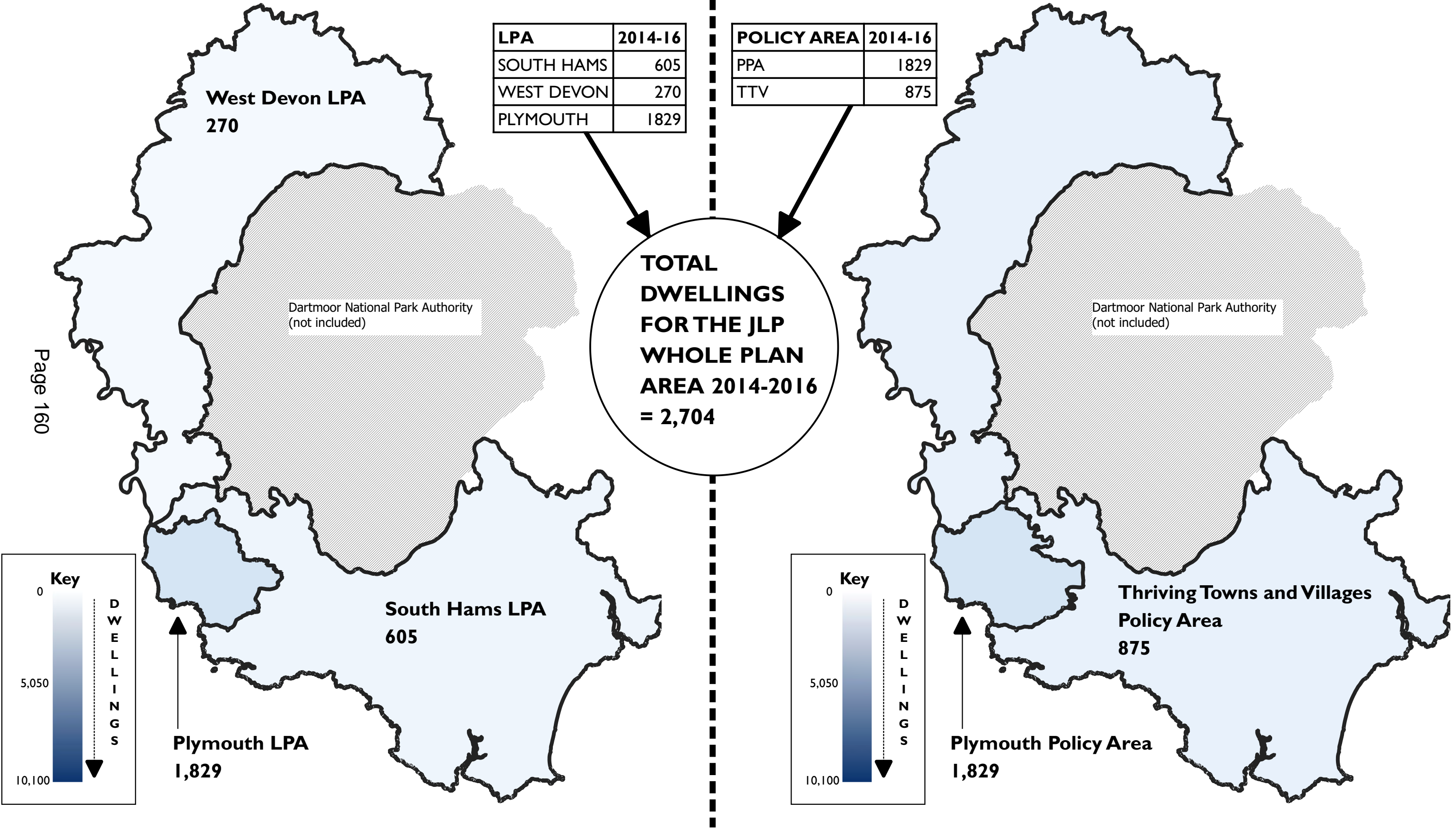
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-16
PPA	1829
TTV	875

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



Page 160

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



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

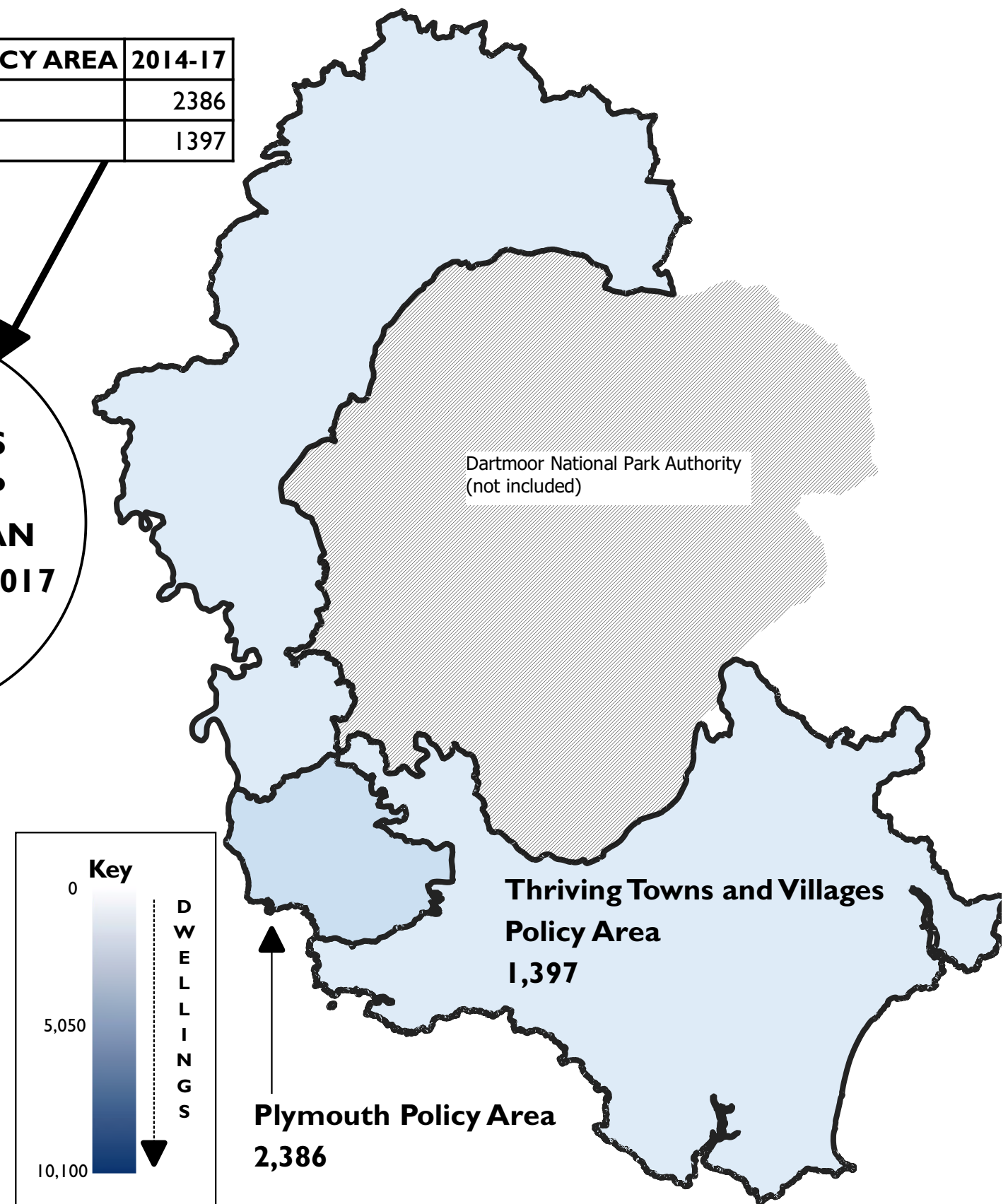
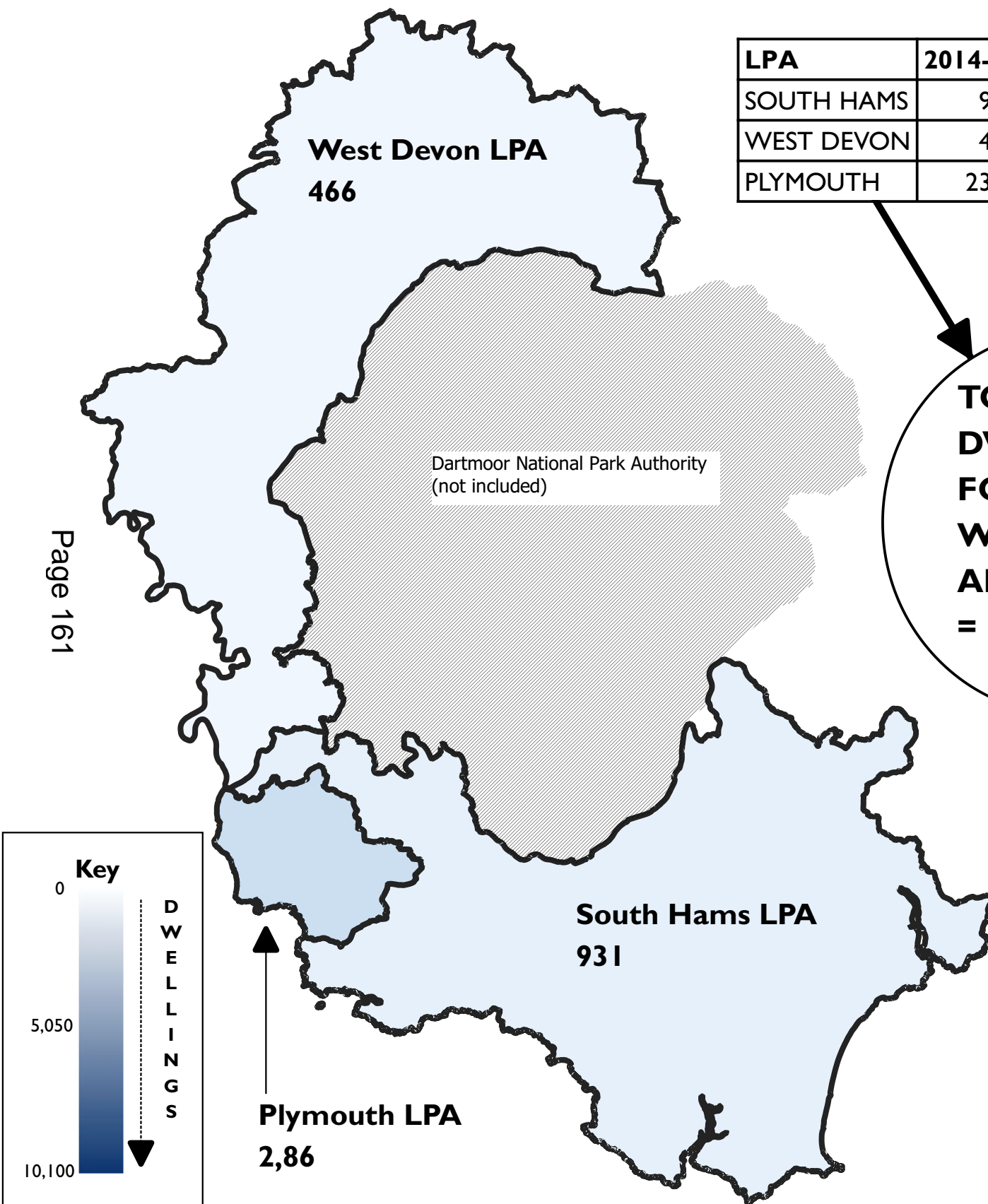
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-17
PPA	2386
TTV	1397

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



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

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

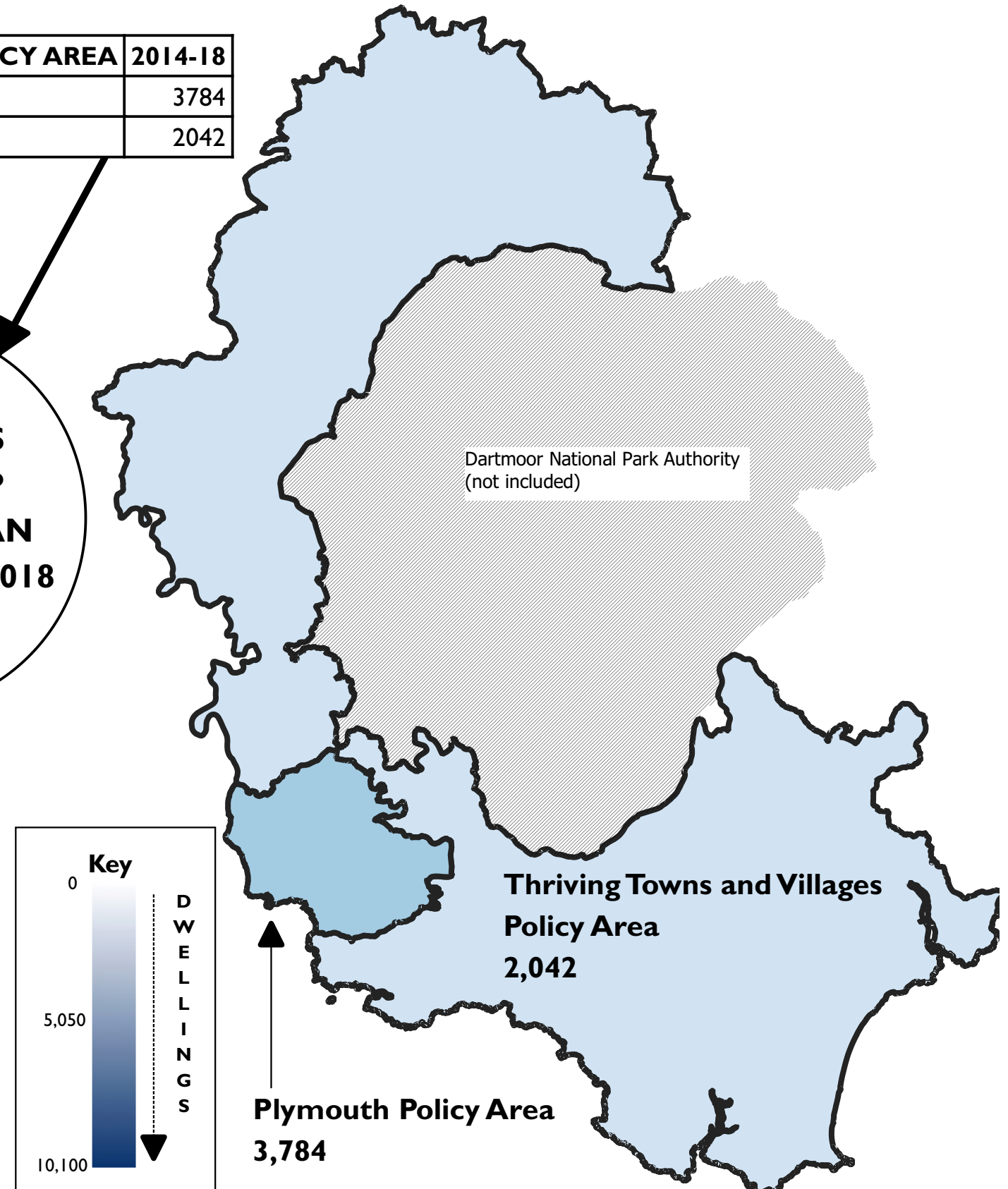
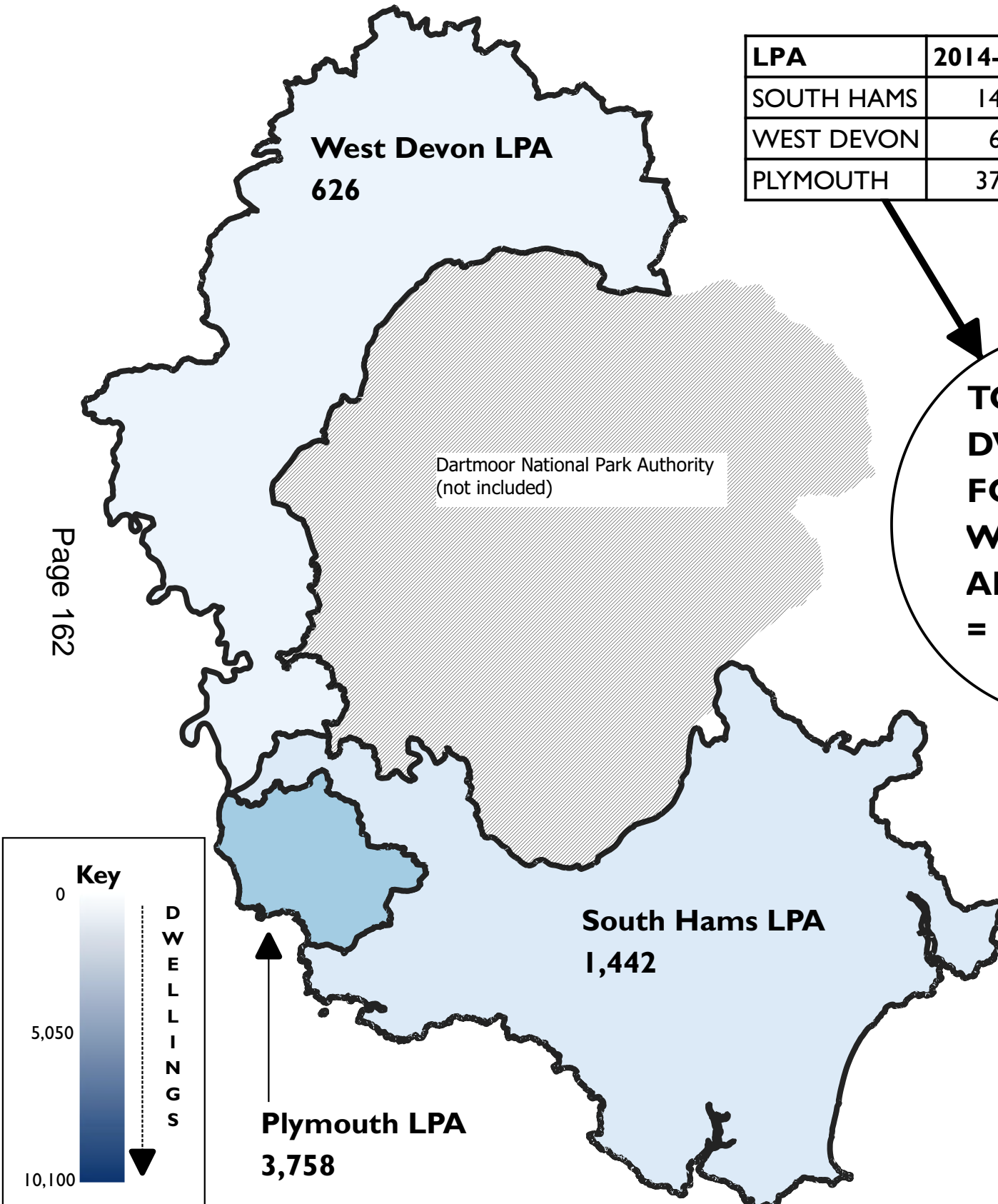
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-18
PPA	3784
TTV	2042

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



Page 162

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

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

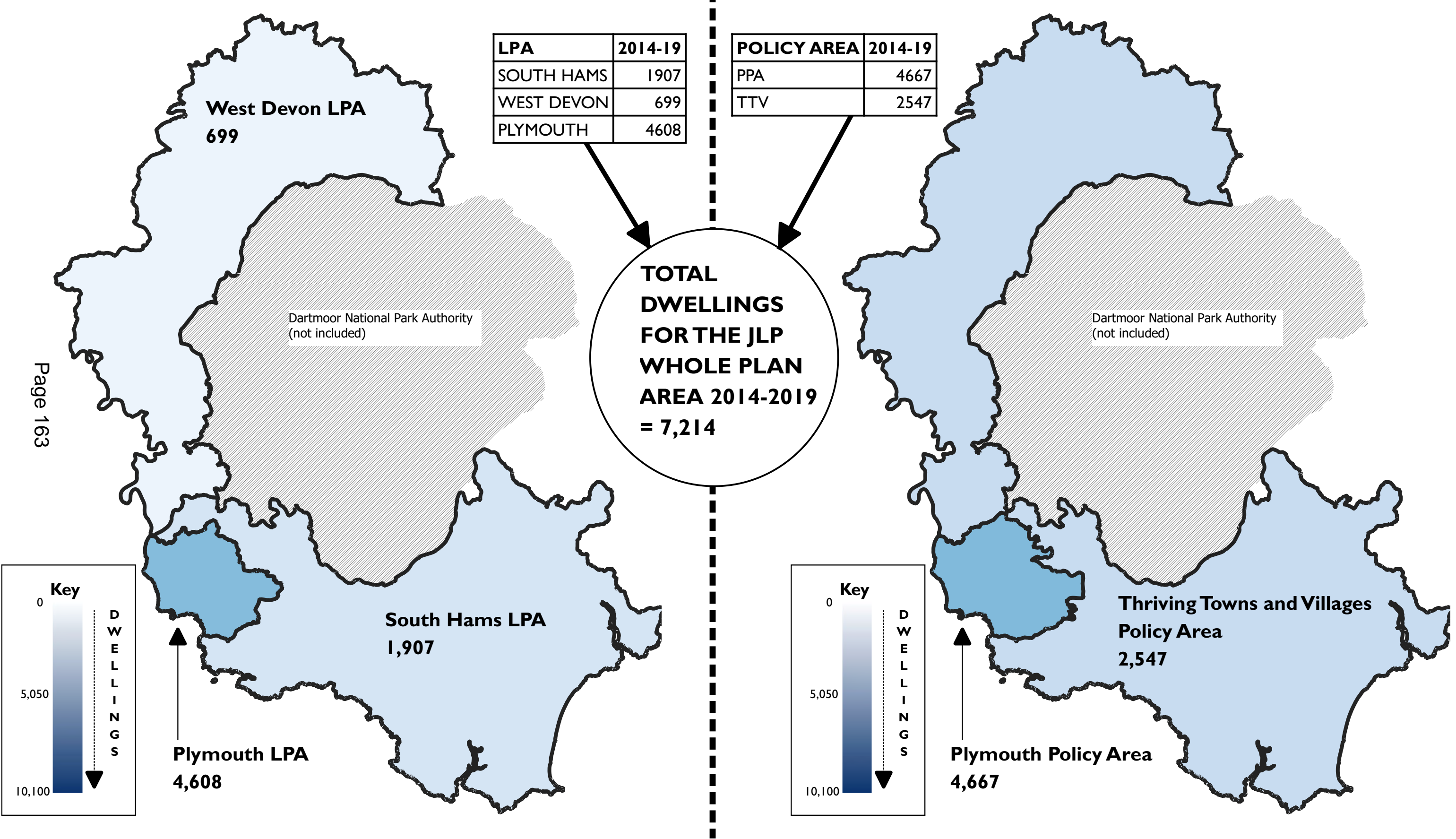
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-19
PPA	4667
TTV	2547

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



Page 163

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



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

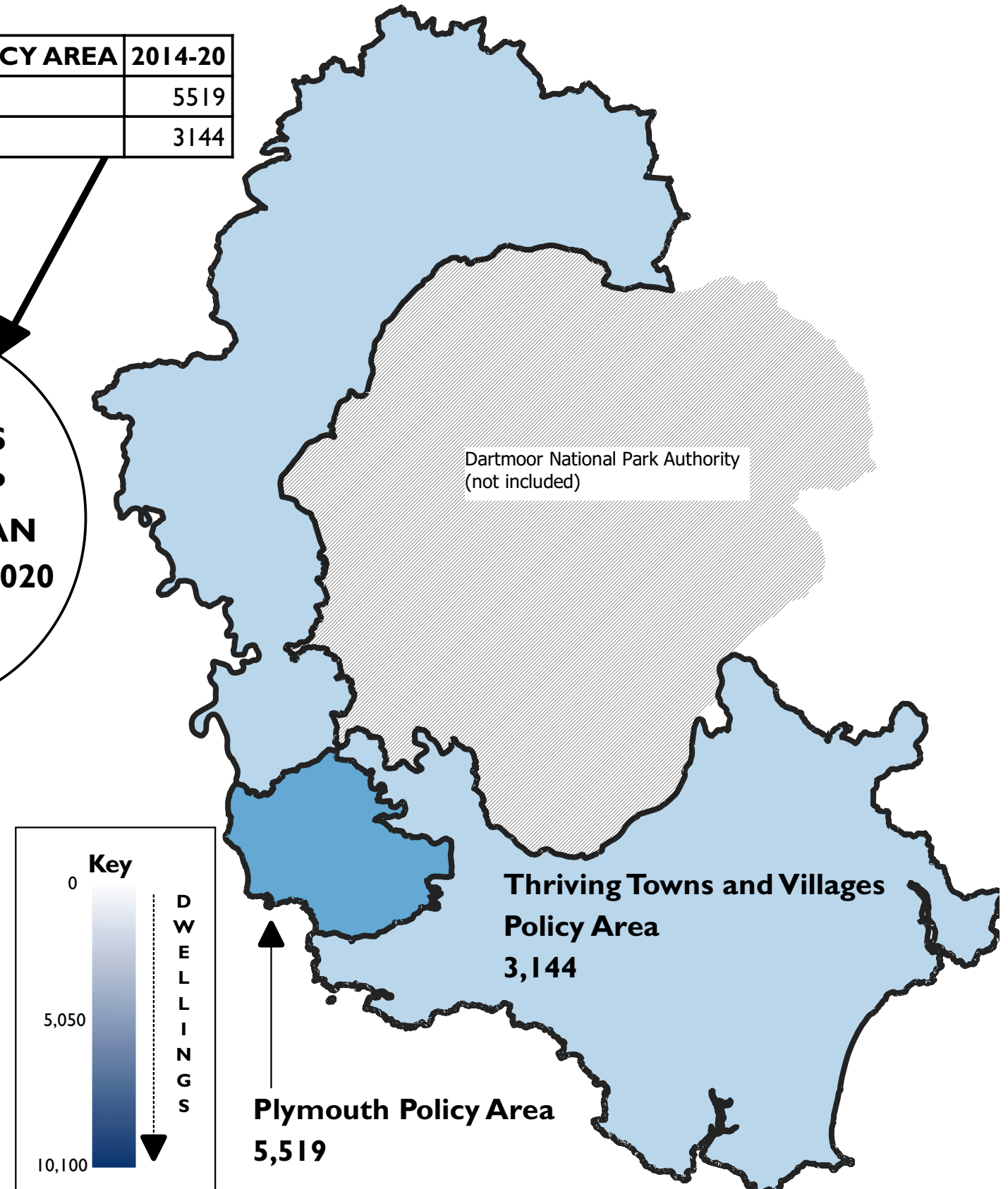
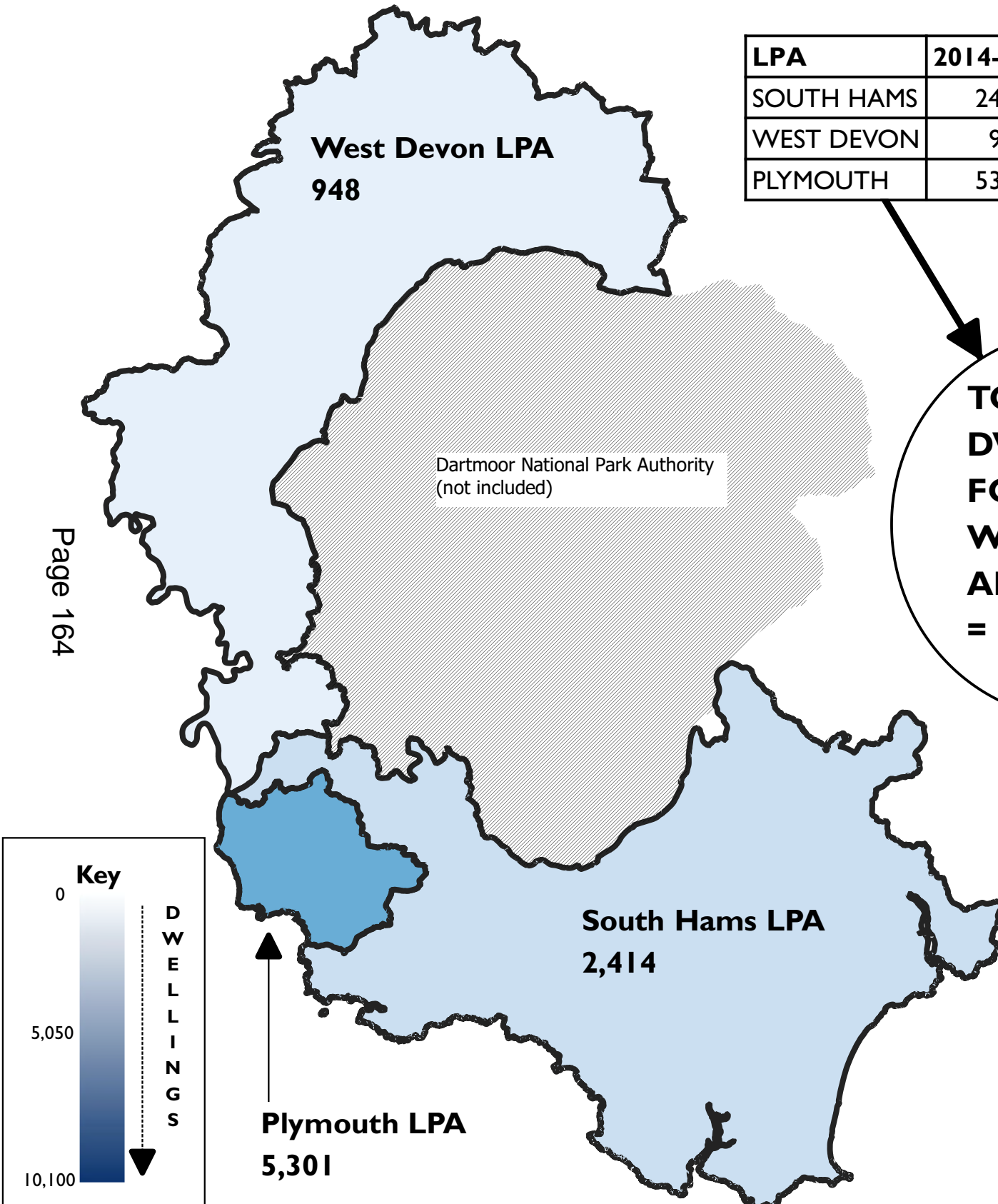
## Local Planning Authority

## 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**



Page 164

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

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

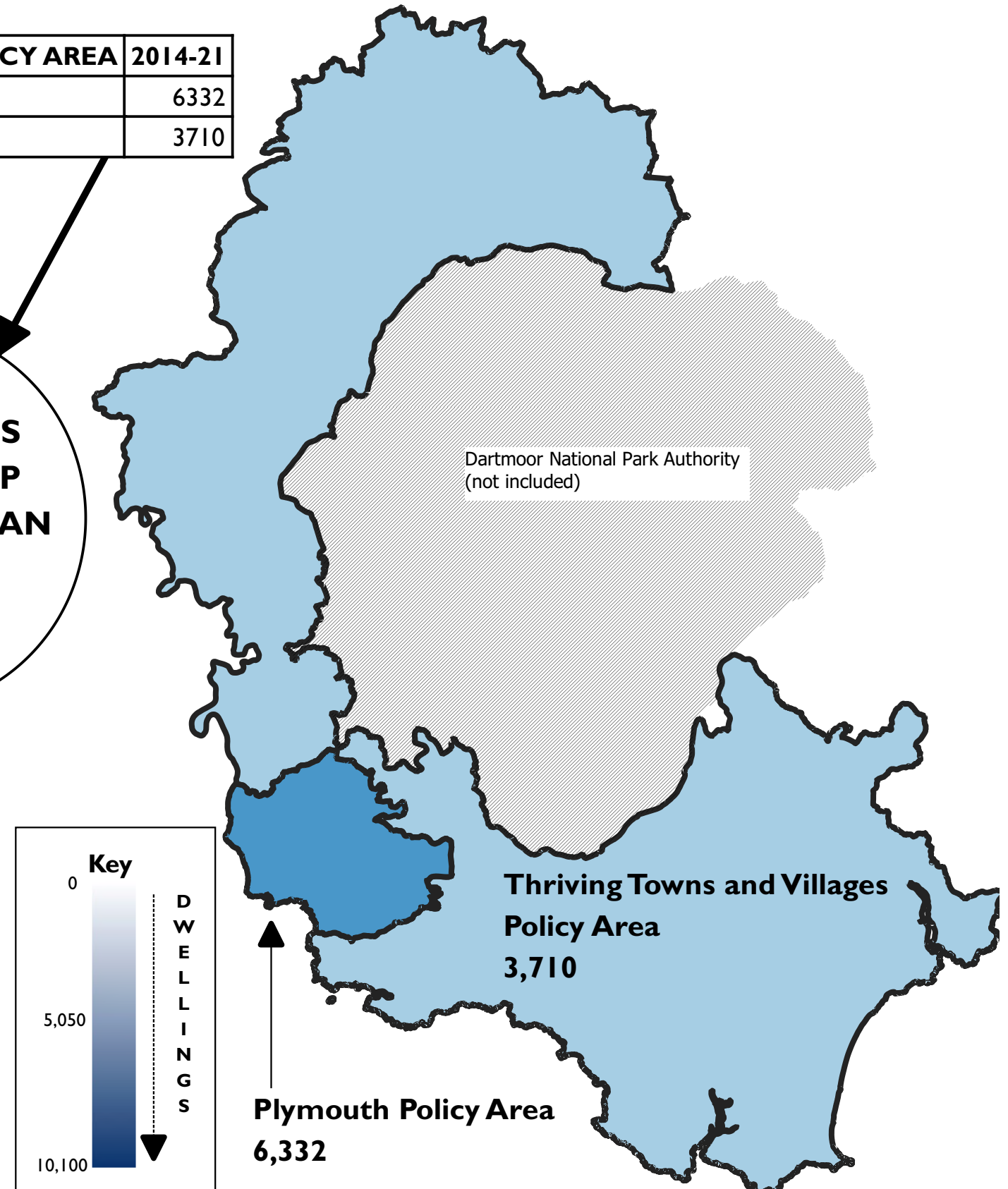
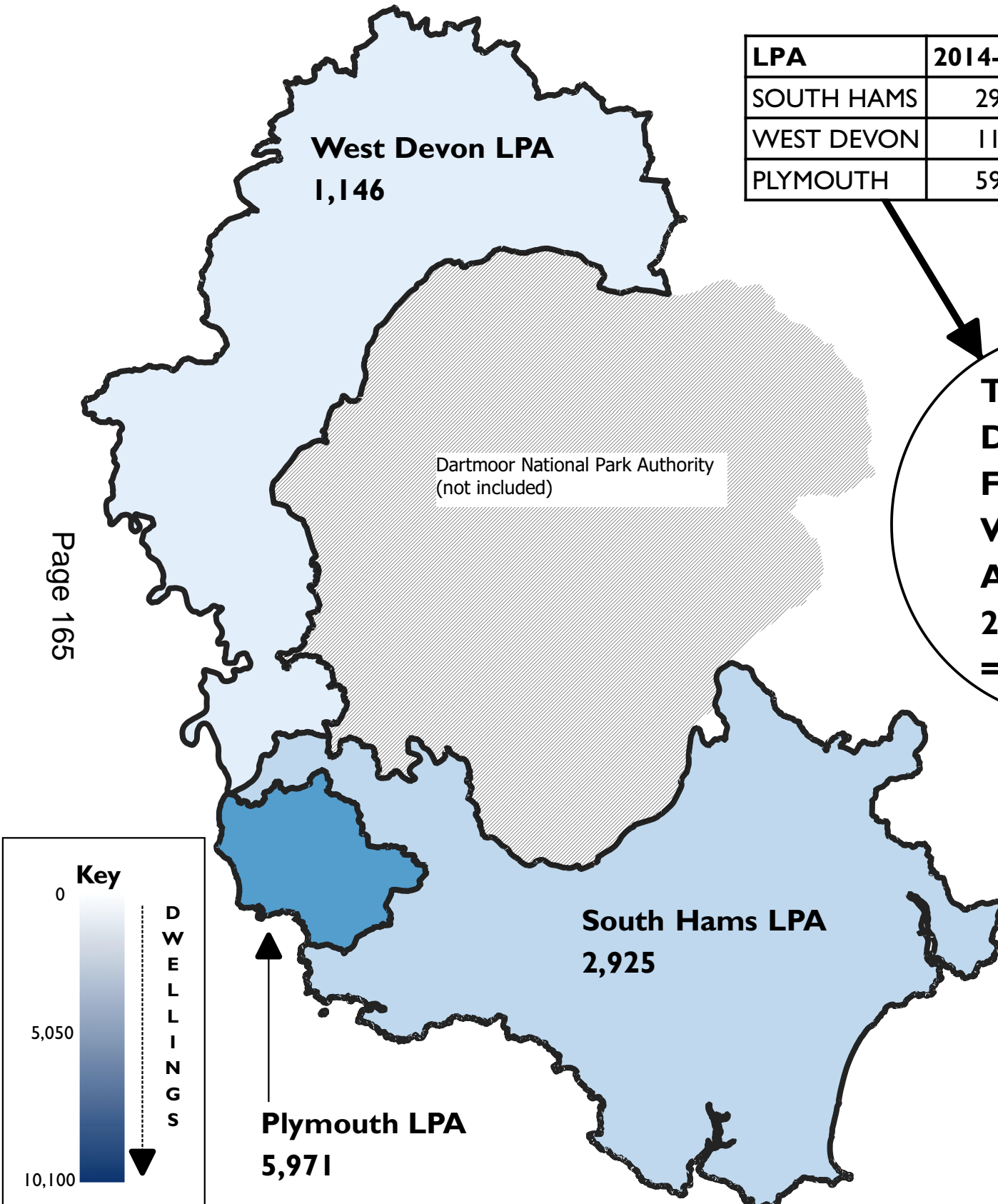
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-21
PPA	6332
TTV	3710

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



Page 165

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



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

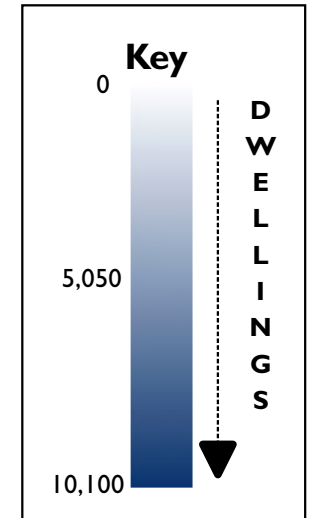
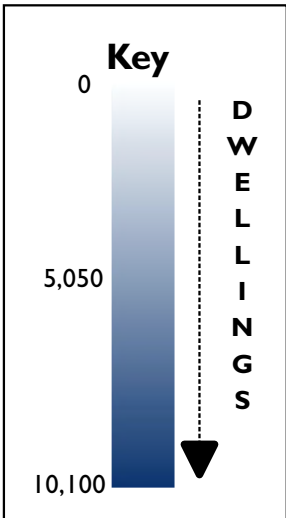
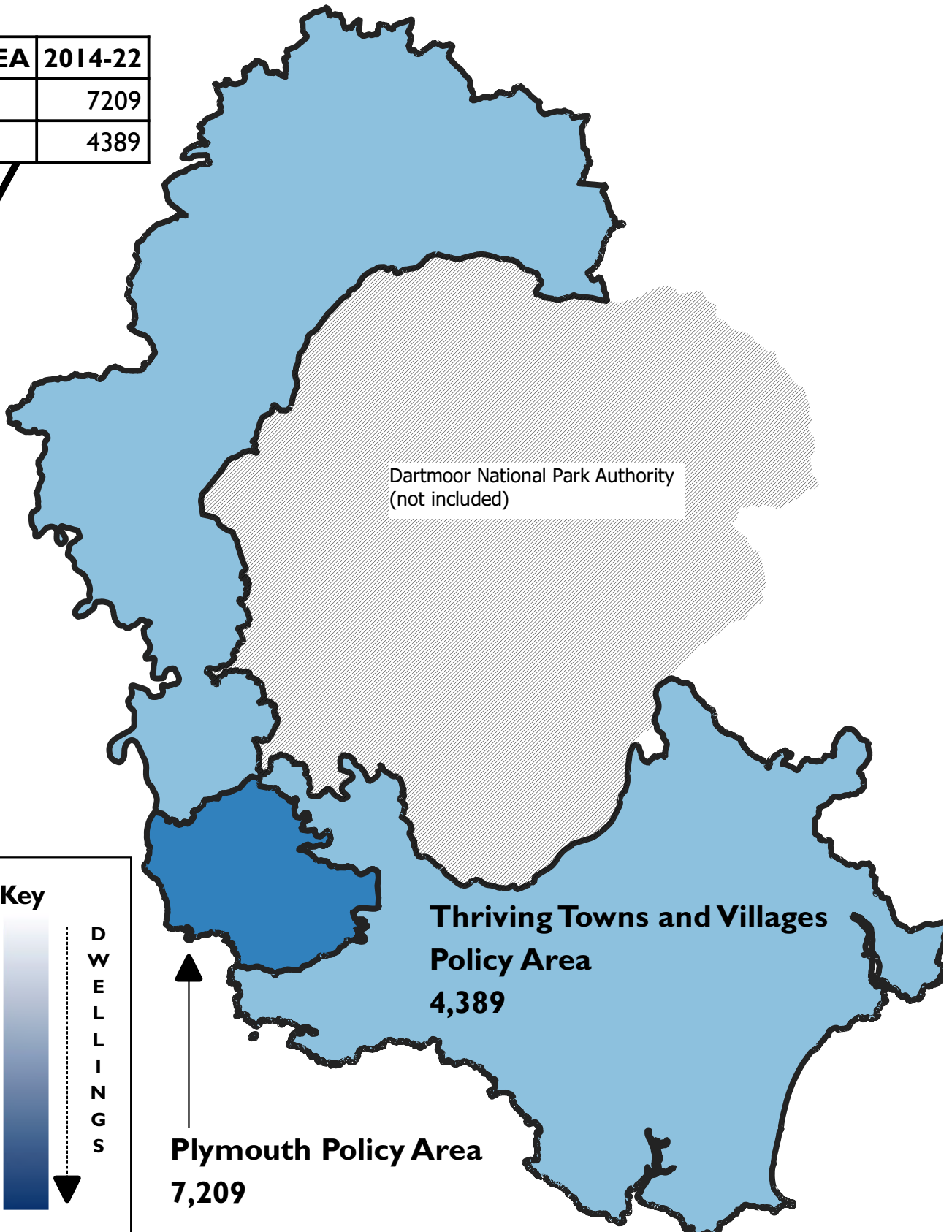
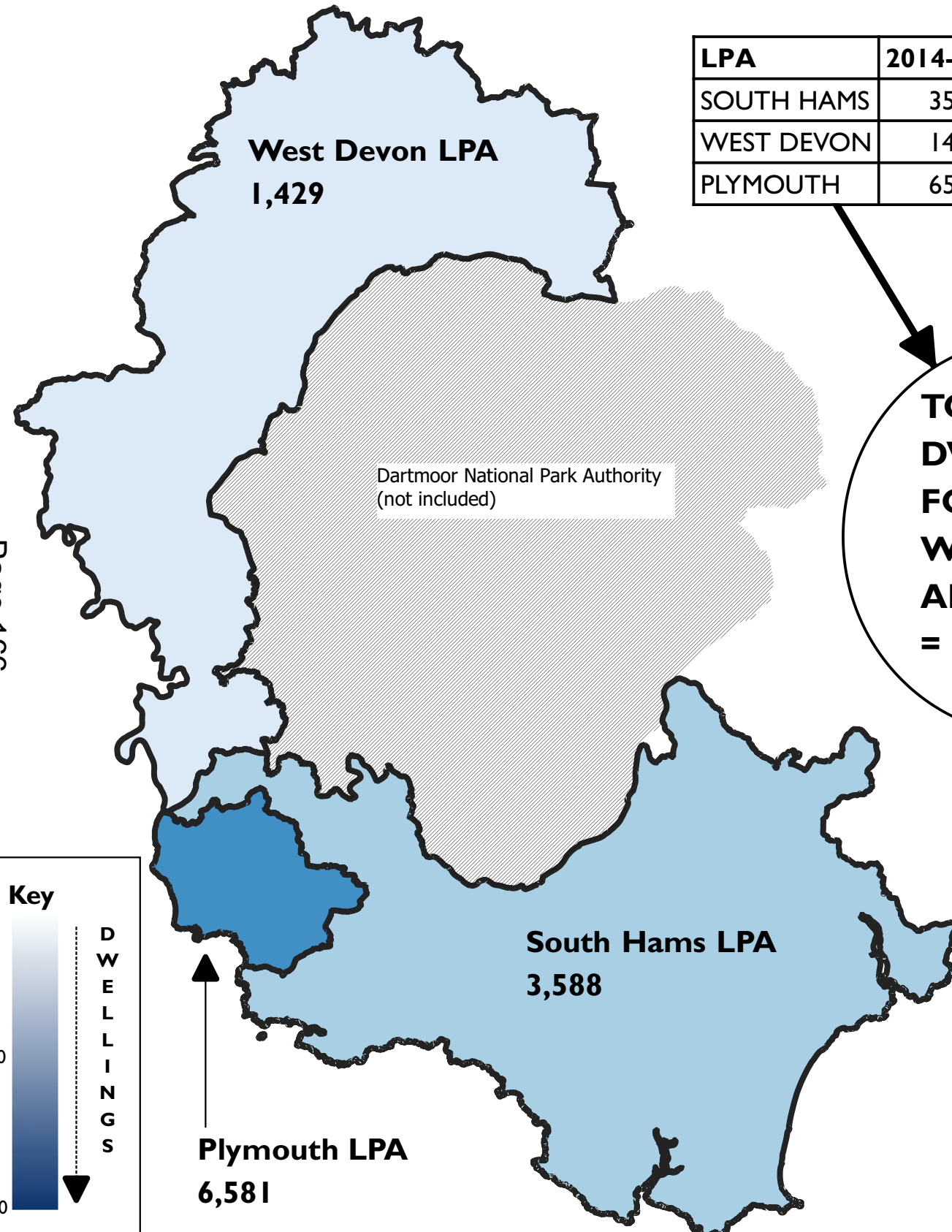
## Local Planning Authority

## Policy Area

LPA	2014-22
SOUTH HAMS	3588
WEST DEVON	1429
PLYMOUTH	6581

POLICY AREA	2014-22
PPA	7209
TTV	4389

**TOTAL DWELLINGS FOR THE JLP WHOLE PLAN AREA 2014-2022 = 11,598**



Page 166

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

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

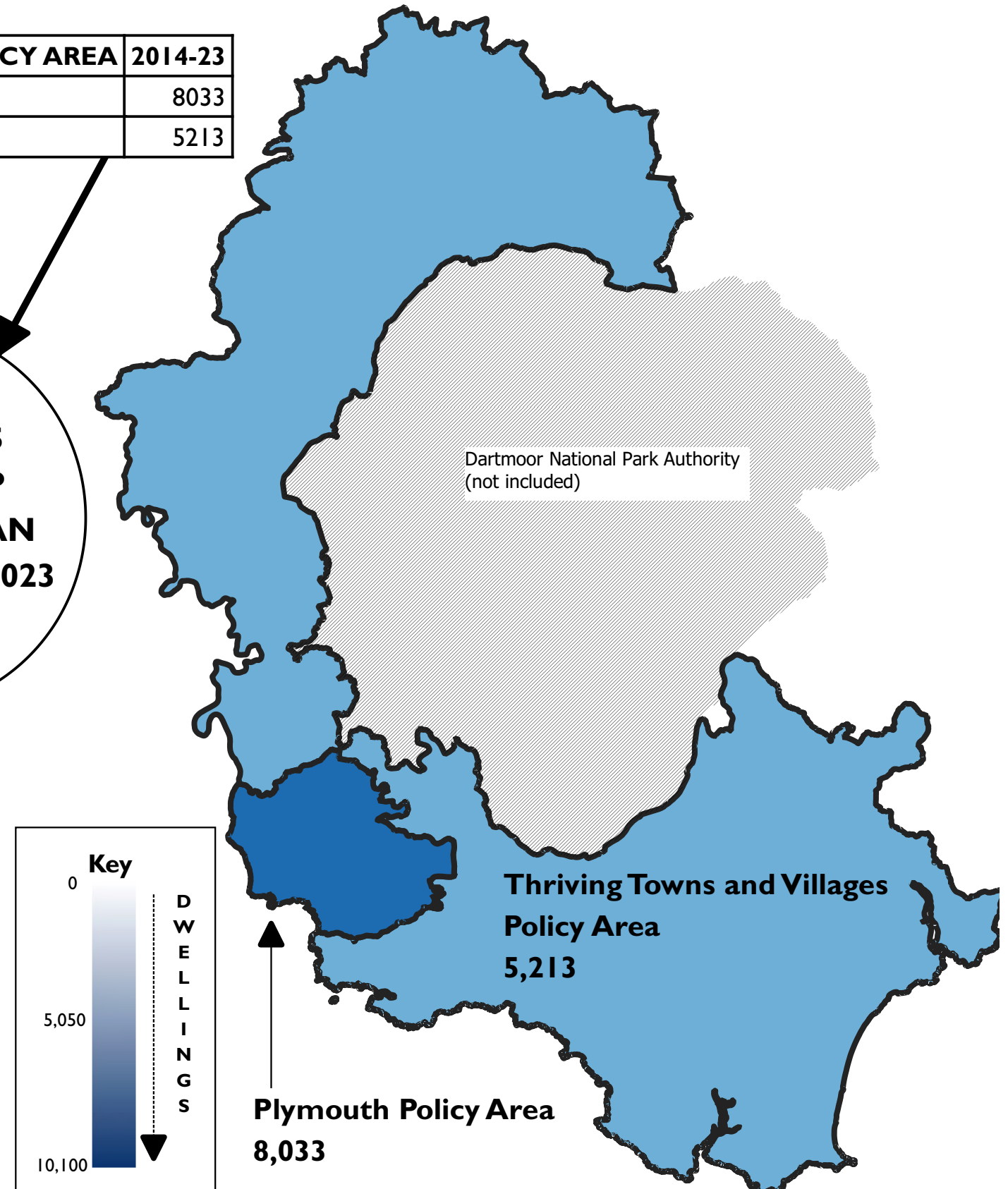
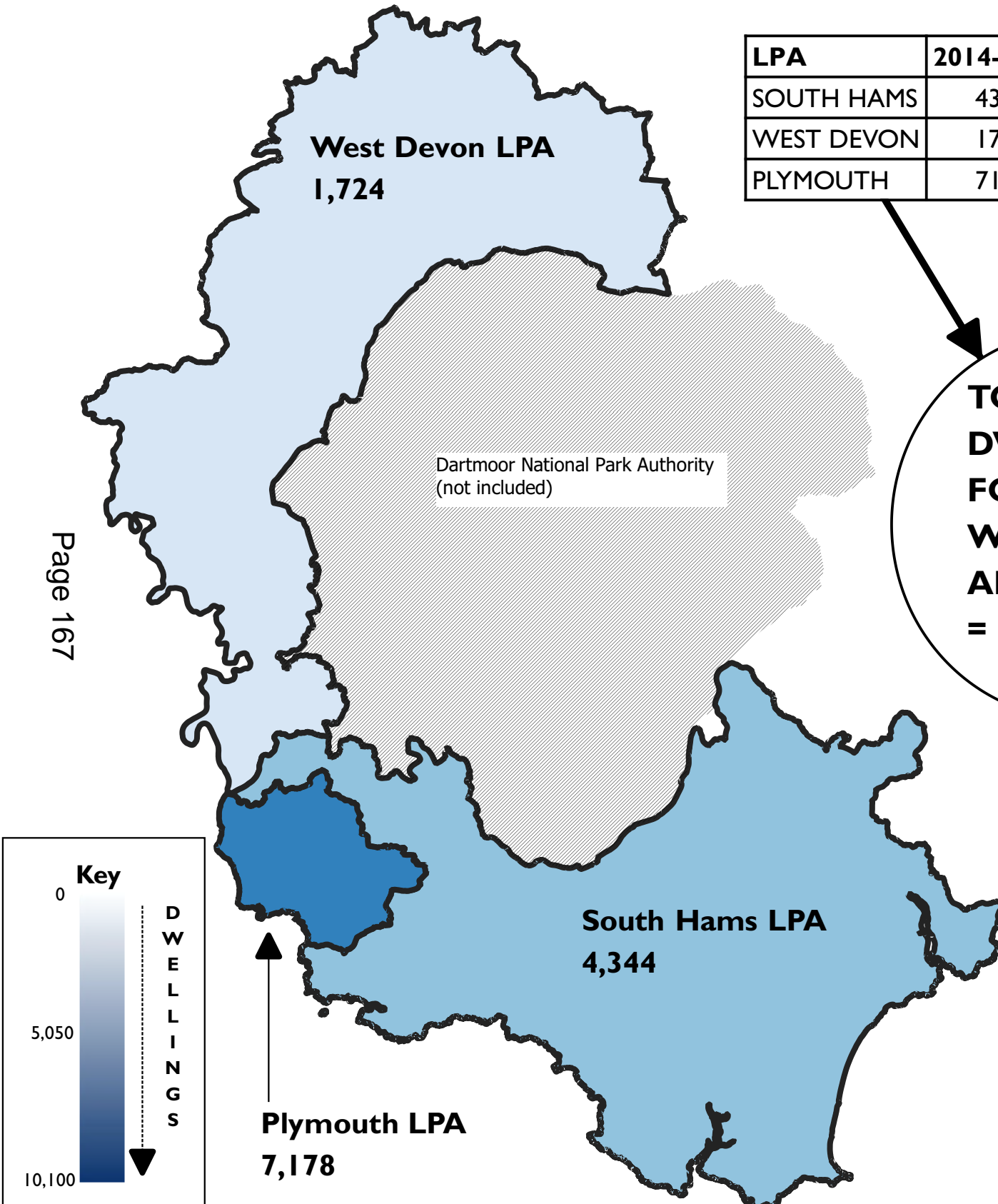
## Local Planning Authority

## Policy Area

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

POLICY AREA	2014-23
PPA	8033
TTV	5213

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

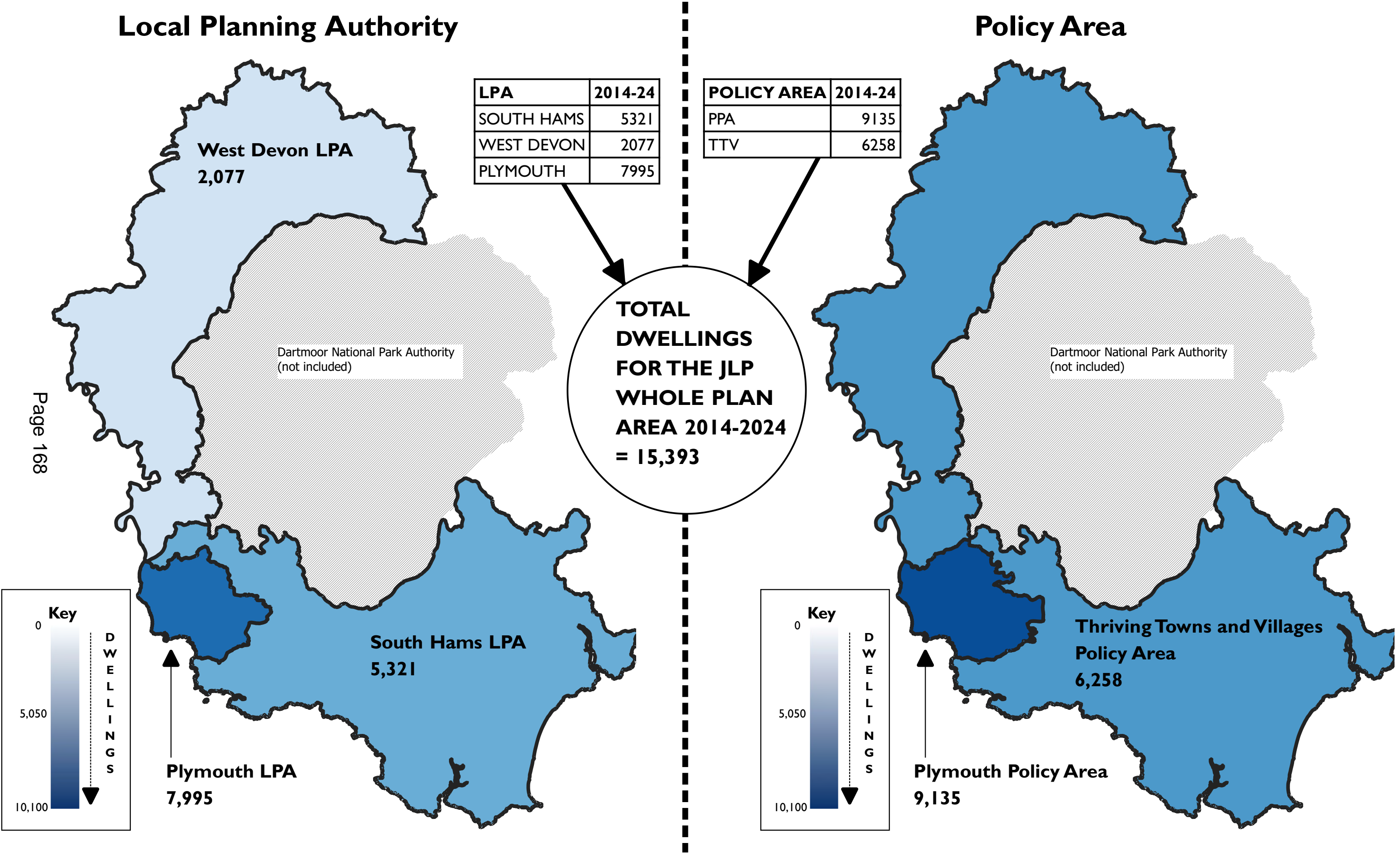


Page 167

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



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



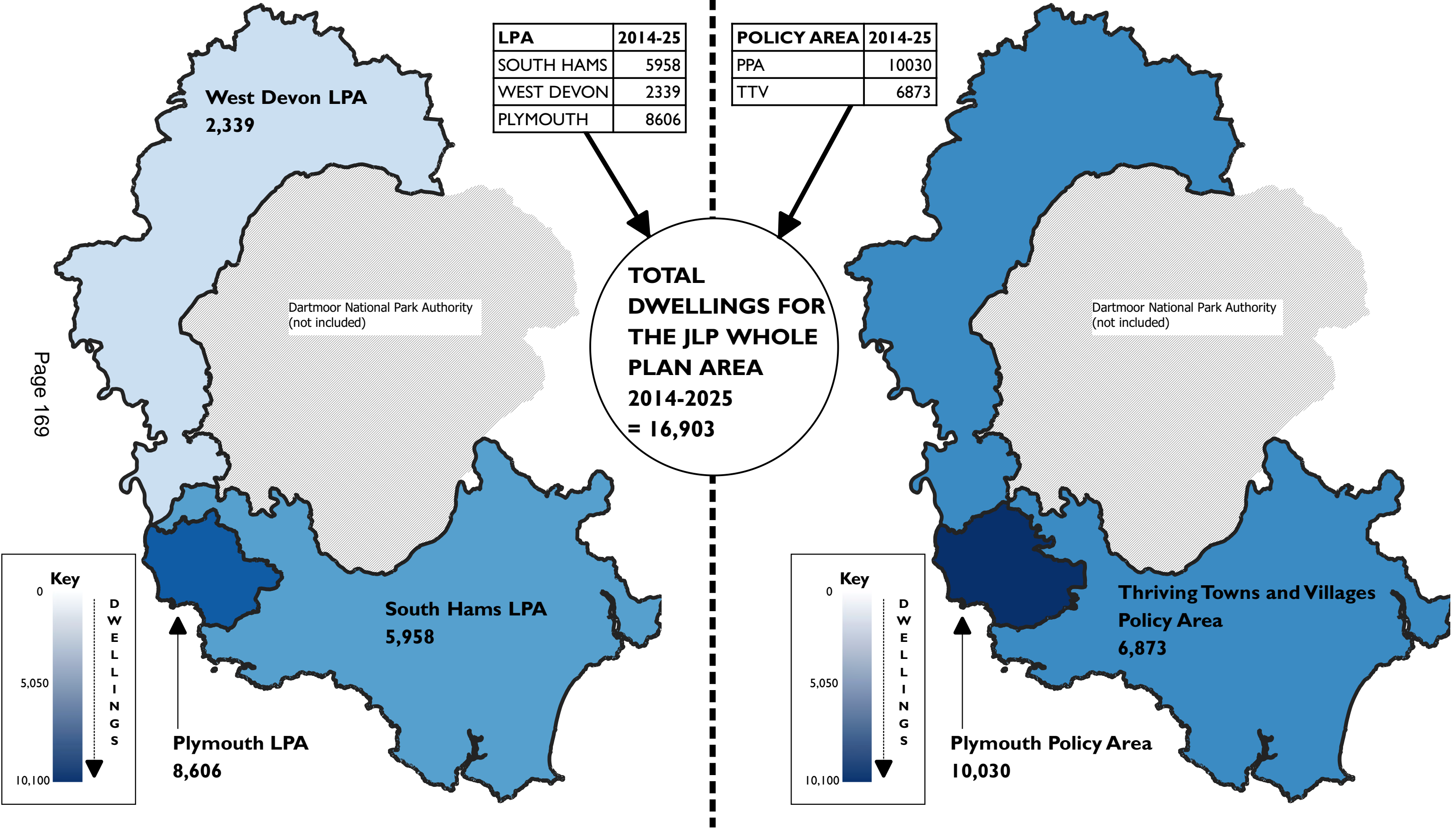
Page 168

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

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

## Local Planning Authority

## Policy Area



Page 169

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

This page is intentionally left blank

# West Devon Borough Council Agenda Item 7

## PLANNING AND LICENSING COMMITTEE 12-Jan-21

Appeals Update from 5-Nov-20 to 23-Dec-20

### Ward Buckland Monachorum

APPLICATION NUMBER : **1223/20/FUL** APP/Q1153/W/20/3259929  
APPELLANT NAME: Mr Joseph Hess  
PROPOSAL : Proposed new detached dwelling to replace existing bungalow  
LOCATION : Bickham Barton Bungalow Roborough PL6 7BJ  
APPEAL STATUS : Appeal Lodged  
APPEAL START DATE: 09-November-2020  
APPEAL DECISION:  
APPEAL DECISION DATE:

---

### Ward Drewsteignton

APPLICATION NUMBER : **1510/18/FUL** APP/Q1153/W/20/3248169  
APPELLANT NAME: Mr J Cox  
PROPOSAL : READVERTISEMENT (Revised Plans Received) Erection of workshop building to provide additional workshop space  
LOCATION : Highfield Garage Spreyton EX17 5AF  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 28-May-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 25-November-2020

---

APPLICATION NUMBER : **2701/18/FUL** APP/Q1153/W/19/3230781  
APPELLANT NAME: JW Mann Ltd  
PROPOSAL : Development of new shop and ancillary cafe with supporting secondary areas consisting of storage, WCs, offices and kitchen space (resubmission of 1255/18/FUL)  
LOCATION : Land North Of A30 Junction Whiddon Down Drewsteignton Devon  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 11-July-2019  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 25-November-2020

---

### Ward Exbourne

APPLICATION NUMBER : **0289/20/HHO** APP/Q1153/D/20/3259436  
APPELLANT NAME: Mr C Peck  
PROPOSAL : Householder application for removal of part of front wall to create off road parking space  
LOCATION : 33 Fore Street North Tawton EX20 2DT  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 05-November-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 11-December-2020

---

APPLICATION NUMBER : **1381/20/OPA** APP/Q1153/W/20/3255653  
APPELLANT NAME: Mr Peter O'Connor  
PROPOSAL : Outline application with all matters reserved for erection of two semidetached dwellings (one building) (resubmission of 0891/18/OPA)  
LOCATION : Land at Town Living Blenheim Lane Exbourne EX20 3RX  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 17-August-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 04-December-2020

---

APPLICATION NUMBER : **1673/20/PIP** APP/Q1153/W/20/3256733  
APPELLANT NAME: Mr P O'connor  
PROPOSAL : Permission in principle application for erection of 6 affordable starter homes (2 & 3 bedroom) with on site parking and pub garden area (resubmission of 2505/19/PIP)  
LOCATION : Land Behind The Red Lion Inn High Street Exbourne EX20 3RY  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 27-August-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 04-December-2020

---

**Ward Hatherleigh**

APPLICATION NUMBER : **0930/20/HHO** APP/Q/1153/20/3260182  
APPELLANT NAME: Mr & Mrs Kent  
PROPOSAL : Householder application for two-storey rear extension  
LOCATION : Keyethern Farm Hatherleigh EX20 3LG  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 09-November-2020  
APPEAL DECISION: Upheld  
APPEAL DECISION DATE: 21-December-2020

---

APPLICATION NUMBER : **2459/19/CLE** APP/Q1153/X/20/3250422  
APPELLANT NAME: Mr Stephen Hill  
PROPOSAL : Lawful development certificate for existing use of building as a  
dwelling (Resubmission of 1563/19/CLE)  
LOCATION : The Cookhouse Higher Widdon Beaworthy EX21 5AU  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 01-July-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 15-December-2020

---

**Ward Okehampton North**

APPLICATION NUMBER : **3963/19/OPA** APP/Q1153/W/20/3257118  
APPELLANT NAME: Mrs K Hawkins-Sampson  
PROPOSAL : Outline application with some matters reserved for the construction of 23 dwellings,  
associated car parking, access and estate road, private amenity space and public open  
space (Resubmission of 3441/17/OPA)  
LOCATION : Proposed Development site at SX573976 Folly Gate Okehampton  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 17-August-2020  
APPEAL DECISION: Upheld  
APPEAL DECISION DATE: 21-December-2020

---

**Ward Tavistock North**

APPLICATION NUMBER : **3799/19/FUL** APP/Q1153/W/20/3256087  
APPELLANT NAME: Mr C Hicks  
PROPOSAL : Erection of detached three bedroom dormer bungalow with integral  
garage, external parking, new vehicular access and external works (Resubmission  
of 1811/19/FUL)  
LOCATION : Land Adjacent To Haseley Butcher Park Hill Tavistock Devon  
APPEAL STATUS : Appeal decided  
APPEAL START DATE: 26-August-2020  
APPEAL DECISION: Dismissed (Refusal)  
APPEAL DECISION DATE: 06-November-2020

---



# Agenda Item 8

## Development Management & Licensing Committee 13 Jan 2021 Undetermined Major applications as at 4-Dec-20

	Valid Date	Target Date	EoT Date
<b>2391/19/VAR</b> Nicola Glanville	19-Jul-19	18-Oct-19	<b>31-Mar-20</b>
5 The Market Fore Street North Tawton Devon EX20 2GT Variation of condition 2 of planning consent 13457/2009/OKE to Amend boundary line and change pedestrian access into the site			

Comment: Under consideration by officer, should be determined by the end of January 2021

	Valid Date	Target Date	EoT Date
<b>3424/19/FUL</b> Jacqueline Houslander	22-Oct-19	21-Jan-20	<b>23-Dec-20</b>
Field at Sx 453 669, Adjacent to Woolacombe Road Bere Alston PL20 7HH READVERTISEMENT (Revised Plans Received) Application for 31no. new dwellings and associated access road and pedestrian link			

Comment: Application likely to be presented to the committee at the next meeting.

	Valid Date	Target Date	EoT Date
<b>2915/19/FUL</b> Anna Henderson-Smith	18-Dec-19	18-Mar-20	<b>31-Mar-20</b>
Wool Grading Centre Fore Street North Tawton READVERTISEMENT (Revised description and plans received) Conversion of existing Grade II listed mill buildings (A and B) into 7 open market townhouses, conversion of building C into 9 open market flats redevelopment of building D for B1 office use, 4 open market dwellings in G and L and building F restored			

Comment: Agent has advised that they have submitted a non-determination appeal

	Valid Date	Target Date	EoT Date
<b>1618/20/FUL</b> Oliver Gibbins	5-Jun-20	4-Sep-20	<b>1-Feb-21</b>
Court Cottage Farm Lamerton Tavistock PL19 8RW Demolition of redundant farm buildings and erection of 15no. homes (including 3no. affordable) with new access, parking and car port, new parking area for Lamerton Parish Church and Primary School, new community recreation area and primary school forest school			

Comment: Amended Plans have been re-advertised and re-consulted.

	Valid Date	Target Date	EoT Date
<b>1666/20/OPA</b> Oliver Gibbins	10-Jun-20	9-Sep-20	<b>1-Feb-21</b>
The Coach House Lewdown Okehampton EX20 4DS READVERTISEMENT (revised description) Outline application with some matters reserved for residential development to include demolition of former motel building to achieve cohesive residential development in line with approval 1199/18/OPA for up to 30 dwellings			

Comment: Section 106 being finalised

	Valid Date	Target Date	EoT Date
<b>2847/19/FUL</b> Oliver Gibbins	24-Jun-20	23-Sep-20	
Land North of the Old Rectory Bratton Clovelly Okehampton EX20 4LA Erection of 10 houses (including 4 affordable houses for local residents); the provision of new access, road and associated Landscaping			

Comment: Discussions continuing between officer and agent.

	<b>Valid Date</b>	<b>Target Date</b>	<b>EoT Date</b>
<b>2536/20/OPA</b> Claire Boobier	20-Oct-20	19-Jan-21	<b>26-Feb-21</b>

Land south of Fore Street Fore Street Lifton PL16 0BT READVERTISEMENT (Revised plans recieved) Outline application for up to 68 dwellings with POS, landscaping and sustainable drainage system, with vehicular access through the approved access for the adjacent development (2353/18/OPA) - all matters reserved except access

Comment: Revised drainage plans have been received which have been sent to the lead local flood authority for comments. Extension to the determination date until 26 February 2021 agreed with agent.

	<b>Valid Date</b>	<b>Target Date</b>	<b>EoT Date</b>
<b>3652/20/FUL</b> Bryn Kitching	18-Nov-20	17-Feb-21	

Land to the South of Plymouth Road Tavistock Hybrid application comprising full planning application for erection of 45 residential dwellings, formation of accesses, associated public open space, landscaping and infrastructure; and outline planning application for extra care facility for up to 60 units with all matters reserved, except means of access

Comment – Consultation period for application commenced and will run until mid January. First available planning committee date is 16<sup>th</sup> Feb 2021