



West Devon  
Borough  
Council



South Hams  
District Council

# **Plymouth, South Hams & West Devon Local Planning Authorities' 2024, 5 Year Housing Land Supply Position Statement**

**September  
2024**

OFFICIAL

# 188

dwellings above target at the 2024 monitoring point.

# 13,538

net additional dwellings added to the dwelling stock 2014 to 2024.



# 2,770

net affordable homes provided.

# 121%

Housing Delivery Test 2022 Result.

# 100%

of the whole plan requirement has either been delivered, is under construction or has planning consent at April 2024 monitoring point.

# 91%

of the PPA target has either been delivered, is under construction or has planning consent at the 2024 monitoring point.

# 122%

of the TTVPA target has either been delivered, is under construction or has planning consent at the 2024 monitoring point.

# 5.35 YLS

can be demonstrated at the 2024 monitoring point.

# 13,074

dwellings either have consent or are under construction at the 2024 monitoring point. The equivalent of 10 year's worth of annualised housing requirement.



# 90%



of the Plymouth LPA monitoring target has either been delivered, is under construction or has planning consent at the 2024 monitoring point.

# 106%



of the South Hams LPA monitoring target has either been delivered, is under construction or has planning consent at the 2024 monitoring point.

# 117%



of the West Devon LPA monitoring target has either been delivered, is under construction or has planning consent at the 2024 monitoring point.

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## I. Introduction

- 1.1 This position statement presents the 5 year housing land supply (5YHLS) position for the Joint Local Plan (JLP) Authorities<sup>1</sup> as of 31<sup>st</sup> March 2024 for the five year period from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029. It sets out the JLP Authorities 2022 Housing Delivery Test result and 2024 5YHLS 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 JLP Authorities undertook a 5 year review<sup>2</sup> of the JLP's policies as required and have concluded that the JLP policies remain up to date therefore the 2024 5YHLS position continues to be measured against the adopted JLP Housing Requirement (HR).

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

- 2.1 Paragraphs 69, 76 and 77 of the NPPF sets out the requirements for local planning authorities to identify a 5 year supply of deliverable sites. Paragraph 76 specifically states:

*“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met<sup>40</sup>*

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”*

*footnote 40 states “Transitional provisions relating to the application of this paragraph are set out in footnote 79”*

Paragraph 77 specifically states:

*“In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing<sup>41</sup>, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply<sup>3</sup>. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old<sup>42</sup>. Where there has been significant under delivery of housing over the*

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

<sup>2</sup> [Adopted Plymouth and South West Devon Joint Local Plan | PLYMOUTH.GOV.UK](https://www.plymouth.gov.uk/adopted-plymouth-and-south-west-devon-joint-local-plan)

<sup>3</sup> Paragraph 226 of the NPPF makes clear that the 4 year supply only applies to authorities with an emerging plan that has been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (local Planning) (England) Regulations 2012

*previous three years<sup>43</sup>, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period). National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.”*

Footnote 41 states *“For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to the Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document”*

Footnote 42 states *“Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists. It should be calculated using the standard method set out in national planning guidance”*

Footnote 43 states *“This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.”*

### **What is the starting point for the JLP authorities to demonstrate a 5YHLS?**

- 2.2 The NPPF makes clear that Local Planning Authorities are no longer required to demonstrate a 5YHLS for decision making purposes if the adopted plan is less than 5 years old and identified a 5YHLS when the plan was adopted. However, the NPPF sets out in paragraph 224 and footnote 79 that this change in the NPPF only applies to planning applications made on or after the date the NPPF was amended i.e. 19<sup>th</sup> December 2023 and that are then determined before the plan becomes 5 years old. For the purposes of decision-taking on relevant applications made prior to the 19<sup>th</sup> December 2023 the absence or demonstration of a 5YHLS remains material.
- 2.3 The JLP was adopted on 26<sup>th</sup> March 2019 and has become more than 5 years old, however as mentioned above the JLP has been reviewed and found to not require updating, therefore the 5YHLS continues to be measured against the JLP HR figure.

## **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>4</sup> in percentage terms the net additional dwellings provided in a local authority area over the past three years

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<sup>4</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 [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-supply-and-delivery)

against the lower of the adopted housing requirement or the authority's LHN over the past three years.

- 3.2 The HDT results are to be published annually and Government previously envisaged their publication every November. The Secretary of State published the 2022 HDT results for each local authority in England in December 2023<sup>5</sup> over a year later than envisaged. The 2023 Housing Delivery Test results have yet to be published and are arguably significantly overdue. In any event, if the 2023 HDT results were to be published no consequences would be placed upon the 3 LPA's.
- 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 5YHLS<sup>6</sup>. If relevant (see paragraph 2.2 & 2.3 above)
  3. If delivery falls below 75% then there is a presumption in favour of sustainable development<sup>7</sup>

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

- 3.4 The HDT measurement rulebook explains that the number of net homes delivered to be used in the HDT (which is measuring delivery against plan requirement and LHN) is the National Statistic for net additional dwellings<sup>8</sup> with adjustments for net student accommodation and net other communal accommodation.<sup>9</sup>

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

- 3.5 As a result of the guidance contained in the HDT measurement rulebook it is now the case that student cluster flats are to be counted as single dwellings<sup>10</sup> against plan requirement and LHN figures. Furthermore, the Government introduced ratios to be applied to student communal and other communal accommodation<sup>11</sup> which are also to be counted against plan requirement and LHN.
- 3.6 As the HDT applies to the past three years, the Government upon introduction of the test, required local authorities to make adjustments to their net supply statistics retrospectively to account for the changes introduced in the guidance. The three JLP authorities have therefore adjusted their past delivery figures<sup>12</sup> and future supply figures

<sup>5</sup> [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/collections/housing-delivery-test-2022-measurement)

<sup>6</sup> The buffer to be applied to the 5YHLS is now set by the result of the HDT

<sup>7</sup> NPPF paragraph 11d and footnote 7 & 8

<sup>8</sup> <https://www.gov.uk/government/collections/net-supply-of-housing> published by MHCLG annually in November

<sup>9</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>10</sup> Provided they meet the government definition of a dwelling (see link to HFR guidance in footnote 9)

<sup>11</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>12</sup> This was only relevant for the years 2014-2018

to ensure it complies with the requirements of the HDT and is consistent with the NPPF/PPG. The amendments for each authority individually and collectively are set out in appendix 6.

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

#### Housing requirements less than five years old

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

#### **What happened upon adoption of the JLP?**

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

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

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

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

- 3.10 The adopted JLP sets out the HR and 5YHLS 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 5YHLS can only be set out at the whole plan level or single authority level. On this basis the JLP’s HR and 5YHLS at the Policy Area level was inconsistent with the revised NPPF & PPG. The JLP authorities



post adoption of the JLP, notified the Ministry of Housing, Communities and Local Government 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 5YHLS. In accordance with Paragraph 18 of the HDT Rule Book the JLP authorities therefore requested a recalculation of the HDT measurement for 2018. The Government then recalculated the HDT measurement for 2018 (see appendix 1) which confirms that under the provisions of transitional arrangements the HDT and 5YHLS is to be applied at the whole plan level and this supersedes the position set out in Policy SPT3 of the JLP, without the need to review the policy in the adopted plan. This remains consistent with revised PPG paragraph 043, which now states *“Where an adopted joint plan has a joint housing requirement and trajectory that is not demarcated by local planning authority boundaries, the authorities will be treated as one authority for the purposes of the Housing Delivery Test, with the consequences of their result applied to both authorities”*<sup>13</sup>

### The Housing Delivery Test measurement for 2022

- 3.11 The 2022 Housing Delivery Test result remains the latest test result that is applicable for applying policy consequences as the Government has not published the 2023 Housing Delivery Test.<sup>14</sup> 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 (2019-2022). The number of homes required<sup>15</sup> is the lower of the latest adopted housing requirement or the minimum LHN figure for each year.

### COVID-19 Adjustment for the Housing Delivery Test measurements

- 3.12 The Government previously announced an adjustment to the 2020 HDT measurement considering the disruption caused by the first national lockdowns. The Housing Delivery Test: 2020 Measurement Technical Note states *“To reflect the temporary disruption caused by the first national lockdown announced on 23 March 2020, the period for measuring the homes required in 2019/20 has been reduced by 1 month. As ‘homes required’ data (detailed above) can be calculated by the day, the 19/20 ‘homes required’ measurement period has been reduced by 31 days”*. Furthermore, the Government also made an adjustment to the 2021 HDT measurement. The 2021 Measurement Technical Note, paragraph 43 states *“Over the course of the 2020-21 measurement year, there were considerable variations in levels of housing delivery as local authorities and construction industry continued to face disruption on a national, regional and local level due to the pandemic. As a result, the Government took the decision to apply a 4-month adjustment to the housing requirement figures for 2020-21 in order to account for these fluctuations”* and in paragraph 44 *“For the purposes of the calculation, the ‘homes required’ for the months of April-July 2020 will be deducted from every result. This*

<sup>13</sup> Reference ID:3-063-20180913 (PPG 2018) & Paragraph 043 Reference ID:68-043-20190722 (PPG 22 July 2019).

<sup>14</sup> See para 3.2 above.

<sup>15</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)

equates to a deduction of 122 days from the homes required figure for the 2020/21 test year.” No further adjustments were made in relation to the 2021/22 measurement year for the 2022 Housing Delivery Test. Table 1 below shows that for the HDT measurement the minimum LHN figure is to be used as it is lower than the JLP whole plan housing requirement annualised.

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

	Number of Homes Required <sup>16</sup>			Total number of Homes Required
	2019/20	2020/21	2021/22	2019-2022
<b>(Total Annual LHN for all three District Authorities combined)</b>	<b>1,190<sup>17</sup></b>	<b>879<sup>18</sup></b>	<b>1,263</b>	<b>3,332<sup>19</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>

- 3.13 The number of homes delivered (the numerator) over the period 2019-2022 is shown below in table 2. The HDT measurement uses as its denominator in the equation, the minimum LHN for District Authorities which includes Dartmoor National Park (DNP), therefore the HDT methodology includes the number of homes delivered in the DNP to ensure the test is a fair test. It is important to note that the JLP HR relates only to the area covered by the JLP and does not include DNP. If the JLP HR was lower than the minimum LHN and became the denominator in the equation, then the delivery in DNP would be excluded from the total number of dwellings delivered (the numerator).

<sup>16</sup> All numbers in the table are rounded to the nearest whole number.

<sup>17</sup> Number of homes required adjusted by the 31 day COVID-19 reduction

<sup>18</sup> Number of homes required adjusted by the 122 day COVID-19 reduction

<sup>19</sup> See HDT 2022 Measurement [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement)

Table 2: Number of Homes Delivered (the numerator)

	Number of Homes Delivered <sup>20</sup>			Total number of Homes Delivered
	2019/20	2020/21	2021/22	2019-2022
Plymouth CC	693	535	341	1,569
South Hams DC (Inc. DNP)	509 <sup>21</sup>	545 <sup>22</sup>	546 <sup>23</sup>	1,600
West Devon BC (Inc. DNP)	290 <sup>24</sup>	299 <sup>25</sup>	266 <sup>26</sup>	855
<b>Whole Plan Area</b>	<b>1,491</b>	<b>1,380</b>	<b>1,153</b>	<b>4,024</b>

3.14 The 2022 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: 2022 HDT measurement

Number of homes required <sup>27</sup>			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT 2022 measurement	HDT 2022 consequence
2019-20	2020-21	2021-22		2019-20	2020-21	2021-22			
1,190	879	1,263	3,332	1,491	1,380	1,153	4,024	121%	None

### Which buffer should therefore be applied to the 5YHLS?

3.15 The 2022 HDT result for the 3 JLP authorities is above 95% therefore there continues to be no policy consequences and no buffer is required for the purposes of the 2024 5YHLS.

<sup>20</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>. All numbers in the table are rounded to the nearest whole number.

<sup>21</sup> This figure includes 2 dwellings delivered in DNP.

<sup>22</sup> This figure includes 2 dwellings delivered in DNP.

<sup>23</sup> This figure includes 19 dwellings delivered in DNP.

<sup>24</sup> This figure includes 41 dwellings delivered in DNP.

<sup>25</sup> This figure includes 31 dwellings delivered in DNP.

<sup>26</sup> This figure includes 36 dwellings delivered in DNP.

<sup>27</sup> Numbers in table are rounded.

## 4. National Policy & Guidance - Demonstrating a 5YHLS

### 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 5YHLS. This is defined in the glossary of the NPPF as follows:

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

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

- 4.2 The three JLP authorities interpret this definition to mean that small sites (below 10 dwellings with either outline of full permission, and major sites (10 dwellings or more) with detailed permission are considered to be deliverable unless there is clear evidence to demonstrate that they are not. Large sites of 10 or more dwellings with outline permission<sup>28</sup> or are allocated in a development plan<sup>29</sup> 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>30</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 above) permission in principle, allocated in a development plan or identified on a brownfield register can be considered deliverable within the 5 year land supply. It states

*“Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether*

<sup>28</sup> Or a site that has a grant of permission in principle.

<sup>29</sup> Or identified on a brownfield register.

<sup>30</sup> PPG paragraph: 007 Reference ID:68-007-20190722

*these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*

- *firm progress being made towards submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large scale infrastructure funding or other similar projects.*

4.4 The PPG<sup>31</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>32</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 5YHLS.

4.5 The JLP authorities, 2024 5YHLS 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 during June and July 2024<sup>33</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 5YHLS, 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 inflation/cost of living crisis has had an effect on delivery/deliverability; and
- whether there is a developer on board.

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<sup>31</sup> PPG Paragraph: 014 Reference ID: 68-014-20190722

<sup>32</sup> PPG Paragraph: 015 Reference ID: 68-015-20190722 & PPG Paragraph 16 Reference ID: 68-016-20190722

<sup>33</sup> The assessment of deliverability at April 2024 takes account of developers/promoter intelligence/evidence at June/July post completion of the housing survey results and analysis, if confirmation of an application lapsing has been provided post April 2024 it has therefore been removed, unless there remains clear evidence of a realistic prospect of delivery within the 5YLS period.

- 4.6 The 5YHLS 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 (2024-2029) and provides details of the housing delivery within the JLP plan period to date. The detailed components of the whole plan 5YHLS broken down by the supply in each LPA area is set out in appendices 2, 3 and 4<sup>34</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 regarding lead in times and delivery rates where applicable;
  - whether there is 'clear evidence' to support its inclusion in the 5YHLS where applicable and whether there is 'clear evidence' to justify a site's exclusion from the 5YHLS where applicable.
- 4.7 Some sites<sup>35</sup> previously identified in the 2023 5YHLS have been moved out of the 5YHLS due to their progress or status changing since 2023 and the latest evidence on their delivery. The sites that have been removed from this year's 5YHLS and the reasons for their removal are identified in appendix 5. Whilst delivery on some of these sites may well occur in the next 5 years, the evidence at this stage and their current planning status suggests there isn't a 'realistic prospect' of delivery in the 5YHLS 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 5YHLS if there is clear evidence to justify delivery can be realistically assumed.

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<sup>34</sup> Appendix 2 – Plymouth LPA, Appendix 3 – South Hams LPA, Appendix 4 West Devon LPA

<sup>35</sup> Appendix 5 identifies the list of sites previously identified in the 2023 5YHLS that have subsequently moved out of the 5YHLS on the basis of the 2024 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 2023.

The impact of COVID 19, inflation and rising interest rates

- 4.8 The national lockdown during the March to June 2020 period and subsequent lockdowns delayed the progression of sites under construction and the commencement of sites. The Government has recognised the impact that the pandemic had on construction and have adjusted the HDT measurement by 1 month for the 2020 measurement and 4 months for the 2021 measurement (see para 3.12 above). It is clear from the developer liaison in the past 4 years that a number of developments shut down during lockdown periods and have experienced delays. This has clearly affected the completion of new dwellings over the last 4 years and commencement of new sites and dwellings have also been affected. Furthermore, high inflation and rising interest rates are having an impact on build costs and the availability and affordability of finance and therefore the demand for new homes. Nationally developers have forecasted a reduction of housing output in the short term as sales volumes have substantially reduced due to low demand. As a result, it has been assumed that a number of allocations will deliver later in the plan period and in some cases move backwards to deliver dwellings beyond 2034.

## 5. JLP whole plan delivery 2014-2024 & 5YHLS

### Net additions to the dwelling stock in 2023/24

- 5.1 Across the whole plan area a further 1,146 net additions to the dwelling stock have been delivered during 2023/24. This is a decrease on the previous year due to Macroeconomic factors placing significant downwards pressure on demand for new homes. Delivery however still remains ahead of the cumulative target at the 2024 monitoring point by 188 dwellings. Table 4 below shows the Housing Survey results for 2023/24 by whole plan, policy, and LPA area.

Table 4: Net additions to the dwelling Stock in 2023/24

<b>Geographical Area</b>	<b>Net additional dwellings – 2023/24</b>
<b>Plymouth LPA</b>	<b>236</b>
<b>South Hams LPA</b>	<b>609</b>
<b>West Devon LPA</b>	<b>301</b>
<b>JLP Whole Plan Area Total</b>	<b>1,146</b>
<b>Policy Area- Plymouth</b>	<b>497</b>
<b>Policy Area – Thriving Towns &amp; Villages</b>	<b>649</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	2020/21	2021/22	2022/23	2023/24	Total (net additions 2014- 2024)
Plymouth LPA	700	1,129	557	1,372	850	693	535	341	385	236	6,798
South Hams LPA <sup>36</sup>	177	428	326	511	465	507	543	527	551	609	4,644
West Devon LPA <sup>37</sup>	116	154	196	160	73	249	268	230	349	301	2,096
JLP whole plan area total <sup>38</sup>	993	1,711	1,079	2,043	1,388	1,449	1,346	1,098	1,285	1,146	13,538
Policy Area - Plymouth	700	1129	557	1,398	883	852	671	448	590	497	7,725
Policy Area – Thriving Towns & Villages	293	582	522	645	505	597	675	650	695	649	5,813

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 2024 monitoring point 13,538 net additional dwellings (see figure 1 below) have been added to the dwelling stock in the first 10 years of the plan period across the JLP whole plan area. This represents a surplus of 188<sup>39</sup> dwellings above the housing requirement annualised at this point of 13,350 net additional dwellings.

<sup>36</sup> Therefore, does not include delivery in DNP

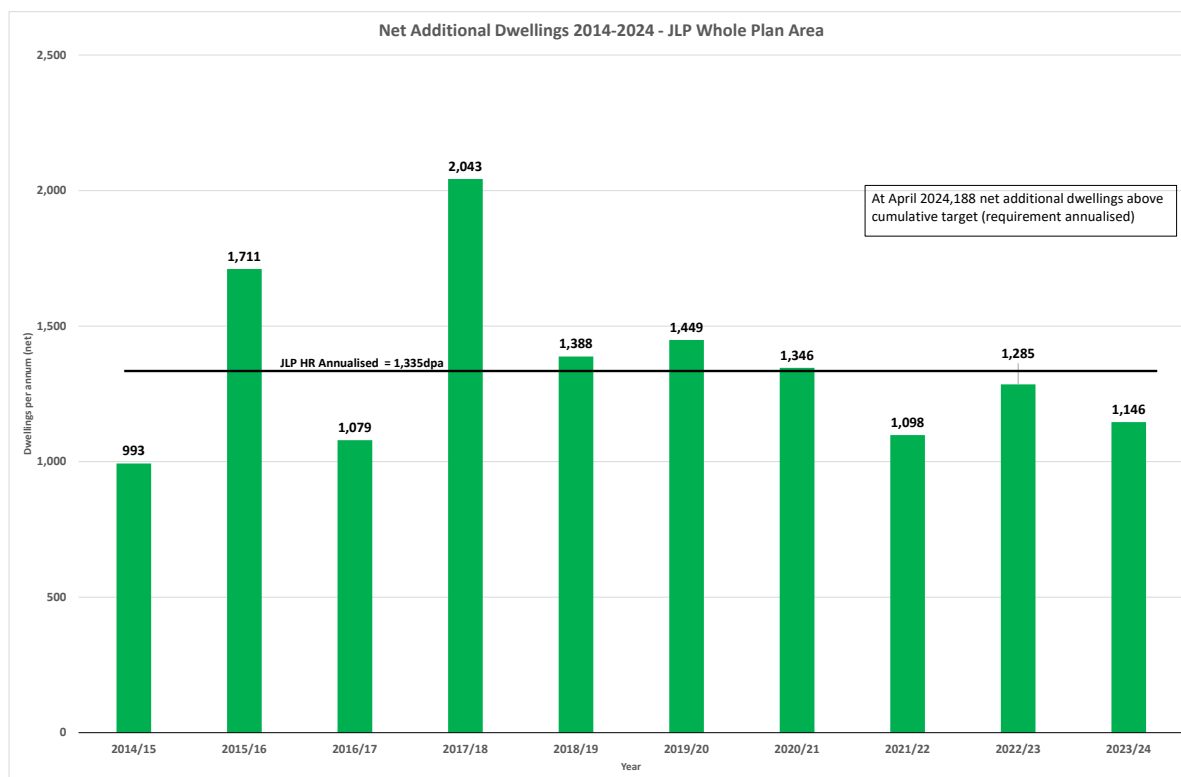
<sup>37</sup> Therefore, does not include delivery in DNP

<sup>38</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>39</sup> The surplus position has reduced from 377 dwellings to 188 dwellings due to low demand and developers reducing output.



Figure I: JLP – Net additions to the dwelling stock in the whole plan area (2014-2024)



5.4 Table 6 below provides a breakdown by development type of the 13,538 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 (2014-2024)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014-2024
Small and Large Sites (net)	928	1,602	1,060	1,616	1,406	1,358	977	1,047	1,298	1,050	12,342
Student	65	67	58	387	15	60	363	39	0	64	1,118
Communal Accommodation (net)	0	2	-39	-22	-33	13	2	2	-25	29	-71
Extra Care	0	40	0	60	0	12	0	0	0	0	112
Mobile and Temporary	0	0	0	2	0	6	4	10	12	3	37
<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>1,346</b>	<b>1,098</b>	<b>1,285</b>	<b>1,146</b>	<b>13,538</b>
<b>Total New Affordable Dwellings (net)</b>	<b>128</b>	<b>468</b>	<b>212</b>	<b>449</b>	<b>406</b>	<b>275</b>	<b>-56</b>	<b>231</b>	<b>331</b>	<b>326</b>	<b>2,770</b>

Net additional affordable housing from development 2014-2024

5.5 Policy SPT 3 refers to a target of 6,600 net additional affordable dwellings from development over the plan period 2014-34 annualised to 330dpa. Net affordable housing delivery from development over the first 10 years of the plan period (2014-2024) = 2,770 dwellings at an average of 277 dpa and a shortfall position of 530 dwellings at the 2024 monitoring point. The shortfall at the 2024 monitoring point is due primarily to the large

scale major regeneration programmes within Plymouth at Devonport, North Prospect and Barne Barton in the early part of the plan period. These regeneration schemes have resulted in 740 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver at North Prospect and Barne Barton over the next few years. The JLP & 5YHLS identifies a headroom of housing against the housing requirement. A sufficient supply of affordable housing could be achieved from the supply to be on track to deliver the policy targets by 2034, subject to macroeconomic factors, increased delivery by developers and allocations securing policy compliant levels of affordable housing. (See conclusion section paragraphs 5.20 & 5.21).

### **What is the 5YHLS for the JLP whole plan area for the period 2024-2029?**

- 5.6 The supply identified in the next 5 years (2024-2029) 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 6,936 dwellings for the 2024-29 period.

Table 7: 5YHLS – Total net supply across the whole plan area 2024-2029

	2024/25	2025/26	2026/27	2027/28	2028/29	Total Supply (net) 2024-2029
Plymouth LPA	230	260	633	668	417	2,208
South Hams LPA	654	634	724	796	641	3,449
West Devon LPA	273	232	293	277	204	1,279
Whole Plan Area 5YLS Total	1,157	1,126	1,650	1,741	1,262	6,936

- 5.7 At April 2024, a total of 13,074 dwellings had consent in the whole plan area, 1,635 of which had commenced construction. Therefore, a total of 26,612 dwellings have either been delivered, are currently under construction or have planning consent at April 2024. This represents 99.7% of the JLP housing requirement halfway into to the 20 year plan period. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites and developer's decisions regarding how slow or fast they aim to build out their consents. In addition, some sites with consent have been assessed as being undeliverable within the 5YHLS<sup>40</sup>.

<sup>40</sup> see appendix 5

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

- 5.8 All large sites<sup>41</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 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 5YHLS. 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 5YHLS. 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 as defined in the NPPF.
- 5.9 Where applicable the lead-in-times and delivery rate methodologies that informed the 5YHLS 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>42</sup>.

Supply Source – Small Sites & Small Sites Lapse Rate

- 5.10 A list of small sites<sup>43</sup> contained in the 5YHLS 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>44</sup> is applied to the small sites within the 5YHLS where the site has yet to commence construction consistent with the approach taken in the examination into the JLP.

Supply Source – Small Sites Windfall Allowance

- 5.11 The supply contains an allowance for small sites (non-garden land) based on historic evidence. Appendix 8 provides the evidence for the small sites windfall allowance for both the Plymouth Policy Area and the Thriving Towns & Villages Policy Area. The allowance is for sites less than 5 dwellings within the Plymouth Policy Area which remains at 41dpa as a result of small site delivery. Within the Thriving Towns & Villages Policy

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<sup>41</sup> 5 dwellings or more in the PPA and 10 dwellings or more in the TTVPA

<sup>42</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>43</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>44</sup> 10% in the Plymouth Policy Area (Plymouth LPA and SH urban fringe) 15% in Thriving Towns & Villages Policy Area

Area, the allowance is for sites less than 10 dwellings, which remains at 105dpa. The evidence to justify this increase is set out in Appendix 8. The allowance is only applied in years 4 and 5 of the 5YHLS.

#### Supply Source – Sustainable Village Allowance/Consents

- 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. 140 dwellings are forecast to be delivered in the 5YHLS in the TTV from this supply category. They are on 8 sites with consent but are not JLP allocations nor counted as other large site commitments. These sites are included in Appendix 3 & 4 and listed separately in Appendix 11.

#### 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 based on 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 houses of multiple occupation to the open market. The methodology<sup>45</sup> used to inform the housing supply in the JLP is now superseded by new Government guidance and the parameters of the HDT<sup>46</sup>. The 5YHLS 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 5YHLS 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.

<sup>45</sup> <https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

<sup>46</sup> PPG paragraph 041 Reference ID: 68\_041-20190722

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

### Supply Source – Communal Accommodation

- 5.15 The PPG<sup>47</sup> provides a methodology for the counting of communal accommodation<sup>48</sup>. The methodology provides a national ratio (1.8) to be applied to C2 communal accommodation based on bed spaces i.e. number of bed spaces divided by 1.8. The supply therefore applies this ratio to such sites including consents that result in the loss of communal accommodation. Sites that make up this source of supply can be found in appendix 9.

### The 2024 whole plan area 5YHLS position

- 5.16 Table 8 below sets out the years of supply against the adopted JLP whole plan housing requirement at the 2024 monitoring point.

Table 8: 5YHLS 2024-2029 against JLP Whole Plan Housing Requirement

<b>5YHLS 2024-2029 against JLP Whole Plan Area Housing Requirement</b>		
Step	5YHLS 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 2023	13,538
D	Shortfall/surplus against JLP whole plan requirement since 1 <sup>st</sup> April 2014 (1,335x10=13,350) - C	-188 (i.e. a surplus)
E	Five year requirement (Bx5 i.e. 1,335x5)	6,675
F	Five year requirement minus surplus (E + D)	6,487
G	JLP authorities deliverable supply 1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2029 (2,208+3,449+1,279) <sup>49</sup>	6,936
<b>H</b>	<b>Five Year Housing land supply position (G/ (F/5))</b>	<b>5.35 years supply</b>

<sup>47</sup> Paragraph: 041 Reference ID: 68-041-20190722 <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

<sup>48</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.

<sup>49</sup> Plymouth + South Hams + West Devon (deliverable supply 2024-2029, identified in table 7). See also appendices 2, 3 & 4 supply tables.

## Conclusion

- 5.17 A 5.35 year housing land supply is identified, therefore a 5YHLS can be demonstrated across the whole plan area against the JLP HR. Progress towards the policy and monitoring targets at the Policy and LPA areas are set out in appendix 10.
- 5.18 A breakdown of the identified housing supply by Policy and LPA area covering the plan period 2014-34 is also provided in appendix 11. This identifies a supply of deliverable and developable dwellings over the period 2014-34.
- 5.19 Table 9 below shows the identified supply (2014-34), broken down in the LPA and Policy Area geographies.

Table 9: Identified Supply 2014-2034, at 2024 Monitoring Point

Identified Supply (2014-2034)		
LPA		
Plymouth	14,068	=29,914
South Hams	11,819	
West Devon	4,027	
Policy Area		
PPA	19,468	=29,914
TTV	10,446	

- 5.20 At the 2024 monitoring point 13,538 net additional dwellings have been added to the dwelling stock in the first 10 years of the plan period. This represents a surplus of 188 dwellings above the HR annualised of 13,350 dwellings (1,335 x 10 years) and can be characterised as successfully meeting the housing target when annualised over the 1<sup>st</sup> half of the plan period, some 10 years. To ensure the JLP meets the HR of 26,700 net additional dwellings by 2034, a net additional supply of 13,162 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. A net supply of 16,376 deliverable and developable dwellings is identified in the remainder of the plan period, which is 3,214 dwellings above the 13,162 dwellings required by 2034. There is therefore sufficient flexibility in the supply identified which represents a headroom of 12% above the JLP HR. No action is therefore required at this point to address supply within the whole plan area to meet the JLP HR.
- 5.21 At the 2024 monitoring point 2,770 net additional affordable dwellings have been delivered through development in the first 10 years of the plan period. This represents a shortfall of 530 dwellings against the JLP affordable housing target annualised at this point of 3,330 dwellings (330 x 10 years). To ensure the JLP meets the affordable housing target of 6,600 dwellings by 2034 a net additional supply of 3,830 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. As mentioned above in para 5.20, a sufficient supply to meet the HR is identified in the remainder of the plan period with a 12% headroom which should be adequate to

provide enough affordable homes to meet the plan target. All 3 LPA's have housing implementation strategies aimed at the provision of additional affordable housing to supplement the supply identified. This includes for example bringing forward small windfall sites for affordable housing and the acquisition of additional homes above policy secured where developers are unable to sell to the market. For example, at Sherford an additional 84 units were transferred from open market housing to affordable housing in 2023/24 and approximately 50% of the 345 dwellings under construction at the 2024 monitoring point are affordable dwellings which include further transfers. A further 13 affordable dwellings were also transferred from open market within the West Devon LPA. No further action is therefore required at this point to address supply within the whole plan area.

# **APPENDIX I**

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





Ministry of Housing,  
Communities &  
Local Government

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Date: **10 May 2019**

I am writing to you following your notification to the Ministry of Housing Communities and Local Government that Plymouth City Council, South Hams District Council and West Devon Borough Council have a newly adopted joint plan containing a new housing requirement.

In accordance with Paragraph 18 of the Housing Delivery Test Rule Book, you have requested that we now use this newly adopted housing requirement and related plan period to re-calculate your Housing Delivery Test measurement for 2018.

Consequently, based upon the revised information you have supplied, Plymouth City Council, South Hams District Council and West Devon Borough Council's Housing Delivery Test measurement has now been re-calculated based on the new requirement. I am therefore in a position to confirm that Plymouth, South Hams and West Devon's revised 2018 joint measurement is as follows:

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
978	979	1,037	2,994	1,712	1,011	2,166	4,889	163%	None

The Department publishes the Housing Delivery Test measurement once annually, and therefore does not amend the Housing Delivery Test publication when an area adopts a new housing requirement. However, to provide clarity, you should publish this on your website.

For the avoidance of doubt, this letter supersedes the measurements for each of your local authority areas which were published on 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 (2024-2029)**

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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>				185		101	63	20	1	0					
<b>Large Sites Commitments</b>															
	CLITTAFORD CLUB MOSES CLOSE	19/01052/FUL	Under Construction	13		13							Site has detailed consent for 13 dwellings therefore can be assumed to be deliverable. As at April 2024 we noted that all 13 dwellings had commenced construction. Developer confirms development on track to complete by end of August 2024 as envisaged.	Yes	N/A
	Brooklands 680 Budshead Road Plymouth PL6 5XR	23/00877/GP2	Under Construction	12		12							Site has detailed consent (PD) for 12 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that the development had commenced. Developer indicates that the completion of all 12 dwellings is envisaged by end of August 2024 ahead of schedule.	Yes	N/A
	BOSTONS BOAT, BAYLYS ROAD	17/02074/FUL	Under Construction	15	4	11							Site has detailed consent for 15 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that 4 dwellings had completed and the remaining 11 dwellings were almost complete. No contact with developer required as remaining units near completion.	N/A	Remaining 11 dwellings nearing completion therefore completion assumed in 2024/25.
	MORLEY YOUTH & COMMUNITY CENTRE BROADLAND GARDENS	21/00722/FUL	Under Construction	10		10							Site has detailed consent for 10 dwellings. As at April 2024 we noted that all 10 dwellings had commenced construction and nearing completion. Developer indicates development expected to complete by end of year at the latest.	Yes	N/A
	91 North Hill Plymouth PL4 8JT	24/00132/GPD	Under Construction	8		8							Site has detailed consent (PD) for 8 dwellings therefore can be assumed to be deliverable. As at April 2024 the development had commenced construction. Developer indicates the development has completed post April 2024.	Yes	N/A
	ST HELENS WALK	21/00478/FUL	Under Construction	7		7							Site has detailed consent for 7 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 7 dwellings had commenced construction. Developer indicates dwellings have completed post April 2024.	Yes	N/A
	33 SUTHERLAND ROAD	20/00648/FUL	Under Construction	6		6							Site has detailed consent for 6 dwellings (conversion) and can therefore be assumed to be deliverable. As at April 2024 we noted that the development commenced construction. No progress update provided by developer	N/A Developer did not provide a response	Site has detailed consent and can therefore be assumed to be deliverable. Development has commenced and was previously anticipated to complete in April 2024 so reasonable to assume to completion of all 6 dwellings likely in 2024/2025

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	97 - 99 Mutley Plain Plymouth PL4 6JJ	23/00959/FUL	Under Construction	6	6								Site has detailed consent for 6 dwellings therefore can be assumed to be deliverable. As at April 2024 the development had commenced construction. Developer Agent indicates completion of the development is envisaged by the end of the year.	Yes	N/A
	LAND AT ST PETERS CLOSE	21/02060/FUL	Under Construction	5	5								Detailed consent for 5 dwellings therefore can be assumed to be deliverable. As at April 2024 we noted that all 5 dwellings had commenced construction. Developer indicates development has commenced post April and indicates completion likely by end of July 2024. Developer confirms development has completed post April 2024.	Yes	N/A
	200 Fore Street Devonport Plymouth PL1 4FS	23/01576/GP2	Planning permission - Not Yet Started	5	5								Site has detailed consent for 5 dwellings (PD) and can therefore be assumed to be deliverable. As at April 2024 we noted that all 5 dwellings has yet commence construction. Developer indicates commencement envisaged in Summer 2024 and completion by end of the year.	Yes	N/A
	70-72 Mutley Plain Plymouth PL4 6LF	23/00251/FUL	Planning permission - Not Yet Started	8		1		7					Site has detailed consent (October 2023) for 8 dwellings therefore can be assumed to be deliverable. As at April 2024 the development had yet to commence construction. Developer indicates that construction of 1 flat has commenced but provides no completion forecast and timescale for the remaining 7 dwellings.	N/A Developer did not provide a delivery profile	Site has detailed consent for 8 dwellings so can assume to be deliverable. We have assumed the dwelling the developer indicates is under construction could be completed in 2024/25 and we have assumed a realistic prospect the remaining 7 dwellings could be delivered by end of March 2027.
	BEACON CASTLE SPORT & SOCIAL CLUB, CHANNEL PARK AVENUE	18/00041/REM, 16/01269/OUT previous - 12/01362/OUT 08/02049	Under Construction	7	6	1							Site has detailed consent for 7 dwellings. As at April 2024, 6 dwellings had completed and the remaining dwelling remained under construction.	N/A not necessary to contact developer in relation to the remaining dwelling nearing completion.	Remaining dwelling under construction, reasonable to assume completion likely in 2024/25.

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	TALBOT GARDENS	20/01737/FUL	Under Construction	114			28		50	36			Site has detailed consent for 114 dwellings Gross (demolitions of existing properties are accounted for below, also see appendix 9) and can therefore be assumed to be deliverable. As at April 2024 28 (Block A) of the 114 dwellings had commenced construction. Developer (RP) Indicates that Block A for 28 units has been delayed due to insolvency of the main contractor and is now not expected to complete by end of 2025. The developer indicates that this will have a knock on effect on the start on site and completion of the future phases. The developer indicates that they are currently reforecasting all the remaining units and are unable to provide dates until the site has recommenced with a new contractor envisaged by end of August 2024. Developer has submitted a pre-app to re-design teh care home element which would increase the residential units from 114 to 131.	Yes in relatiob to 1st phase. N/A in relation to future phases. Developer only provided a delivery forecast for the current phase of 28 dwellings and did not provide a forecast for future phases.	Site has detailed consent for 114 dwellings and can therefore be assumed to be deliverable. In relation to the remaining phases that have detailed consent there is no clear evidence to suggest the remainder of the development is undeliverable, we have therefore assumed that there remains a realistic prospect that the remaining 86 dwellings yet to commence construction could complete within the 5YHLS by the end of March 2029. We have therefore assumed as per the developers previous delivery profiles that it is reasonable to assume 50 dwellings would complete by end of March 2028 and the final 36 dwellings by end of March 2029.
	PERIMETER BUILDING ROYAL WILLIAM YARD (CONVERSION)	19/00313/FUL	Under Construction	24			24						Site has detailed consent for 24 dwellings. As at April 2024 we noted the development had commenced construction. Developer confirms development is substantially underway and on track to complete by summer 2025.	Yes	N/A
	177 - 183 GRENVILLE ROAD PLYMOUTH PL4 9QD	21/02227/FUL	Planning permission - Not Yet Started	10			10						Site attained detailed consent for 10 dwellings in September 2022 and therefore can be assumed to be deliverable. As at April 1st 2024 all 10 dwellings had yet to commence construction. Developer indicates that demolition of existing building had been completed and have undertaken all necessary site surveys. All pre-commencement conditions have been discharged and the developer indicates completion of all units envisaged during 2025/26.	Yes	N/A
	FORMER NORTH PROSPECT LIBRARY GREATLANDS PLACE PLYMOUTH PL2 3JG	23/01747/REM 22/00312/OUT	Planning Permission - Not Yet Started	8			8						Site has detailed consent for 8 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that the dwellings had yet to commence construction. The developer (RP) has advised that the development has commenced in April and is envisaged to complete by end of May 2025.	Yes	N/A

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	3 - 8 Connaught Lane Plymouth PL4 7BZ	22/01057/FUL	Planning permission - Not Yet Started	7			7						Site has detailed consent for 7 dwellings therefore can be assumed to be deliverable. As at April 2024 the development had yet to commence construction however pre-commencement conditions have been discharged. Developer indicates completion of the development envisaged in 2025.	Yes	N/A
	Unit 1, Brooklands 680 Budshead Road Plymouth PL6 5XR	23/01014/S73	Planning permission - Not Yet Started	7			7						Site has detailed consent for 7 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 7 dwellings had yet to commenced construction. No response provided by developer	N/A Developer did not provide a response	Site has detailed consent for 7 dwellings and can therefore be assumed to be deliverable. On the basis that the development had yet to commence as at April 2024, we have assumed a realistic prospect of delivery of all 7 dwellings by end of March 2026.
	LAND ADJACENT TO 110 KENMARE DRIVE	18/02080/FUL	Under Construction	6			6						Site has detailed consent for 6 dwellings and can therefore assumed to be deliverable. As at April 2024 all 6 dwellings remained under construction and development appears to remain stalled. No response/update provided by developer despite multiple attempts.	N/A Developer did not provide a response	Site has detailed consent for 6 dwellings and can therefore assumed to be deliverable. Development appears to remain stalled however as development has commenced reasonable to assume a realistic prospect the development could complete within the 5YHLS. Delivery profile moved backwards in the trajectory and given site has stalled delivery now assumed to be by end of March 2026.
	LAND AT CLOWANCE STREET	21/01895/FUL	Planning permission - Not Yet Started	5			5						Site has detailed consent for 5 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 5 dwellings has yet commence construction. Developer (RP) indicates commencement is now likely to be during 2024/25 prior to expiration of the consent. Site is subject to a land purchase, grant approval and competitive price for works contract. No anticipated completion date provided.	N/A Developer did not provide a delivery profile	Site has detailed consent for 5 dwellings and can therefore be assumed to be deliverable. On the basis that the development intends to commence in 2024 we have assumed a realistic prospect of completion of all 5 dwellings by end of March 2026.

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	2034-35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing /accelerating)	Developer/Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	LAND AT PRINCE MAURICE ROAD	18/00432/FUL	Under Construction	99				44	25	30			Site has detailed consent for 99 dwellings therefore can assumed to be deliverable. As at April 2024 we noted that 24 dwellings of phase 1 (44 dwellings) had commenced construction. Developer indicates that the delivery has been delayed by macroeconomic factors that have led to increased costs. The developer now asserts that 28 dwellings (Blocks D and E) are due to complete by December 2024, the remaining blocks of phase 1 (16 dwellings) are due to be completed by March 2025 and the completion of phase 2 (55 dwellings) by end of 2026.	No	Despite the developers assertions the site appears to have stalled as the contractor appears to no longer be on site. The developer has not provided any further explanation in relation to reasons why the site appears to have stalled. On the basis that the site appears to have stalled again we disagree with the developers delivery forecast and have moved the completion of phase 1 backwards to year 3 of the 5YHLS (2026/27) and assumed completion of phase 2 is more likely between 2027-29. As the site has detailed consent and has substantially progressed it is reasonable to continue to assume that there remains a realistic prospect that all dwellings could complete by 2029 despite the fact has presently stalled.
	STOKE DAMEREL COLLEGE, KEPPEL PLACE	20/01277/FUL	Under Construction	23				23					Site has detailed consent for 23 dwellings (conversion) and can therefore be assumed to be deliverable. As at April 2024 we noted that the development had commenced construction. Development has commenced however developer has become insolvent and receiver appointed. Site is presently for sale.	N/A Developer did not provide a delivery profile	Site has detailed consent for 23 dwellings and can therefore be assumed to be deliverable. The development has commenced and is presently up for sale, there is no clear evidence to suggest the site is not deliverable and therefore there is a realistic prospect the development could be completed once sold. We have therefore assumed a realistic prospect that all 23 dwellings (conversion) could be completed within the 5YHLS.
	6 Victoria Place Millbay Road Plymouth PL1 3LP	22/01988/FUL	Planning permission - Not Yet Started	18				18					Site has detailed consent (March 2024) for 18 dwellings and can therefore be assumed to be deliverable. As at April 2024 the development had yet to commence construction, having only secured consent in March. Developer (RP) anticipates demolition of the existing structure to take place September 2024, construction to commence in Spring 2025 and practical completion in summer 2026. Developer indicates timescales are contingent upon results of ground investigations post demolition and has therefore yet to appoint a contractor.	Yes	N/A



Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	2034-35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing /accelerating)	Developer/Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
	SITE OF FORMER E BLOCK, THE QUADRANGLE, CRAIGIE DRIVE	20/00253/FUL	Planning permission - Not Yet Started	17				17					Site has detailed consent for 17 dwellings attained in August 2021. As at April 2024 all 17 dwellings had yet commence construction. Site has been sold on, no response from new landowner.	No response from new landowner	As site has detailed consent deliverability can be assumed as no clear evidence to indicate otherwise. Some pre-commencement conditions have been discharged. As development has not commenced and site has been sold on we have assumed delivery is more likely in 2026/27 on the basis of commencement during 2024/25.
	59 The Broadway Plymouth PL9 7AF	23/01643/GP3	Planning permission - Not Yet Started	14				14					Site has detailed consent (PD) for 14 dwellings therefore can be assumed to be deliverable. Developer indicates development has a number of issues to overcome including viability issues but does cite what the the hurdles are and therefore no delivery profile provided.	N/A Developer did not provide a delivery profile	Site has detailed consent (PD) for 14 dwellings therefore can be assumed to be deliverable. Although developer indicates the development has challenges to overcome including viability, the developer indicates that they are hoping to progress the development ASAP. There is no clear evidence to suggest the development will not be delivered therefore we have assumed delivery of the development in 2026/27 as the development is required to be completed by February 2027 under the prior approval route.
	Land Adjacent To Lancaster Gardens, Former Whiteleigh Youth Club Whiteleigh Plymouth PL5 4AA	22/01012/FUL	Planning permission - Not Yet Started	10				10					Site has detailed consent for 10 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 10 dwellings had yet to commenced construction. Pre-commencement conditions are yet to be discharged but the developer indicates they are progressing a programme for this work and have appointed someone to undertake this work. The developer (Social Enterprise)indicates that they aim to commence development in 2025/26 and complete all dwellings in 2026/27.	Yes	N/A
	24 The Broadway Plymouth PL9 7AS	23/01738/GP3	Planning permission - Not Yet Started	9				9					Site has detailed consent (PD) for 9 dwellings therefore can be assumed to be deliverable. Developer indicates development has a number of issues to overcome including viability issues but does cite what the the hurdles are and therefore no delivery profile provided.	N/A Developer did not provide a delivery profile	Site has detailed consent (PD) for 9 dwellings therefore can be assumed to be deliverable. Although developer indicates the development has challenges to overcome including viability, the developer indicates that they are hoping to progress the development ASAP. There is no clear evidence to suggest the development will not be delivered therefore we have assumed delivery of the development in 2026/27 as the development is required to be completed by February 2027 under the prior approval route.

Policy	Plymouth LPA Site Name	Planning Application Number	Planning Status at end of March 2024	Total Dwellings Permitted/Allocated remaining to be delivered	Total Dwellings Delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	46 Union Street Plymouth PLI 3EY	22/01871/FUL	Planning permission - Not Yet Started	8				8					Site has detailed consent for 8 dwellings (June 2023). As at April 2024 we noted that all 8 dwellings had yet to commence construction. Landowner indicates the site is currently up for sale.	N/A	As site has detailed consent deliverability can be assumed as no clear evidence to indicate otherwise. As site is for sale and the development has yet to commence it's reasonable to assume a realistic prospect of delivery in 2026/27
	9 - 13 Union Street Plymouth PLI 2SU	23/01216/GP2	Planning permission - Not Yet Started	6				6					Site has detailed consent (March 2024) for 6 dwellings and can therefore be assumed to be deliverable. As at April 2024 the development had yet to commence construction, having only secured consent in March. Developer indicates development aiming to commence in 12-18 months time subject to securing additional funding.	N/A Developer only indicated commencement timeframe not completion forecast.	Site has detailed consent and can therefore be assumed to be deliverable. Developer indicates commencement likely during 2025/26. We have therefore assumed delivery is likely in 2026/27 as development is required to complete by March 2027.
	4 Fore Street Devonport Plymouth PLI 4DW	23/01036/FUL	Planning permission - Not Yet Started	6				6					Site has detailed consent for 6 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 6 dwellings had yet commence construction. No response provided by developer.	N/A Developer did not provide a delivery profile	Site has detailed consent for 6 dwellings and can therefore be assumed to be deliverable. Site only attained consent in October 2023 therefore we have assumed a realistic prospect of completion of all 6 dwellings by end of March 2027.
	Millstones Country Hotel, 436 - 438 Tavistock Road Plymouth PL6 7HQ	20/00531/FUL	Planning permission - Not Yet Started	5				5					Site has detailed consent for 5 New Build dwellings therefore site can be assumed to be deliverable. No response provided by developer.	N/A Developer did not provide a response	Site has detailed consent for 5 dwellings and can therefore be assumed to be deliverable. As no dwellings have yet to commence as at April 2024 we have assumed commencement in 2024/25 with a realistic prospect of completion by end of March 2027.
	140 - 186 Healy Place Plymouth PL2 1BE	23/01163/FUL	Planning permission - Not Yet Started	33				33					Site has detailed consent for 33 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that all 33 dwellings had yet commence construction. Demolition of the existing units (42 units) is scheduled for 2025 and the developer (RP) indicates commencement is envisaged in July 2025 with a 20 month build contract. The developer indicates that completion of all dwellings is therefore likely in 2027/28 at the latest.	Yes	N/A
<b>Allocated Sites</b>															
PLY10	170 - 174 Armada Way Plymouth PL1 1LB	23/01274/FUL	Under Construction	6		6							Site has detailed consent for 6 dwellings (Student accommodation) therefore can be assumed to be deliverable. As at April 2024 we noted the development had commenced construction. Developer confirms development expected to complete in July 2024.	Yes	N/A

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PLY29	MILLBAY WATERFRONT - LAND AT MI	14/01448/OUT	Outline Consent	325					70		255		The site obtained outline consent in Sept 2015 but has only delivered 137 dwellings to date and has stalled due to market conditions having not delivered any dwellings since early 2021. Homes England are the substantive landowner seeking to bring the development forward however there are significant viability issues and low demand affecting the deliverability of the remainder of the site. 138 dwellings have detailed consent on plots C1 and C2 and 325 dwellings have outline consent on plots A3, C3, C4 and H (Clyde Quay). As at April 2024 plot C2 (80 dwellings) remained under construction and has stalled due to the contractor ceasing trading. The developer (RP extra care scheme) are in the process of disposing the site and have an offer from a developer with a RP partner to complete the project which could include amendments to the current scheme, however negotiations are ongoing and there are hurdles to overcome. Plot C1 (58 dwellings) had yet to commence construction however the developer has indicated that the consented scheme is not being taken forward and an alternative scheme is being considered. The developer appointed by Homes England has provided some indicative timescales for the delivery of the remaining plots however no clear evidence is provided regarding whether funding is secured or whether schemes are viable and have been tested. The developer indicates through indicative timescales that the majority of the remaining dwellings with outline or detailed consent (463 dwellings) could deliver in the 5YHLS.	No	The site has only delivered 137 dwellings since obtaining outline consent in September 2015. There is insufficient evidence regarding deliverability to include all plots within the 5YHLS as indicated by the developer given it is not clear whether funding exists and whether future phases are presently viable. It is reasonable to assume however that Plot C2 for 80 units that is substantially under construction but has stalled can find a solution to complete the development within the 5YHLS period. The developer indicates that the next residential phase to come forward will be plot A3 for 70 dwellings it would seem reasonable to assume that there is a realistic prospect that at least one phase of the remainder of the development site could be delivered within the 5YHLS.
PLY29	MILLBAY WATERFRONT - PLOT C2, LA	17/00140/REM	Under Construction	80				80					With regard to Millbay Marina Village and the extant consent for 142 dwellings there is no clear evidence to support its inclusion in the 5YHLS.		

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PLY30	Land At Bath Street Plymouth PLI 3LT	22/02109/FUL	Planning permission - Not Yet Started	136					80		56		Site has detailed consent for 136 dwellings and can therefore be assumed to be deliverable. Developer (RP) has appointed a contractor to deliver the development. Start on site envisaged in Spring 2025, Developer indicates that the 1st phase for 80 dwellings is programmed for completion in 2027/28 and the 2nd phase for 50 dwellings is programmed for 2029/30 as the land associated with the 2nd phase is subject to a CPO process.	Yes	Site has detailed consent for 136 dwellings and can therefore be assumed to be deliverable. However the 2nd phase for 50 dwellings is not envisaged to deliver within the 5YLS as the land is subject a CPO process.
PLY40	SEATON NEIGHBOURHOOD - LAND AT SEATON NEIGHBOURHOOD	12/02027/OUT	Under Construction	439				40	27	60	312		371 dwellings completed as at April 2024 over an 9 year period at a rate of 41dpa. There were no completions during 2023/24. As at April 2024 there were 19 dwellings that had commenced construction with 94 dwellings with detailed consent (21/02071/ful & 22/00435/REM) yet to commence construction. Developer has not responded with a delivery update/profile. last year the developer indicated that the delivery rate on future phases would increase to 60dpa.	N/A no response provided by the developer	Site has delivered 371 dwellings to date (as at April 2024), 119 dwellings are subject to detailed consent 19 of which had commenced construction as at April 2024 and a further 439 dwellings on future phases are subject to outline consent. The developer has not provided a response however on the basis of the delivery profile submitted in 2023 and the position on site at April 2024 it is reasonable to assume a realistic prospect of 240 dwellings within the 5YHLS 119 of which have detailed consent. This represents a delivery rate of 48dpa across the 5 years with a lower delivery rate for 2024-2026 given the limited number of dwellings presently under construction rising to a delivery rate of 60dpa from 2026/27 onwards.
PLY40	SEATON NEIGHBOURHOOD - CHARLTON CRESCENT (Land To The West Of Phase 9, Seaton Neighbourhood (Palmerston Heights) Plymouth )	21/02071/FUL	Under Construction	50	19	31									
PLY40	LAND AT SEATON NEIGHBOURHOOD (PHASE 13)	22/00435/REM	Planning permission - Not Yet Started	63		10	20	33							
PLY46.7	DS15 - QUARRY FIELDS (LAND AT TAMERTON FOLIOT ROAD)	21/01368/S73 19/01680/FUL	Under Construction	21	17	21							Site has detailed consent for 38 dwellings and can therefore be assumed to be deliverable. As at April 2024 we noted that 17 dwellings had completed and the remaining 21 dwellings had commenced construction. Site has stalled as contractor has gone into administration. As the contractor has entered administration the RP involved in the Joint Venture cannot provide any details on when the site is likely to can recommence and complete.	N/A RP involved in the Joint Venture unable to provide a delivery profile given the contractor has entered administration.	Site has detailed consent and the remaining 21 dwellings have commenced construction. Although the site has presently stalled due to the contractor entering administration it is reasonable to assume that a solution will be found to complete the remaining 21 dwellings and therefore a realistic prospect of completion within the 5YHLS. Delivery of the remaining 21 dwellings has been moved back a year in the trajectory to 2025/26.
PLY50	SALTRAM MEADOW - PLYMSTOCK QUARRY, THE RIDE	07/01094/OUT	Outline Consent	733	604					58	500	175	Site has delivered 606 dwellings to date (604 within the plan period 2014-2024) at a rate of 60dpa. The delivery rate has reduced in recent years from it's peak of 105dpa in the opening phases and there were no completions in 2023/24. As at April 2024 there were 33 dwellings that had commenced construction		

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PLY50	SALTRAM MEADOWS, THE RIDE PLYMOUTH PLYMSTOCK PL9 7JA	22/00306/REM	Under Construction	122		14	79	29					and 312 dwellings that had yet to commence construction with detailed consent on reserved matters consents 22/00306/REM & 23/01404/REM therefore these dwellings can be considered deliverable. The developer agrees that an increase in delivery rates are envisaged for future years with an additional outlet and indicates a acceleration of 85dpa over the next few years rising to 100dpa from 2027 onwards. The developer confirms that 403 dwellings in the 5YHLS is envisaged which includes 58 dwellings subject to outline consent on the next phase post the delivery of the dwellings that currently have detailed consent.	Yes	Site has currently delivered 606 dwellings, has detailed consent for 345 dwellings, 33 of which had commenced construction as at April 2024 and 733 dwellings remaining with outline consent. Reasonable to assume a realistic prospect of circa 400 dwellings within the 5YHLS 345 of which have detailed consent.
PLY50	Plymstock Quarry, The Ride Plymstock Plymouth	23/01404/REM	Planning Permission - Not Yet Started	223			25	56	100	42					
PLY53	FORMER CHINA CLAY SITE, COYPOOL	19/01288/OUT	Outline Consent	550				25	75	75	375		Site has outline consent for 550 dwellings. The Government's housing delivery accelerator Homes England own the site and have appointed a housebuilder to deliver the development. Significant site preparation including demolition and clean up of the site has been underway for several years. Homes England indicate submission of single reserved matters application by Feb 2025 and start on site envisaged early 2026 and housing delivery from mid 2026 to late 2032. No specific update on delivery rate has been provided, however Homes England have previously indicated an expected delivery rate of 75dpa.	Yes in part - in relation to delivery commencement, however no specific delivery rate provided.	Site has outline consent and has had significant site preparation. Submission of a reserved matters is envisaged in early 2025 therefore reasonable to assume a realistic prospect of first completions in 2026/27. This is in line with local lead in time evidence for a site of this size. We have therefore assumed 175 dwellings have a realistic prospect of delivery in the 5YHLS at a rate of 75dpa, consistent with other large sites in the Plymouth area. As Homes England envisage commencement in early 2026 and first completions from mid 2026 onwards we have assumed 25 dwellings for the year 2026/27 and 75dpa thereafter spreading the development to 2033/34 beyond late 2032 envisaged by Homes England.
PLY58.3	COOMBE WAY & KINGS TAMERTON ROAD	21/01038/OUT	Outline Consent	70				30	40				Site has outline consent for 70 dwellings. Developer on Board (RP) and developer now indicates submission of detailed application in Q2 2025, start on site in Q4 2025 and delivery of 30 dwellings in 2027 and 40 dwellings in 2028.	Yes	Site has outline consent for 70 dwellings. Developer (RP) on board indicating a delivery programme. Reasonable to assume that all 70 dwellings have a realistic prospect of completing in the 5YHLS.

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PLY58.5	NORTH PROSPECT PHASE 4	20/00735/AMD 19/00133/FUL	Under Construction	25	171	25							This phase is the final phase of a major regeneration project. Although it is referred to as phase 4 it follows the penultimate phase referred to as phase 5. Phase 4 has detailed consent for 196 dwellings. As at April 2024, 171 dwellings had completed and the remaining 25 dwellings were nearing completion. The developer and RP partner envisage that the remaining 90 dwellings will be complete by end of March 2024. Developer (RP) confirms that the remaining dwellings are likely to complete in July/August 2024	Yes	N/A
PLY58.1 5	SAVAGE ROAD, BARNE BARTON	22/00878/FUL 18/01288/FUL	Under Construction	204		22	73	66	43				Site has detailed consent for 204 new dwellings (affordable housing) therefore site can be assumed to be deliverable. As at April 2024 40 of the 204 dwellings had commenced construction. Developer (RP) confirms for the following delivery profile: 22 completions in 2024/25, 73 completions in 2025/26, 66 completions in 2026/27 and remaining 43 completions in 2027/28. Demolitions of the existing dwellings are accounted for in the summary table below.	Yes	Site has detailed consent for 204 dwellings and can therefore be assumed to be deliverable. 40 dwellings have commenced construction as at April 2024. Reasonable to assume all dwellings could complete in the 5YHLS as envisaged by the RP
PLY58.1 7	Seventrees Clinic, Baring Street Plymouth PL4 8NF	23/00211/FUL	Planning permission - Not Yet Started	10				10					Site has detailed consent for 10 dwellings and can therefore be assumed to be deliverable. As at April 2024 the development had yet to commence construction. The landowner (NHS) is in the process of selling the site to a developer.	N/A develop did not provide a delivery profile	Site has detailed consent for 10 dwellings and can therefore be assumed to be deliverable. Site is currently in the process of being sold to a developer. Reasonable to assume a realistic prospect of delivery in the 5YHLS. On the basis that the site has yet to commence and is in the process of sale to a developer, delivery assumed by end of March 2027.

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PLY59.2	LAND EITHER SIDE OF CLITTAFFORD ROAD		Allocated	125					50	75			Allocated site (108 dwellings) subject to a live application from an RP for 125 dwellings. Developer (RP) indicates that subject to obtaining planning consent a draft delivery programme is as follows: start on site early 2025, occupations form late Autumn 2025 and completion of all dwellings by summer 2027. Identified constraints that may delay delivery beyond these timescales are obtaining planning consent expediently, statutory authorities and utility providers.	No	Allocated site subject to live application for 125 dwellings. As the application has yet to be determined we have assumed delivery of the development in years 4 and 5 of the 5YHLS to account for any possibility of consent not being secured in the first instance. As the site is allocated for housing and the application has been brought forward by an RP delivering AH it is reasonable to assume there is a realistic prospect the development could deliver within the 5YHLS. As the development is for 100% AH the delivery timeframe/rate is consistent with other AH schemes in the Plymouth area i.e. North Prospect.
PLY59.1 6	WHITLEIGH COMMUNITY CENTRE	16/02033/FUL	Under Construction	27		6		21					Site has detailed consent for 27 dwellings, therefore can be assumed to be deliverable. As at April 2024 we noted that all 27 dwellings had commenced construction. Developer asserts that the 6 houses are envisaged to complete by end of March 2025 and the 21 flats by end of March 2026.	No	Despite the developers assertions the site appears to have stalled as the contractor appears to no longer be on site. The developer has not provided any further explanation with evidence in relation to reasons why the site appears to have stalled. On the basis that the site appears to have stalled again we therefore disagree with the developers delivery forecast. We have assumed there is a realistic prospect that the 6 houses which are appear to be all but complete could complete by March 2025 and we have moved the completion of the flats back to 2026/27. It is not clear what the reasons are for the site stalling however given the development is substantially under construction there is a realistic prospect that all dwellings will go onto complete within the 5YHLS period.
PLY59.1 7	CHAUCER WAY SCHOOL	15/00858/OUT	Allocation	6			6						This site is a small site (4 dwellings) that forms the remainder of PLY59.17 which has already delivered 133 of the 137 dwellings allocated. Current live application for 6 dwellings was granted on 5th April. Developer indicates that all 6 dwellings are envisaged to commence in July and likely with a 12 month build programme.	Yes	Development was deemed to be deliverable at 1st April as application was recommended for approval and gained consent on the 5th April.

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PLY60.10	LAND OFF NEWNHAM ROAD, COLEBROOK (PLANNING APPLICATION ADDRESSED AS LAND OFF COLEBROOK ROAD)	17/01216/FUL	Planning permission - Not Yet Started	43				43					Site has detailed consent for 43 dwellings (extant) therefore can be assumed to be deliverable. As at April 2024 the development had yet to commence. The developer (RP) has commenced works, previous buildings have been demolished, however contractor went into administration which has delayed delivery. Developer (RP) has appointed new contractor and anticipates start on site in Aug/Sep 2024 and completion of all dwellings by March 2026.	No	Site has detailed consent for 43 dwellings therefore can be assumed to be deliverable. A new contractor has been appointed and start on site envisaged in Aug/Sep 2024 and the developer (RP) indicates completion of all dwellings by March 2026. We have assumed however that delivery more likely in 2026/27 to allow for some slippage.
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	15/00519/REM BOVIS	Site Under Construction	6	109			6					Site is a major new settlement with outline consent for 5,500 dwellings. The site straddles the city boundary and 300 dwellings with detailed consent are within the city boundary of which 272 dwellings have now completed. There are only 28 dwellings remaining within the Plymouth LPA area which are envisaged to complete in the 5YHLS and form part of the overall delivery rate across the site. The South Hams LPA area (see South Hams LPA supply table for detail regarding delivery profile, detailed consents, phasing and assumptions)	Yes in part - No specific update provided by the developer consortium in relation to the remaining 28 dwellings within the Plymouth LPA area, however these dwellings form part of the delivery rate agreed with the developer (see South Hams LPA supply table)	Given there is no specific reference to the remaining 28 dwellings to be delivered on the Bovis and Taylor Wimpey show room car parks, we have assumed delivery in 2026/27 as it is reasonable to assume that the relocation of show rooms to further within the site alongside later phases in South Hams will have occurred by then.
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY	Site Under Construction	22	111			22							

PLYMOUTH LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA						
TRAJECTORY SUMMARY						
FORECAST HOUSING SUPPLY 2024 TO 2029						
Supply Categories	5 Year Supply Total	2024-25	2025-26	2026-27	2027-28	2028-29
Allocated Sites	1613	92	245	448	518	310
Large Sites Commitments at March 2024	521	85	95	167	108	66
Large Sites Commitments at March 2024 (Student Accommodation)	0	0	0	0	0	0
Small Sites Commitments at March 2024 (before applying discount for future lapsing)	182	98	63	20	1	0
Small Sites Commitments at March 2024 (Student Accommodation)	3	3	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-10	-3	-5	-2	0	0
Small Windfalls Forecast	82	0	0	0	41	41
Communal Accommodation (Net)	0	0	0	0	0	0
Demolition and Conversion Loss	-183	-45	-138	0	0	0
<b>TOTAL</b>	<b>2208</b>	<b>230</b>	<b>260</b>	<b>633</b>	<b>668</b>	<b>417</b>



# **APPENDIX 3**

**South Hams LPA supply over the next 5  
years (2024-2029)**

**SOUTH HAMS LOCAL PLANNING AUTHORITY - 2024 MONITORING POINT**

**HOUSING SUPPLY FORECAST 2024/25 TO 2028/29**

South Hams LPA Area Monitoring Point: 31 March 2024

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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>					400		80	80	80	80	80					
<b>LARGE SITE COMMITMENTS</b>																
	Land at Alston Gate, MALBOROUGH TQ7 3BT	No	3577/17/ARM	Under construction	16	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. As at April 2024, 16 dwellings are under construction. Freemantle Developments are progressing the consent and indicates completion of all units by March 2025.	Yes	Site is under construction. Reasonable to assume given status of the site at April 2024 that delivery of the site is likely in the 5 years.
TTV4	Land at Cotton, DARTMOUTH	Yes	3118/21/ARM	Under construction	416	192	40	30	30	30	30	64		Site has Outline consents totalling 450 dws comprising: 240 dwellings (15_51/1710/14/O) (granted March 2016) & 210 dws (3475/17/OPA) on remainder of site (granted 24 May 2019). Baker Estates acquired the site & submitted RM applications: for approximately half of Phase 1 for 116 dwellings (granted 7 February 2020) and a further 123 dws on Phase 1 (granted 12 January 2022). RM application for Phase 2 (143 dws) was approved in July 2022 and a drop-in full application for 32 dws situated within both Phases 1 & 2 was granted in September 2022. RM application for an extra care/assisted living scheme (use class C2) was approved in March 2023. Site is under construction and there were 192 completions at the 2024MP and 14 dwellings were under construction. The extra care/assisted living facility had also commenced construction. Response from developer indicates delivery rates are likely to be slower due to market conditions.	Yes	Site under construction and forecast for completion of 160 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2024.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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 Marina, DARTMOUTH	Yes	2161/17/OPA	Under construction	115	-3	0	10	45	40	20			<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. All reserved matters applications have been received.</p> <p>A full application consent for the creation of 5 further units within the waterside building (total 44 units) (0528/20/FUL) granted conditional approval 25 February 2020.</p> <p>Due to the landscape sensitivity of the site it will result in an overall yield of 75 homes of the 91 permitted, which in combination with the 41 units at the waterside building, will give a site yield of 112 homes net (116 gross) of the total 130 permitted.</p> <p>Update provided by agent for Premier Marinas Ltd (landowner/ developer) - confirmed commencement of the waterside apartment and anticipates first dwelling completions in 2025. Anticipates Construction work to commence on Hillside and South Bay in January 2025 with the first dwelling completions in 2026. Forecast construction of further dwellings at Dart View to commence in 2026 with completions in the following years. Agent confirmed 3 of the 4 existing dwellings have been demolished. As expected no dwellings completed by the 2024 Monitoring Point. The delivery profile has been provided by the developer.</p>	Yes	<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. Premier Marinas are currently on site, actively progressing the development. Many elements have now commenced and some completed including the first commercial units, the floating marina (April 2021) and South Devon College Marine Academy (April 2022). Significant engineering works have been completed to enable a new boat lifting facility.</p> <p>The Council revised the trajectory with a longer lead in time, in line with developer information. Forecast build rates are based on the developer's anticipated rates. The Council considers there is sufficient clear evidence that 115 dwellings will be completed in the 5 year period from the 2024MP.</p>
TTV22.1	Dartington Lane, TOTNES	Yes	1523/22/FUL & 1522/22/FUL	Allocated - Planning application pending decision		0	0	0	0	20	25			<p>The site is a JLP allocation. Two current detailed (full) planning applications for 39 and 6 dwellings have been received and are pending a decision (validated 20 June 2022 and 9 May 2022 respectively). Dartington Hall Trust (landowner) latest response confirmed that the site remains available. No information currently available on the housebuilder.</p> <p>As expected, the site has not started and no dwelling completions.</p>	No update provided	<p>Site remains available and developable. Detailed applications received and pending a decision. At this time, there is a realistic prospect of delivery of the scheme in the 5 year period.</p>

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
TTV22.5	Former Dairy Crest Site, TOTNES	Yes	1271/23/OPA	Planning Permission - Not Yet Started	80	0	0	0	0	40	40			The site is a JLP allocation. Site has outline consent for 80 dws (part of hybrid mixed use consent) allowed on appeal in 2024. RM application not yet received. As at April 2024, the site had not commenced as expected. The site remains available but no information on the developer/housebuilder.	No	The Council forecasts delivery of development to begin delivery in year 4 from the 2024MP. Sufficient time to accommodate the standard lead in time for a site in the 50-99 dws category (TP3(rev) Appendix 11.2)).
TTV24.7	Sawmills Field, DARTINGTON	Yes	4443/21/ARM	Under construction	40	18	22	0	0	0	0			The site is a JLP allocation. The site has detailed planning consent (RM) (4443/21/ARM) for 40 dwellings approved April 2022. Site works commenced in October 2022. At April 2024, 18 dwellings were completed and 22 dwellings were under construction. Developer (Baker Estates) indicates a site completion by March 2025 as previous forecast.	Yes	N/A
TTV24.5	Broom Park, DARTINGTON	Yes	4442/21/ARM	Under construction	80	0	30	25	25	0	0			The site is a JLP allocation. The site has detailed planning consent (4442/21/ARM) for 80 dwellings approved April 2022. Some conditions have been discharged. The site remains available and Baker Estates is the developer. The developer (Baker Estates) previously advised that delivery would largely follow the completion of the site at Sawmills Field, Dartington which was nearing completion at April 2024. Site works at Broom Park commenced in June 2023. At April 2024, 43 dwellings were under construction and no completions. Developer response confirmed a 3 year delivery programme.	Yes	The Council forecasts delivery of development in years 1 to 3 from the 2024MP which is considered reasonable given the status of the site at April 2024.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
TTV24.17	Shadycombe , SALCOMBE	Yes	1262/15/F	Under construction	8	6	2	0	0	0	0	12		<p>Site is under construction. Detailed (full) consents for 8 dwellings on part of the site. 6 dwellings were completed in 2018/19. 2 dws on the site of former workshop (0087/18/FUL) are under construction as at 2024MP. No response from the developer (Yellow Bridge Developments). 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.</p>	No update provided by the developer.	<p>The 2 dwellings with full consent are under construction and are forecast for completion in the 5 year period. With no planning applications and no builder engaged on the remainder of the site the Council concludes that there is not sufficient clear evidence for the remaining 12 dwellings to be included 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.</p>
TTV24.18	Land West of West End Garage, SALCOMBE	Yes	1159/21/FUL	Under construction	21	0	17	4	0	0	0			<p>The site is a JLP allocation and has detailed (full) consent for 21 dwellings (approved 30 November 2022). Site works commenced in June 2023. The housebuilder is Park Green. In their response, they anticipate the first dwelling completion in October 2024 and a site completion by March 2026. As expected, there were no dwelling completions on this site at the 2024MP.</p>	Yes	<p>Site under construction and a realistic prospect of delivery of the scheme in the 5 year period given its status at April 2024.</p>

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
TTV9.1	Stowford Mill, IVYBRIDGE	Yes	1336/15/F	Under construction	97	29	2	7	32	0	0	27		<p>Site under construction following detailed consent (Full) for Mixed use including 97 dws (regeneration of Stowford Mill (27 dws) plus erection of 38 new dws &amp; 32 later living apartments). Application to vary consent (net gain of 6 dws from increasing later living apartments by 11 to 43 and reducing number of terraced dwellings by 5) approved 2019/20.</p> <p>Site started 6 October 2018. At April 2024, 29 dwellings were complete (2 dwellings completed in 2023/24). 2 units were under construction at 2024MP.</p> <p>Delivery profile reflects previous information supplied by the developer, Expedite, but no updated intelligence has been provided. Continue to forecast the 27 Mill conversion apartments after the end of the 5 years from the 2024MP. So 41 dws are forecast for completion in the 5 year period.</p>	No update provided by the developer.	In the absence of a updated delivery programme from the developer we continue to assume that 41 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.
TTV6	Rutt Lane, IVYBRIDGE	Yes	2239/19/ARM	Under construction	198	169	29	0	0	0	0			<p>Site under construction following detailed consent (RM) for 198 dwellings approved 27 February 2020.</p> <p>Site start in 2020/21 and as at April 2024 169 dwellings had completed (59 in 2023/24) and all remaining 24 dwellings were under construction. No response from the developer, Wainhomes.</p>	No response but development nearing completion	N/A
TTV22.3	Clay Park, Ashburton Road, DARTINGTON	Yes	2927/15/FUL	Start on site	39	0	0	0	39	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. Full application for additional 8 dwellings granted consent 1 June 2022. 0197/18/ARM erection of a Community Building approved June 2019. As expected, works on site have commenced but no start on the dwellings &amp; no completions at 2024MP. Updated information received from project coordinator confirms that a building contractor has been identified and work on the dwellings is expected to commence in Autumn 2024 with the first completions in 2026.</p>	Yes. Project Coordinator advised that there has been a slight delay in starting the dwellings but anticipates all 39 units will be delivered in 2026/27	Reasonable to assume given the status of the site at April 2024 that all 39 dwellings forecast for delivery in the 5 year period.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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	Yes	3703/18/OPA	Under construction	200	121	55	24	0	0	0			The site has hybrid planning consent for 200 dws granted in June 2020 (detailed consent for 94 dwellings and outline consent for 106 dwellings). As at April 2024 121 dwellings had completed (30 in 2023/24) and 71 were under construction. The developer/housebuilder Bloor Homes has provided an updated delivery profile and anticipates site completion by March 2026.	Yes	Site under construction and forecast for completion of site in the 5 year period which is reasonable to assume given its status at April 2024.
	Gabriel Court, STOKE GABRIEL	No	3903/16/F	Under construction	13	10	3	0	0	0	0			As at April 2024 of the gross 13 dwellings with detailed consent, 10 had completed (net 9) and 3 were under construction. Developer/builder Park Green (SW) Ltd confirms that completion of the final 3 dwellings are likely to occur in 2024/25 as previously forecast.	Yes	N/A
	Adjacent New Park Road, LEE MILL	No	3197/19/OPA	Planning Permission - Not Yet Started	25	0	0	0	10	15	0			Outline consent for 25 dwellings. The site has been marketed but no information currently available on the housebuilder. RM application expected in 2024. No update provided by the land agent/developer. The site has not started and no dwelling completions as at April 2024.	Yes previously, but no update provided	There is evidence that the dwellings will be completed in the 5 year period. Sufficient time to accommodate the standard lead in time for a site of this size.
	West Alvington Hill, KINGSBRIDGE	No	2434/18/ARM	Start on site	52	0	0	20	32	0	0			Site has detailed consent (RM) for 52 dwellings. Technical start on 16 November 2020 related to planning application 28/0508/15/O and comprised the construction of the bellmouth access to the easterly field. Certificate of Lawfulness for proposed confirmation of valid implementation of outline permission. Works to commence the development were started on 16 November 2020. Those works were carried out in accordance with the approved permission and are material operation and therefore permission 28/0508/15/O has been validly implemented and remains extant and the development permitted thereby can be built out. Site landowner/developer is a house-builder (Baker Estates). Site start but as expected no dwellings completed at the 2024MP. Developer has provided an updated delivery profile, anticipating a recommencement on site in 2025 with first dwellings completed late 2025 or early 2026.	Yes	The site has detailed consent for 52 dwellings. The site capacity has been updated to reflect the RM consent (previously 60 dwellings from the outline consent). Developer provided delivery profile and anticipates first dwellings in 2025/26. There is a clear intent to implement and deliver the scheme and thus a realistic prospect of delivery in the 5YLS.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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 West of Beara Farm, WOOLSTON GREEN	No	1419/20/FUL	Under construction	14	5	9	0	0	0	0			Site under construction following detailed consent (Full) for 14 dwellings. Site start in 2022/23. As at April 2024 5 dwellings had completed and all remaining 9 dwellings were under construction. Site landowner/developer is Badham Developments. The updated response from the developer.	Yes previously but no update provided.	N/A
	Fort Bovisands, WEMBURY	No	2821/17/FUL	Under construction	81	0	6	0	0	75	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. Works have completed on the Full application consent for engineering works to stabilise the cliff below the access road. The developer is Fort Bovisand Developments Ltd. As at April 2024 none of the dwellings had completed, 6 dws were under construction - the coastal cottages (Palmerston Court). No response from the developer but the agent previously anticipated first dwelling completions in 2022 and the remaining 75 dwelling completions at end 2024. The developer has not provided a delivery update but the timescale for delivery has been adjusted in view of the current status of the site.	Yes previously but no update provided.	The site is under construction and there is a clear intent to deliver the scheme. 41 of the 75 dwellings will be new build apartments in a single building, and 34 dwellings from conversion of the upper and lower forts and casemates & of the Quartermaster House and Hill House, plus new build Quarry Road cottages (6 coastal cottages). All gross 81 (net 79 x C3 dws) forecast for delivery in the 5 year period, 6 in 2024/25 and the remaining 75 dwellings to be completed in 2027/28.
	Land adjoining Seaton Orchard, SPARKWELL	No	3445/18/FUL	Planning Permission - Not Yet Started	20	0	0	0	10	10	0			Site has detailed consent (full) for 20 dwellings and the process to discharge conditions is underway. The dwellings had not started and there were no completions at the 2024 Monitoring Point. Site remains available and a developer is on board (Seaton Orchard Sparkwell Ltd). Thus a realistic prospect of delivery in the 5YLS.	No response	Site has detailed consent and a developer on board. Realistic prospect of delivery of the site in the 5 YLS given its status at April 2024.
	Church Hill, HOLBETON	No	0868/20/ARM	Under construction	14	0	14	0	0	0	0			Site under construction following detailed consent (RM) for 14 dwellings. Site start in 2023/24. As expected, no dwellings were completed in 2023/24 and 14 dwellings were under construction at the 2024MP. No update from the developer, Verto Homes, but previously indicated that delivery of the site would be in the 5 year period.	Yes previously but no update provided.	Site under construction and forecast for completion of site in the 5 year period which is reasonable to assume given its status at April 2024.



Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	Tor Hill Quarry, MARLDON	No	3951/17/FUL	Under construction	10	0	0	6	4	0	0			Site has detailed consent (full) for 10 dwellings. This windfall site was granted conditional approval in 2018/19. Site start in 2021/22 and 6 dwellings were under construction at April 2024. Developer (Lite Homes Ltd) previously envisaged completion of all units by 2024MP. No update from the developer but the timescale for the delivery has been adjusted in view of the current status of the site.	Yes previously but no update provided.	Site has detailed consent and is under construction at April 2024. Realistic delivery within the 5YLS given the site's status.
	School Road, STOKE FLEMING	No	1503/21/FUL	Under construction	20	13	7	0	0	0	0			Site under construction following detailed consent (full) for 20 dwellings. Site works commenced in July 2022. 13 completions in 2023/24 and all 7 of the dwellings remaining were under construction at the 2024 Monitoring Point. Developer (Strongvox) confirms completion of all 20 units in July 2024.	Yes	This site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	Wheat Park, DIPTFORD	No	0428/18/FUL	Start on site	12	0	0	12	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 Jameson Homes. Application to discharge conditions 13 and 14 of consent 0428/18/FUL granted December 2018. The site has now been acquired by developer/builder Morrish Homes who have confirmed it will progress the consent. As previously expected, no dwelling completions in 2023/24.	No response	Previously pushed completion of the development back given former developer was looking to sell the site. Reasonable to assume the site will now progress to completion within the 5 years following sale to the new developer.
	Collaton Park, Newton Ferrers	No	3335/21/FUL	Planning Permission - Not Yet Started	125	0	0	20	40	35	30			Site has detailed (full) consent for 125 dws and process to discharge conditions is currently underway. As expected, the site had not commenced construction and there were no dwelling completions at the 2024 Monitoring Point. Developer on board, Pillar Land Securities and Coln Residential (a housebuilding company) are Joint Venture Partners in this scheme. Developer indicates that site remediation and demolition activities are underway and anticipates commencement of development in Autumn 2024 with the first dwelling completion in Summer 2025. All 125 dwellings are forecast for completion in the 5 year period from the 2024MP.	Yes	Site has detailed consent and pre-commencement planning conditions being discharged. With a developer on board and site works commenced, we have assumed that the development will be delivered in the 5 year period from the 2024MP

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	Kings Arms Hotel, Fore Street, KINGSBRIDGE	No	1515/17/FUL	Under construction	15	2	2	5	6	0	0			Site is under construction following detailed consent (full) for 15 dwellings. 2 dwellings had completed at the 2024 Monitoring Point and the remaining 13 were under construction. No update provided by developer in relation to the delivery of the dwellings. Landowner is Vision Residences. Builder unknown.	No response	Site has detailed consent and has already completed 2 dwellings. No clear evidence to suggest there isn't a realistic prospect the site will be delivered in the 5 YLS.
	The Dennings, Wallingford Road, KINGSBRIDGE	No	2574/16/OPA	Planning Permission - Not Yet Started	13	0	0	0	3	10	0			Site has outline consent for 14 dws (net 13) and a Reserved Matters application (1629/22/ARM) is pending a decision. As expected, the site has not started and there were no dwelling completions as at the 2024 Monitoring Point. The applicant of the RM application is Dick Whittington Developments.	No response from developer.	Site has outline consent for 14 dwellings (net 13) and a RM application pending a decision. We have cautiously assumed delivery by March 2028 as there is a realistic prospect of delivery of the 14 dwellings within the 5YLS.
TTV24.19	Green Park Way, CHILLINGTON	Yes	3193/18/ARM	Under construction	62	0	0	17	28	17	0			Site is under construction following detailed (RM) consent for 62 dwellings. As at April 2024 none of the dwellings had completed, 10 dwellings were under construction. Response from developer (Acorn Property Group) agrees with the delivery profile for the site and anticipates the first dwelling to be completed in January 2025.	Yes	The site is under construction and there is a clear intent to deliver the scheme and thus a realistic prospect of deliverability of the units in the 5YLS.

Policy	SOUTH HAMS LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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	Yes	2426/06/O	Under construction	5200	808	316	350	350	322	350	1750	954	<p>Site is a major new urban extension with outline consent for 5,500 dwellings. Site has detailed consents for 2,039 dwellings as at end March 2023. It straddles the LPA boundaries with detailed consent for 300 dws in the city and 1,739 dwellings in the South Hams LPA area. The remaining 3,461 dwellings with outline consent are in the South Hams.</p> <p>S73 application to vary outline consents including amendments related to the Town Code and Sustainability chapters, granted consent October 2017.</p> <p>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.</p> <p>Detailed (RM) consents for 203 dws (Phase 1a) granted consent in May 2019, and additional (RM) consents for 457 dws were granted consent in February 2020.</p> <p>Further detailed consents for 769 dws (Phase 2D) granted consent late 2021/early2022. RM applications submitted for Phase 3.</p> <p>As at end March 2024, total of 1,080 completions had occurred (272 in Plymouth and 808 in the South Hams) . Of these 1,080, 246 were completed in the South Hams in 2023/24 and zero in Plymouth.</p> <p>The developers consortium (Linden, Taylor Wimpey and Bovis) indicate that the delivery rate will increase above the agreed rate of 264dpa considered reasonable at the JLP examination. The consortium are targetting 400dpa, predominantly due to Vistry Group's strategy to accelerate delivery of affordable housing. The number or site outlets has increased to 4 to include Cannon Kirk, so their supply would add to the delivery rate.</p>	<p>Yes. The Consortium developers (Linden, Taylor Wimpey and Bovis) anticipate that the delivery rate will be higher than 264dpa (88dpa per developer) and agree with 316 dws by end of March 2025. They are comfortable with an average combined delivery rate of c.350dpa (117dpa per developer) from 2025/226 onward but anticipate delivery to be higher at c.400dpa.</p>	<p>As at April 2024 there were a total of 345 dwellings under construction and on the basis of development progress it has been assumed that 316 completions are likely to be completed by end of March 2025. The delivery rate then increases to 350 dws forecast to be built in the South Hams in Years 2 to 5. In Year 4 28 of the 350 dws are forecast to be delivered in Plymouth. This is a cautious forecast, mindful that the Constortium anticipate a higher delivery rate of 400dpa. If the fourth outlet (Cannon Kirk) is brought into operation, this could help the Consortium's supply.</p>
<b>TOTAL:</b>								<b>570</b>	<b>530</b>	<b>654</b>	<b>614</b>	<b>495</b>				

**SOUTH HAMS LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA****TRAJECTORY SUMMARY****FORECAST HOUSING SUPPLY 2024 to 2029**

Supply Categories	5 Year Supply Total	2024-25	2025-26	2026-27	2027-28	2028-29
PPA Plymouth Fringe ALLOCATIONS	1688	316	350	350	322	350
PPA Plymouth Fringe Large Site Commitments at 2024	0	0	0	0	0	0
PPA Plymouth Fringe Small Sites - Commitments at 2024	5	1	1	1	1	1
TTV - South Hams Large Sites ALLOCATIONS	775	197	117	199	147	115
TTV - South Hams Large Sites Commitments at 2024 Monitoring Point	339	41	63	85	120	30
TTV - South Hams Small Sites Commitments at 2024 Monitoring Point	395	79	79	79	79	79
Discount for small sites lapsing	-38	0	-10	-10	-10	-8
TTV-South Hams NEIGHBOURHOOD PLAN -consents**	7	7	0	0	0	0
TTV-South Hams SMALL WINDFALL ALLOWANCE	148	0	0	0	74	74
TTV-South Hams SUSTAINABLE VILLAGE ALLOWANCE* -consents	54	9	0	20	25	0
TTV-South Hams COMMUNAL ACCOMMODATION (Net)	76	4	34	0	38	0
TTV-South Hams MOBILE and TEMPORARY (Net)	0	0	0	0	0	0

<b>SOUTH HAMS -PPA Plymouth Fringe Sub TOTAL</b>	1693	317	351	351	323	351
<b>SOUTH HAMS TTV South Hams Sub TOTAL</b>	1756	337	283	373	473	290
<b>SOUTH HAMS LPA TOTAL</b>	<b>3449</b>	<b>654</b>	<b>634</b>	<b>724</b>	<b>796</b>	<b>641</b>

**SOUTH HAMS DISTRICT COUNCIL ADMINISTRATIVE AREA****TRAJECTORY SUMMARY****FORECAST HOUSING SUPPLY 2024 to 2029**

Supply Categories	5 Year Supply Total	2024-25	2025-26	2026-27	2027-28	2028-29
SOUTH HAMS LPA TOTAL	3449	654	634	724	796	641
SOUTH HAMS WITHIN DNPA AREA (ESTIMATED 5 YEAR SUPPLY)	75	15	15	15	15	15
<b>SOUTH HAMS DISTRICT</b>	<b>3524</b>	<b>669</b>	<b>649</b>	<b>739</b>	<b>811</b>	<b>656</b>

\*550 Sustainable Village Allowance (TTV25)

\*\*Neighbourhood Plan consents outside the AONB contribute towards the Sustainable Village Allowance

# **APPENDIX 4**

**West Devon LPA supply over the next  
5 years (2024-2029)**

## WEST DEVON LOCAL PLANNING AUTHORITY - 2024 MONITORING POINT

## HOUSING SUPPLY FORECAST 2024/25 TO 2028/29

## West Devon LPA Area Monitoring Point: 31 March 2024

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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>					243		50	50	50	50	43					
<b>LARGE SITE COMMITMENTS</b>																
	Town Meadow BRIDESTOWE	No	2472/17/OPA	Planning Permission - Not Yet Started	24	0	0	0	10	10	4			Site has detailed (RM) consent for 24 dwellings. Process to discharge conditions is currently underway. As expected, the site has not started at the 2024MP. The site remains available and there is a developer on board (Leander Developments Ltd). The developer has provided a delivery profile.	Yes	It is reasonable to assume that there is a realistic prospect of delivery within the 5YLS. The developer anticipates the first dwelling completion at the end of 2026 (year 3) and assumes completion in 2028 (year 5).
	Jethros, LEWDOWN Okehampton	No	1666/20/OPA	Planning Permission - Not Yet Started	30	0	0	0	30	0	0			Site has outline consent (1666/20/OPA) for up to 30 dwellings gross (29 net) approved 25 January 2021. Reserved matters application has been submitted (validated 29 January 2024) and is under consideration. Developer/builder currently unknown but sale of site to developer is expected. Response from landowner indicates completion of the scheme in 2026/27. There is a clear intent to deliver the scheme. Thus a realistic prospect of delivery in the 5YLS.	Yes	Reasonable to assume given status of the site at April 2024 that delivery of the site is likely in the 5 years.
	Bathway Fields, NORTH TAWTON	No	1549/18/FUL	Under construction	65	22	41	2	0	0	0			Site has detailed consent (full) for 65 dwellings approved in July 2019. Site start in 2022/23 and as at April 2024 22 dwellings had completed and 43 were under construction. Response from the developer Allison Homes, indicates a 3 year build programme with a site completion in 2025/26.	Yes	Site under construction and forecast for completion of all 65 dwellings in the 5 year period which is reasonable to assume given the status of the site at April 2024.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029- 34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating)	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV14	East of OKEHAMPTON, Parcel 2	Yes	2646/18/ARM	Under construction	282	174	29	20	20	20	19			Parcel 2 has detailed (RM) consent for a total of 282 dwellings. The site is part of JLP allocation TTV14. Detailed consent (Reserved Matters) granted 2 May 2018 for 73 dwellings and 2 May 2019 for 75 dwellings (Redrow) and 30 April 2019 for 111, 17 & 6 dwellings (for ADPAD). Development of Parcel 2 is well underway, with 174 completions (26 in 2023/24) and 26 dwellings under construction (19 on Redrow on Phase 1/2 and 7 on Adpad on Phase 3) as at the 2024MP. 108 dws on Parcel 2 are forecast for completion in the first 5 years.	Yes previously, but no update provided	With the whole of Parcel 2 now covered by RM consents, the site capacity has effectively been reduced from the capacity in the outline consent (up to 375 dws) down to 282 dws. As at April 2024, phases 2 & 3 were under construction with 174 completions. On this basis the Council forecasts 108 dwelling completions in the 5 year period from the 2024 MP.
TTV14	East of OKEHAMPTON, Parcels 3 & 4	Yes	1726/20/ARM	Under construction	400	138	50	60	60	60	32			Parcel 3 has detailed consent for 220 dwellings and Parcel 4 has detailed (RM) consent for 90 dwellings and outline consent for 90 dwellings. Parcel 3 & 4 are also part of JLP allocation TTV14. Construction of the dwellings on Parcels 3 & 4 have commenced. At April 2024, 138 dwelling were complete and 29 dws were under construction. Housebuilder is Barratt David Wilson Homes. The whole of Parcel 3 & 4 are forecast for delivery in the 5 year period.	Yes previously, but no update provided	With the site owned and being developed by a housebuilder, the first dwellings completed on both parcels and the developer previously agreeing with the trajectory, the Council considers there is sufficient clear evidence that 262 dwellings will be delivered in the 5 year period.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029- 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)
TTV16	Callington Road, TAVISTOCK	Yes	2780/ARM	Under construction	600	198	50	50	50	50	50	152		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. As at April 2024, Phase 1 nearing completion (147 dws completed) and construction underway on Phase 2 with 51 completions and 50 dwellings under construction. Developer agrees with a projected 50dpa during the 5 year period. The developer is Bovis Homes, part of the Vistry Group.	Yes	Site is under construction and each phase is being delivered consecutively and there is one outlet (Bovis Homes). The Council concludes it is prudent to assume a build rate of 50 dpa for Phases 1 and 2. There is sufficient clear evidence to include 250 dwelling completions in the first 5 years from the 2024MP. Thereafter and once Phase 3 commences, an increased build rate may be possible if there are two outlets on this site.
TTV17	Plymouth Road , TAVISTOCK	Yes	3614/18/OPA 0723/21/FUL 3652/20/FUL	Planning Permission - Part under construction	300	0	5	25	14	0	0	225	31	The site is a JLP allocation. Outline planning consent granted June 2020 for 250 dwellings on the southern part of the site. Application was submitted by developer/ housebuilder Linden Homes. Hybrid application submitted by Tilia Homes 7th May 2024 but subsequently withdrawn. Two hybrid consents on the northern remainder part of the site, both submitted by Baker Estates. One for 44 dwellings and an extra care facility. The second consent is for 44 dwellings and 0.76ha of commercial land (Use Class E(g)). Construction has commenced on part of the northern part of the site but currently unknown which planning consent is being implemented.	No information requested from Tilia Homes but update on Baker Estates part of site	With no detailed consent and no trajectory provided by the developer on the southern part of the site, this part is forecast to deliver after the 5 year period. Baker Estates assume a 3 year build of the northern part of the site with dwelling completions in 2024/25 - 2026/27. The Council considers there is sufficient clear evidence that 44 dwellings will be delivered within the 5YLS.



Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV24.10	Glenhaven, LIFTON (Parcel 1)	Yes	2353/18/OPA	Planning Permission - Under construction	54	0	15	30	9	0	0			The site is a JLP allocation. The site has detailed planning consent (RM) 2873/22/ARM for 54 dwellings approved August 2023 - covering part of the JLP allocation site (& part outside the allocation). The developer is Wain Homes and site is under construction as of April 2024 with no completions as expected. The developer anticipates the first dwelling completion in 2024/25.	Yes	Site has detailed consent and is under construction. We have assumed delivery of 54 dwellings in 2024/25 - 2026/27 and the developer agreeing with the trajectory, the Council considers there is sufficient clear evidence that 54 dwellings will be delivered in the 5 year period.
TTV24.10	Glenhaven, LIFTON (Parcel 2)	Yes	2536/20/OPA	Planning Permission - Not Yet Started	68	0	0	0	10	30	28			The site is a JLP allocation. Outline planning consent for 68 dwellings covering part of the JLP allocation site at the 2022 Monitoring Point. Planning application submitted by landowner. Site remains available with developer onboard (Wain Homes). Reserved Matters application expected January 2025. The developer anticipates a start in January 2026 with the first dwelling completion in 2026/27. As expected, there were no completions on this site at the 2024MP.	Yes	Site has outline consent for 68 dwellings and RM application expected January 2025. We have cautiously assumed a 3 year delivery program of the scheme in 2026/27 - 2028/29 as there is realistic prospect of delivery within the 5YLS. Site remains available and developable.
	Site at SX573976, Folly Gate, OKEHAMPTON	No	3911/21/ARM	Planning Permission - Under construction	23	11	12	0	0	0	0			Site is under construction following detailed consent (RM) for 23 dwellings, as at April 2024, 11 dwellings were complete and 8 dwellings were under construction. No update supplied by the developer, Gilbert & Goode.	No updated response	As at April 2024 development is half complete. Reasonable to assume development would complete in 2024/25.

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	2034/35+	Progress commentary (available, developer on board, submission of planning app, progress against previous forecast (slowing/accelerating))	Developer/ Landowner/ Promoter Agreement with Forecast	Assumptions (lead in times/delivery rate)
TTV19.3	Brook Lane, TAVISTOCK	Yes	3862/19/ARC	Planning Permission - Not Yet Started	23	0	0	0	10	13	0			Full planning application for 23 dwellings granted conditional approval 12 October 2018. As expected there were no completions at the 2024MP. Applications to discharge precommencement conditions have been approved. Developer (Westward Housing Group) response confirmed a site start October 2021. Site includes open market housing. Due to economic circumstances no contractor has been appointed to date but options are being considered. Westward potentially anticipate a recommencement on site in 2025/26 subject to viability with the first dwelling completion in 2026/27.	Yes	Site has detailed consent for 23 dwellings. Developer previously indicated delivery in 2020/21. As the site has commenced construction we have cautiously assumed delivery is likely in 2026/27 - 2027/28. All 23 dwellings are forecast for completion in the 5 year period from the 2024 MP.
TTV24.8	Hatherleigh Market, HATHERLEIGH	Yes	1794/18/FUL	Under construction	102	89	13	0	0	0	0			Site is under construction following detailed consent (full) for the redevelopment of the site including 102 dwellings. As at April 2024, there were 89 completions and all 13 of the dwellings remaining were under construction. Developer (Kingswood Homes) anticipates completion of the site in 2024/25.	Yes	N/A

Policy	WEST DEVON LPA Site Name	Allocated site	Planning Application Number	Planning Status at end March 2024	Total Dwellings Permitted	Dwellings delivered 2014-2024	2024-25	2025-26	2026-27	2027-28	2028-29	Total Plan Remainder 2029-34	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)
	Baldwin Drive, OKEHAMPTON	No	00108/2015	Start on site	43	0	0	0	25	18	0			Site has detailed consent (RM) for 43 dwellings. Site started 3rd May 2017. Spine road laid out. Applications discharging conditions approved in April to June 2017. As expected, no dwellings completed in 2023/24. Application for an alternative scheme for 60 dwellings validated 23/01/2023 is under consideration. The agent on behalf of applicant Leander Developments anticipates a recommencement on site in 2026 with the first dwellings completed in 2026/27.	Yes	Site has detailed consent for 43 dwellings and a pending outline application for 60 dwellings. The site has started but stalled. Realistic prospect of delivery of the site in the 5 year period.
	Devonshire Gardens, NORTH TAWTON	No	1671/22/ARM	Planning Permission - Under construction	13	0	13	0	0	0	0			Site has detailed consent (RM) for 13 dwellings approved February 2023. Applications to discharge conditions approved. Developer/housebuilder is Hembury Homes. Developer confirmed a site start in May 2023. As at April 2024 all 13 dwellings were under construction. Response from the developer indicates site completion in 2024/25.	Yes	Reasonable to assume that delivery of the scheme is expected to complete in 2024/25 (i.e. all 13 dwellings forecast for delivery in the 5 year period). The site is counted towards the Neighbourhood Plan Allowance supply category as part of the overall TTV supply.
	North of Brandize, FOLLY GATE	No	0321/20/OPA	Planning Permission - Not Yet Started	10	0	0	0	10	0	0			Site has outline consent for 10 dwellings (allowed on appeal in September 2021). An RM application has been submitted and is under consideration. As expected, the site had not started and there were no completions at the 2024 Monitoring Point. Builder is not known at this time. The site has been marketed and aquired by Belfield Developments who will build out the site. Developer anticipates a start on site in June 2025 with the first dwelling completion in September 2026.	Yes	Developer on board indicating a delivery programme for the development and a reserved matters application has been received in 2024. Therefore, reasonable to assume a realistic prospect of delivery within the 5YLS. Assumed delivery likely in year 3 (2026/27).

**WEST DEVON LOCAL PLANNING AUTHORITY ADMINISTRATIVE AREA****TRAJECTORY SUMMARY****FORECAST HOUSING SUPPLY 2024 to 2029**

<b>Supply Categories</b>	<b>5 Year Supply Total</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>
Allocated Sites	822	162	185	173	173	129
Large Sites Commitments at March 2024	96	41	2	35	18	0
Small sites Commitments at March 2024 (before applying discount)	243	50	50	50	50	43
Discount for small sites lapsing	-23	-5	-5	-5	-5	-3
Neighbourhood Plan - consents**	13	13	0	0	0	0
Small Windfall Allowance	62	0	0	0	31	31
Sustainable Village Allowance* - consents	66	12	0	40	10	4
Communal Dwellings	0	0	0	0	0	0
MOBILE and TEMPORARY	0	0	0	0	0	0
<b>WEST DEVON LPA 5 YEAR SUPPLY TOTAL (NET)</b>	<b>1279</b>	<b>273</b>	<b>232</b>	<b>293</b>	<b>277</b>	<b>204</b>

\*550 Sustainable Village Allowance (TTV25)

\*\*Neighbourhood Plan consents outside the AONB contribute towards the Sustainable Village Allowance

# **APPENDIX 5**

**Sites removed from 5YLS by LPA area  
(lapsed and undeliverable consents &  
sites now considered not deliverable in  
2024-2029)**

**Plymouth LPA - Sites with extant consent considered to be undeliverable.**

Application Number	Address	Reason	Dwellings
06/00588/REM	AGATON FARM	Site has extant planning consent for a further 15 units as 1st phase/block of 6 units delivered in 2010. However remainder of scheme stalled and not deliverable therefore 15 dwellings removed from supply.	15
15/01726/FUL	80/82 EBRINGTON STREET	Proposal for 6 dwellings will not proceed as application superseded by new consent for an extension to adjoining car park. 6 dwellings removed from housing supply.	6
15/01622/FUL	MAYFLOWER HOUSE, 178 TO 184 ARMADA WAY	Site considered undeliverable in relation to the NPPF 'deliverability' definition. Developer indicates consent will not be implemented as scheme is not viable and is pursuing alternative proposals. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward.	140
16/00554/FUL	17-19 MAYFLOWER STREET	Site has extant consent for 162 units – Developer indicates approved scheme undeliverable for viability reasons. New scheme being pursued, site moved back to years 6-10 in the housing trajectory until a new deliverable proposal comes forward.	162
16/01422/REM	FORMER TOTHILL SIDINGS, DESBOROUGH ROAD	Site has extant consent for 50 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to not be deliverable and removed from housing trajectory. Developer indicates that approved scheme not deliverable and is pursuing alternative proposals for the site. Site could return to the 5YLS if a new deliverable proposal comes forward.	50
05/00162/FUL	DESBOROUGH MOTORS, DESBOROUGH ROAD	Site has extant consent for 12 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to not be deliverable and removed from housing trajectory. Developer indicates that approved scheme is not viable.	12
17/01770/FUL	16-20 DUKE STREET	Site has extant consent for 24 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Development is unviable.	24
20/1276/FUL	EAST PARK AVENUE	Site has consent for 6 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Landowner indicates they will not implement scheme and will therefore lapse during 2023/24.	6
20/01371/PRUS	538 CROWNHILL ROAD	Site has extant consent for 5 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Scheme undeliverable due to multiple ownerships and no agreement to enable delivery of development.	5
21/01582/S73	MILLBAY WATERFRONT - PLOT C1	Site has consent for 58 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from housing trajectory. Developer confirms consented scheme unviable and will not be implemented. Developer delivery programme for the site indicates that this plot will move backwards in the delivery programme and unlikely to delivery until 2028/29 under a new reserved matters application to be submitted during 2025.	58
14/01103/FUL 18/01518/EXUS	MILLBAY WATERFRONT - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	Site has extant consent for 142 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable. Site continues to be in years 6-10 of the housing trajectory until clear evidence of deliverability of the consented scheme is provided or a new scheme comes forward.	142
05/00925/REM	POTTERY QUAY, POTTERY ROAD	Site has extant consent for 104 dwellings. In accordance with the latest NPPF 'deliverability' definition site considered to be undeliverable and removed from the housing trajectory.	104

**Plymouth LPA - Sites removed from the 2023 5YLS due to insufficient evidence to justify delivery of dwellings in the 5 year Supply (2024-2029)**

Application Number	Address	Reason	Dwellings
19/00439/FUL	CIVIC CENTRE	Site has extant detailed consent for 144 dwellings. In accordance with the latest 'deliverability' definition, site now considered undeliverable and removed from the 5YHLS. Developer indicates that the housing element is unlikely before 2030 and requires significant funding yet to be secured. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal with clear evidence comes forward.	144
18/01245/FUL 20/02046/FUL	SUGAR HOUSE, SUTTON HARBOUR	Site has detailed consent for 170 dwellings. In accordance with the latest 'deliverability' definition, site now considered undeliverable and removed from the 5YHLS. Developer indicates consented scheme will not be implemented and alternative proposals are being pursued. Site pushed back to years 6-10 in the housing trajectory until a new deliverable proposal with clear evidence comes forward.	170

Application Number	Address	Reason	Dwellings
ALLOCATED	MOUNT WISE DEVONPORT, AREA A	Site is final phase of wider redevelopment of Mount Wise. Site does not have planning consent, there are a number of constraints to overcome including viability and the developer has not provided any evidence of an emerging proposal or timescales for submission of a planning application. Site pushed back to years 6-10 of the housing trajectory until a new deliverable proposal with clear evidence comes forward.	145
20/01228/PIP	SAVAGE ROAD, BARNE BARTON	Site has permission in principle for 9 dwellings. In accordance with the latest 'deliverability' definition, site now considered undeliverable and removed from the 5YHLS. Site has been sold on and no clear evidence provided in relation of intention to bring forward a technical details application. Site pushed back to years 6-10 of the housing trajectory until there is clear evidence of a deliverable scheme.	9

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

Application Number	Address	Dwellings
20/01879/GP2	1 THE MONEYCENTRE 1 DRAKE CIRCUS	119
20/00493/OUT	21 DERRYS CROSS	88
20/01276/FUL	LAND AT EAST PARK AVENUE	6
17/02158/OUT	LAND AT THE CHASE 60 VINERY LANE	5

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

Application Number	Address	Dwellings
20/01170/FUL	9 ALMA STREET	3
19/01645/FUL	26-40 TAMAR STREET	2
20/01132/FUL	29 PRINCE MAURICE ROAD	2
20/01816/PIP	LAND AT 13 WESTFIELD AVENUE	2
18/01220/REM	2 SPRINGFIELD ROAD	1
19/00602/FUL	LAND ADJACENT TO 8 YEATS CLOSE	1
19/01765/REM	ODOORN LODGE, RIVERFORD, ESTOVER CLOSE	1
19/02027/FUL	1 ERME GARDENS PLYMOUTH PL3 6JP	1
20/00118/REM	ODOORN LODGE, RIVERFORD, ESTOVER CLOSE	1
20/00814/OUT	ODOORN LODGE, RIVERFORD, ESTOVER CLOSE	1
20/01353/PIP	58 VALLETORT ROAD PLYMOUTH PL1 5PN	1
20/01806/FUL	202 EXETER STREET	1
20/01955/FUL	RIDGEWAY COTTAGE 67A RIDGEWAY	1



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

Parish name	Application Number	Address	Net Gain on Site
Bigbury	3545/17/FUL & 2000/19/ARC & 0232/21/ARC & 0418/21/ARC & 4226/21/VAR	Seafront Marine Drive Bigbury On Sea TQ7 4AS	1
Blackawton	4283/20/OPA	Land adjacent to Woodfin Cottage Blackawton TQ9 7BW	1
Dartmouth	15/2252/14/F	Development site at SX 8651 5145 Site at Collingwood Road, Dartmouth.	7
Marldon	1332/17/PDM & 0561/20/PDM	Barn 1 at Oak End Wildwoods Lane Marldon Devon TQ3 IRS	1
Newton & Noss	0396/19/OPA	92 Court Road Newton Ferrers PL8 1DA	1
Ringmore	0737/20/FUL	Former Site Of Avglen Fell Road From All Hallows Church To Bigbury Bay Holiday Park Ringmore	1
Salcombe	4057/17/FUL	Outset Main Road Salcombe Devon TQ8 8JW	1
Slapton	1736/17/OPA & 2799/20/ARM	Highclere Slapton TQ7 2PY	2
Slapton	1304/20/FUL & 0711/22/ARC	The Milking Parlour Poole Farm Slapton Kingsbridge	1
Sparkwell	0004/19/OPA	All Saints Vicarage Sparkwell PL7 5DB	1
Sparkwell	1039/18/FUL	Former Hen House / Store Smitherleigh House Plymouth Smithaleigh PL7 5AX	1
Stoke Fleming	1591/20/FUL	West Combe Bungalow, Combe Cross to Bowden Cross, Bowden TQ6 0LJ	1
Stoke Gabriel	2618/20/FUL	Dart House Paignton Road Stoke Gabriel TQ9 6SJ	1
Totnes	3818/19/FUL	Bourton Linhay Bourton Lane Totnes TQ9 6LA	1
Totnes	2970/20/FUL	Hopwood Swallow LLP Pleases Passage High Street Totnes TQ9 5QN	1
Yealmpton	3889/19/FUL	Paddyacre Bowden Hill Yealmpton PL8 2JX	2

**South Hams LPA - Sites removed from the 2024 5YLS due to insufficient evidence to justify delivery of dwellings in the 5 year supply (2024-2029)**

Application Number	Address	Reason	Net Gain on Site
3623/19/FUL	Godwell Lane, Ivybridge	Site is part of JLP allocation TTV6. In accordance with the latest NPPF 'deliverability' definition site considered to undeliverable and removed from housing trajectory. Developer indicates that this site is unlikely to be delivered within 5 years.	92

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

Parish	Application Number	Address	Net Gain on Site
Drewsteignton	3585/17/PDM & 3301/20/PDM	Land Opposite West Fursham Road Past Homefield Drewsteignton Devon prev app down as Agricultural Building at SX71306 93514 West Park Farm Drewsteignton	1
Dunterton	2186/20/PDM	Barn at NGR SX 382 798 Dunterton Farm Dunterton PL19 0QJ	1
Hatherleigh	1635/18/OPA & 0629/20/ARM	Biddicombe Park Road Hatherleigh Devon EX20 3JS	2
Milton Abbot	4170/18/OPA & 3690/20/ARM	Land at SX 404 792 Fore Street South West Of Milton Abbot Devon	1
Okehampton	3993/20/FUL	Development Site At Sx 585 955 Glendale Road Okehampton Devon	1
Okehampton	2330/20/PDM	Barn at SX 590 949 Courtenay Road Okehampton	1
Tavistock	3432/21/FUL	2 Kilworthy Hill Tavistock PL19 0AS	2
Tavistock	2114/19/FUL	Anderton Farm Tavistock Devon PL19 9DU	1
Tavistock	2119/19/OPA	15 Priory Close Tavistock Devon PL19 9DH	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/NPPG and the HDT

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

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

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

<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 (<5 dwellings) Trajectory for Plymouth LPA**

Application Number	Address	Site Status at 31/03/2024	Site Total	2014-24	2024-25	2025-26	2026-27	2027-28	2028-29
17/02055/FUL	Land At Petersfield Close	Under Construction	4		4				
20/00398/FUL	Raglan Gatehouse	Under Construction	4		4				
21/01243/S73	15 Frogmore Avenue	Under Construction	3	1	2				
22/01110/FUL	45 Hays Road	Under Construction	3			3			
19/01443/S73	Boringdon Croft Boringdon Hill	Under Construction	2		2				
21/00055/FUL	Land To The Rear Of Greenbank Cottages Greenbank Road	Under Construction	2		2				
22/00436/FUL	Land West Of Orchard Lea, Station Road Tamerton Foliot	Under Construction	2			2			
20/00785/FUL	118 Cremyll Street	Under Construction	1		1				
21/02137/FUL	13 Westfield Avenue	Under Construction	1			1			
21/02009/S73	21 Meadow Park	Under Construction	1		1				
17/02379/FUL	22 Grand Parade	Under Construction	1		1				
22/00012/S73	40 Furzehatt Way	Under Construction	1		1				
21/01396/FUL	54 Harwood Avenue	Under Construction	1		1				
21/02045/S73	54 Priory Road	Under Construction	1		1				
23/00924/FUL	9 Wyndham Street East	Under Construction	1		1				
20/00333/FUL	Boringdon Croft, Boringdon Hill	Under Construction	1		1				
22/00225/FUL	Hardwick Nurseries, Ridge Road	Under Construction	1		1				
23/00529/FUL	Land Adj. 11 Roborough Avenue	Under Construction	1		1				
20/01719/S73	Land Adjacent To Commonwood Cottage	Under Construction	1		1				
18/01814/FUL	Land Adjacent To Elizabeth Cottage, Riverford, Estover Close	Under Construction	1		1				
19/00636/FUL	Land To The Rear Of 1 Cardigan Road	Under Construction	1		1				
20/01463/FUL	56 Vinery Lane	Under Construction	1		1				
23/01191/FUL	119 Howard Road	Under Construction (Conversion)	4		4				
22/01417/FUL	24 Mannamead Road	Under Construction (Conversion)	4			4			
23/00595/FUL	Gordon Court, 4 Craigie Drive	Under Construction (Conversion)	4		4				
20/00398/FUL	Raglan Gatehouse, Footpath Between Raglan Road And Madden Road	Under Construction (Conversion)	4		4				
20/01859/FUL	11 Carlton Terrace Eldad Hill	Under Construction (Conversion)	3		3				
20/00349/FUL	Gordon Court, 4 Craigie Drive	Under Construction (Conversion)	3		3				
23/00934/FUL	10 Brunel Terrace	Under Construction (Conversion)	2		2				
23/00802/FUL	14 Victoria Place	Under Construction (Conversion)	2		2				
20/00453/FUL	17 Dale Avenue	Under Construction (Conversion)	2		2				
23/01578/FUL	35 Marlborough Street	Under Construction (Conversion)	2		2				
22/00543/FUL	36 Morshead Road	Under Construction (Conversion)	2			2			

Application Number	Address	Site Status at 31/03/2024	Site Total	2014-24	2024-25	2025-26	2026-27	2027-28	2028-29
21/00572/FUL	39 High Street	Under Construction (Conversion)	2		2				
23/00022/FUL	58 Faringdon Road	Under Construction (Conversion)	2			2			
20/02043/FUL	59 College Road	Under Construction (Conversion)	2		2				
21/01044/FUL	86 Beaumont Road	Under Construction (Conversion)	2		2				
21/02216/FUL	16 St James Place West	Under Construction (Conversion)	1			1			
23/00269/FUL	190 Albert Road	Under Construction (Conversion)	1		1				
22/00736/FUL	2 Seymour Mews	Under Construction (Conversion)	1			1			
21/00485/FUL	24 Furneaux Road	Under Construction (Conversion)	1		1				
21/01787/FUL	28 Underwood Road	Under Construction (Conversion)	1		1				
22/00484/FUL	308 St Levan Road	Under Construction (Conversion)	1			1			
23/00973/FUL	51 Higher Compton Road	Under Construction (Conversion)	1		1				
23/00342/FUL	51 Thorn Park	Under Construction (Conversion)	1		1				
23/00672/FUL	9 Wyndham Street East	Under Construction (Conversion)	1		1				
23/00586/FUL	98 Devonport Road	Under Construction (Conversion)	1		1				
16/01274/REM	Plot 13, West Park Primary School, Wanstead Grove	Under Construction (Conversion)	1		1				
17/00666/REM	Plot 21, West Park Primary School, Wanstead Grove	Under Construction (Conversion)	1		1				
23/01376/FUL	Longreach, Hartley Road	Planning permission - Not Yet Started	4			4			
22/00458/OUT	19 Meadow Park	Planning permission - Not Yet Started	1			1			
21/01971/OUT	Corner Plot, Beechwood Rise	Planning permission - Not Yet Started	1			1			
23/00696/S73	Land Adjacent To 18a Torland Road	Planning permission - Not Yet Started	2				2		
22/00848/FUL	21 Mutley Road	Planning permission - Not Yet Started	4		4				
19/01198/FUL	26 Wilderness Road	Planning permission - Not Yet Started	4		4				
23/01719/FUL	Land Formerly Garages Maidstone Place	Planning permission - Not Yet Started	4				4		
17/02468/FUL	124 Billacombe Road	Planning permission - Not Yet Started	3			3			
17/02469/FUL	126 Billacombe Road Plymstock	Planning permission - Not Yet Started	3		3				
22/01370/REM	Land To The West 123 Fort Austin Avenue	Planning permission - Not Yet Started	3			3			
22/01353/FUL	2 Marine Road	Planning permission - Not Yet Started	2			2			
20/00783/FUL	680 Wolseley Road	Planning permission - Not Yet Started	2		2				
12/00783/FUL	Holtwood, Plymbridge Road	Planning permission - Not Yet Started	2				1	1	
22/00060/PIP	Workshop, Wesley Place Stoke	Planning permission - Not Yet Started	2		2				
23/00242/FUL	110 Albert Road	Planning permission - Not Yet Started	1			1			
23/00597/FUL	162 Dunstone View	Planning permission - Not Yet Started	1			1			
22/00924/REM	2 Borrowdale Close	Planning permission - Not Yet Started	1		1				
22/00856/REM	3 Morley Cottages Boringdon Hill	Planning permission - Not Yet Started	1		1				

Application Number	Address	Site Status at 31/03/2024	Site Total	2014-24	2024-25	2025-26	2026-27	2027-28	2028-29
22/01080/OUT	33 Grantley Gardens	Planning permission - Not Yet Started	1			1			
21/01292/FUL	36 Sherford Road	Planning permission - Not Yet Started	1		1				
24/00074/OUT	457 Tavistock Road	Planning permission - Not Yet Started	1		1				
20/01698/OUT	505 Tavistock Road	Planning permission - Not Yet Started	1		1				
20/00297/FUL	66 Billacombe Road	Planning permission - Not Yet Started	1		1				
23/00497/S73	Futtrels, Horn Lane	Planning permission - Not Yet Started	1		1				
18/00801/S73	Glen Lodge, Glen Road	Planning permission - Not Yet Started	1		1				
23/01629/FUL	Ground And First Floor Flat, 15 Victoria Place	Planning permission - Not Yet Started	1				1		
23/01122/FUL	Land Adj. 96 Sherford Road	Planning permission - Not Yet Started	1			1			
19/01988/FUL	Land Adjacent To 161b Elford Crescent	Planning permission - Not Yet Started	1		1				
22/00230/FUL	Land To Rear Of Dewi Sant Care Home Gleneagle Road	Planning permission - Not Yet Started	1			1			
21/01290/PIP	R/O 146 Union Street	Planning permission - Not Yet Started	1		1				
23/00179/FUL	Workshop To Rear Of 35 Wolsdon Street	Planning permission - Not Yet Started	1			1			
22/01959/FUL	Land Off Colesdown Hill	Planning permission - Not Yet Started	2			2			
23/00690/FUL	92 Devonport Road	Planning permission - Not Yet Started (Conversion)	4			4			
20/00531/FUL	Millstones Country Hotel, 436 - 438 Tavistock Road	Planning permission - Not Yet Started (Conversion)	3				3		
23/00985/FUL	Southway Shopping Centre Southway Drive	Planning permission - Not Yet Started (Conversion)	3			3			
23/00253/FUL	10 Queens Road Lipson	Planning permission - Not Yet Started (Conversion)	2			2			
23/01423/FUL	208 Exeter Street	Planning permission - Not Yet Started (Conversion)	2			2			
22/00564/FUL	20a Tresluggan Road	Planning permission - Not Yet Started (Conversion)	2			2			
23/00954/FUL	3 Beechwood Avenue	Planning permission - Not Yet Started (Conversion)	2			2			
23/01567/FUL	31 North Road East	Planning permission - Not Yet Started (Conversion)	2				2		
23/01327/FUL	48 Southside Street	Planning permission - Not Yet Started (Conversion)	2				2		
23/00360/FUL	5 Southside Street	Planning permission - Not Yet Started (Conversion)	2		2				
24/00006/FUL	20 Thornville Terrace	Planning permission - Not Yet Started (Conversion)	1				1		
23/00945/FUL	36 Marlborough Street	Planning permission - Not Yet Started (Conversion)	1			1			
23/00453/FUL	38 Looe Street	Planning permission - Not Yet Started (Conversion)	1			1			
23/01241/FUL	47 Kingston Drive	Planning permission - Not Yet Started (Conversion)	1				1		
23/01620/GP3	5 St Lawrence Road	Planning permission - Not Yet Started (Conversion)	1				1		
24/00087/FUL	59 College Road	Planning permission - Not Yet Started (Conversion)	1				1		
23/00946/FUL	60 Mutley Plain	Planning permission - Not Yet Started (Conversion)	1			1			
22/02107/FUL	8 Woodside	Planning permission - Not Yet Started (Conversion)	1			1			
22/00591/FUL	9 Ernesettle Green	Planning permission - Not Yet Started (Conversion)	1			1			
23/00995/FUL	9 Marlborough Road	Planning permission - Not Yet Started (Conversion)	1			1			



Application Number	Address	Site Status at 31/03/2024	Site Total	2014-24	2024-25	2025-26	2026-27	2027-28	2028-29
23/00306/FUL	Eagle Tavern Commercial Road	Planning permission - Not Yet Started (Conversion)	1			1			
23/01187/FUL	Fursdon House, Blunts Lane	Planning permission - Not Yet Started (Conversion)	1			1			
20/00917/FUL	Rear Of 24 Grenville Road	Planning permission - Not Yet Started (Conversion)	1		1				
23/01357/PIP	Rosamond House, 1 Lonsdale Villas	Planning permission - Not Yet Started (Conversion)	1			1			
23/01696/FUL	Salon, 38 Bayswater Road	Planning permission - Not Yet Started (Conversion)	1				1		
20/01202/FUL	Sandon Court, 1 Craigie Drive	Planning permission - Not Yet Started (Conversion)	1		1				
21/00500/FUL	Tamar House, St Andrews Cross	Planning permission - Not Yet Started (Conversion)	3		3				
<b>Totals</b>			<b>186</b>	<b>1</b>	<b>101</b>	<b>63</b>	<b>20</b>	<b>1</b>	<b>0</b>

## Small Sites South Hams

## Small Sites (&lt;10 Dwellings) Trajectory for South Hams LPA

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Ashprington	3795/19/FUL & 3528/21/FUL	Higher Yetson Farm Ashprington Totnes TQ9 7EG	3528/21/FUL - Replacement of agricultural barn with dwelling (previous permissions 1021/19/PDM and 3795/19/FUL). 3795/19/FUL - Demolition of agricultural building and construction of new residential dwelling following Class Q approval (1021/19/PDM)	1	1	14/03/2022	0	0	1	1	0	0
Ashprington	4179/19/FUL	Barn at Lower Yetson Farm Ashprington TQ9 7EG	Conversion of traditional agricultural building to residential dwelling (Resubmission of 2786/19/FUL)	1	1	11/05/2020	0	0	0	0	1	1
Ashprington	0288/21/OPA	Farm Activity Centre, Lower Sharpham Barton Farm Ashprington Devon TQ9 7DX	Outline application for erection of a farm managers dwelling with access, layout and scale being considered	1	1	25/10/2021	0	0	0	0	1	1
Aveton Gifford	0068/21/FUL & 3988/23/CLE	Barn At Sx 691 513 Modbury	3988/23/CLE - Certificate of lawfulness for existing commencement of works pursuant to application 0068/21/FUL in relation to conversion of barn . 0068/21/FUL - Conversion of existing agricultural building to dwelling (approved under Class Q ref 3801/19/PDM)	1	1	06/02/2024	0	0	0	0	1	1
Aveton Gifford	3647/21/FUL	Chillaton Moor Farm Modbury PL21 0SD	Conversion of a traditional stone barn into a residential dwelling	1	1	25/02/2022	0	0	1	1	0	0
Aveton Gifford	4007/21/FUL	Babland Farm Modbury PL21 0SB	Conversion of barns to 3 dwellings and holiyda unit/ancillary	3	3	21/01/2022	0	0	0	0	3	3

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Aveton Gifford	0771/21/FUL	Land adjacent to Pittens Barn Jubilee Street Aveton Gifford TQ7 4LS	Proposed residential self build dwelling	1	1	09/08/2021	0	0	1	1	0	0
Aveton Gifford	0374/21/PDM	Harraton Farm A379 Harraton Cross To Fishley Modbury Devon PL21 0SU	Application to determine if prior approval is required for proposed change of use of agricultural building to 5no dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	5	5	17/03/2021	0	0	0	0	5	5
Aveton Gifford	1288/20/CLE & 0302/17/FUL allowed at appeal - Appeal Ref Number - APP/K1128/W/17/317770	Old Walled Garden, Little Efford Lane, Aveton Gifford, TQ7 4PA	1288/20/CLE - Lawful development certificate for existing demolition of building and laying of underground pipe to the foundation of building granted under consent 0302/17/FUL. 0302/17/FUL - Provision of dwelling and associated landscaping including restoration works to 18th Century walled garden (variation to planning permission 02/2222/14/F)	1	1	26/06/2020	0	0	0	0	1	1
Aveton Gifford	2698/17/FUL	Babland House Modbury PL21 0SB	Alterations to existing coach house to create separate dwelling (resubmission of 02/1916/13/F)	1	1	02/10/2017	0	0	0	0	1	1
Berry Pomeroy	3501/20/FUL & 0154/24/FUL	11 Hope Close Totnes Devon TQ9 5YD	0154/24/FUL - Erection of Single Two Storey Dwelling (resubmission of 3501/20/FUL). 3501/20/FUL-Application for erection of new dwelling	1	1	15/03/2024	0	0	0	0	1	1
Berry Pomeroy	4158/23/CLE & 03/0985/09/F	Barn At Sx 836 599, Longcombe	03/0985/09/F - Conversion of barn to dwelling. 4158/23/CLE - Lawful Development Certificate for Existing Use for confirmation of commencement of 03/0985/09/F.	1	1	21/02/2024	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Berry Pomeroy	0368/23/CLE	Higher Weston Farm Weston Lane Totnes TQ9 6LB	Certificate of lawfulness for existing use for conversion of agricultural buildings to 7 residential units	7	7	28/03/2023	0	0	7	7	0	0
Berry Pomeroy	0176/21/FUL	Marlands Farm Newton Road Totnes TQ9 6LS	Erection of self-build/custom-build house	1	1	08/11/2022	0	0	1	1	0	0
Berry Pomeroy	4302/17/OPA & 4073/22/FUL Decision outstanding	Land at SX 829 613 west and northwest of Berry Pomeroy School Berry Pomeroy Totnes	READVERTISEMENT (Revised Plans) Outline planning application with somematters reserved for construction of up to 9 dwellings and creation of access	9	9	20/12/2019	0	0	0	0	9	9
Bickleigh	3486/21/FUL	1 Old School House Cottage Bickleigh PL6 7AG	Subdivision of existing 3 bedroom dwelling to form two dwellings	2	1	08/04/2022	0	0	0	0	1	2
Bigbury	0391/24/FUL	Watersmeet, Ringmore Drive, Bigbury On Sea, TQ7 4AU	Replacement dwelling: regularisation of approved scheme for replacement dwelling	1	0	28/03/2024	0	0	0	0	0	1
Bigbury	1831/20/FUL	Aunecliff Folly Hill Bigbury On Sea TQ7 4AR	Demolition of existing dwelling and detached garage and construction of new dwelling and detached garage together with associated works	1	0	19/08/2020	0	0	0	1	0	0
Bigbury	3743/18/FUL	Land At Sx 652 442 adjacent to Southway Marine Drive Bigbury On Sea Devon TQ7 4AS	READVERTISEMENT (Revised plans received) Construction of 4no dwellings including external landscaping, shared driveway and parking areas and new vehicular entrance off Ringmore Drive	4	4	22/11/2019	0	0	3	3	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Bigbury	0409/21/OPA	Land at Ashford SX 677 487 Aveton Gifford	Outline application with all matters reserved for erection of agricultural dwelling	1	1	04/10/2021	0	0	0	0	1	1
Blackawton	2130/22/FUL	Lower Ash Farm Blackawton TQ6 0LR	Conversion & change of use of traditional farm buildings to 1 residential dwelling & 2 self-catering holiday units together with restoration of other barns & landscaping scheme	1	1	29/09/2022	0	0	0	0	1	1
Blackawton	3382/23/PDM	Land At Sx 801 505, Blackawton, TQ9 7AZ	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 2No dwellinghouses(class C3) & for associated development (Class Q (a+b))	2	2	08/11/2023	0	0	0	0	2	2
Blackawton	2815/23/FUL	West Hartley Bungalow, Blackawton, TQ9 7DH	Provision of replacement dwelling	1	0	03/11/2023	0	0	0	0	0	1
Blackawton	2929/20/PDM & 1284/22/FUL	The Linney Woodford Farm Blackawton Totnes TQ9 7AA	1284/22/FUL - Application to replace dwelling permitted by application ref 2929/20/PDM with an alternative design using the same internal building footprint and location, proposing to replace existing steel portal barn with more sensitive, high quality design allowing for provision of new building with significantly improved thermal & Environmental performance. This application also seeks permission for associated landscape works and erection of small, open-sided tractor shed. 2929/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) andfor associated building operations (Class Q(a+b))	1	1	28/06/2022	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Blackawton	2531/18/FUL & 2976/21/FUL & 4095/21/CLP	Land at SX 807 506 South of Greenslade House Blackawton Devon TQ9 7BP	4095/21/CLP - Certificate of Lawfulness for commencement of planning permission 2531/18/FUL. 2976/21/FUL -Erection of new detached dwelling house including landscaping works. 2531/18/FUL - Application for 1 no. new dwelling	1	1	21/01/2022	0	0	0	0	1	1
Blackawton	3185/20/FUL	Barn At SX 803 499 North Millcombe Farm Blackawton TQ9 7AE	Conversion of traditional stone barn to dwelling	1	1	04/08/2021	0	0	0	0	1	1
Blackawton	0847/21/FUL	The Old Dairy North Millcombe Farm Blackawton TQ9 7AE	Replacement Dwelling Following Class Q Consent and Full Consent to extend Curtilage	1	1	08/06/2021	0	0	0	0	1	1
Blackawton	0481/16/FUL & 1097/19/ARC & 2838/19/CLE	West Dreyton Farm Blackawton Devon TQ9 7DJ	2838/19/CLE - Lawful development certificate for existing use that buildings workshave commenced of planning approval 0481/16/FUL. 1097/19/ARC - Application for approval of details reserved by condition 3 of planning consent 0481/16/FUL. 0481/16/FUL - Full planning application for the conversion of stone barns to 3 residential dwellings.	3	3	02/09/2019	0	0	0	0	3	3
Blackawton	0400/19/FUL & 0390/21/ARC	The Old Forge Woodford Blackawton Devon TQ9 7AA	Conversion of 'The Old Forge' to a residential dwelling	1	1	04/06/2019	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Blackawton	1972/17/FUL & 0969/19/VAR & 2969/21/CLE	Land at Greenslade Road Blackawton TQ9 7BP	2969/21/CLE -Certificate of lawfulness for existing commencement of development in accordance with planning consent 0969/19/VAR 0969/19/VAR - Variation of condition 2 (approved plans) following grant of planning consent 1972/17/FUL (Application for erection of four dwellings (resubmission of 3442/16/FUL)) for revised field access and boundary fence and hedgeApplication for erection of four dwellings (resubmission of 3442/16/FUL)	4	4	30/07/2018	0	0	4	4	0	0
Blackawton	06/2991/14/F & 0047/18/ARM	Pruston Barton, Blackawton, Totnes TQ9 7AJ	06/2991/14/ARM - Outline planning approval for permanent agricultural workers dwelling. 0047/18/ARM - Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling.	1	1	10/07/2018	0	0	1	1	0	0
Brixton	2122/20/OPA & 4369/22/ARM	Gentian Hill Brixton PL8 2DL	4369/22/ARM - Application for approval of all reserved matters following outline approval 2122/20/OPA. 2122/20/OPA - Outline application with all matters reserved for erection of replacement dwelling	1	0	02/05/2023	0	0	0	0	0	1
Brixton	1508/21/FUL	Land at Northlands Chittleburn Hill Brixton PL8 2FL	READVERTISEMENT (Revised plans received) Application for proposed single storey dwelling with associated access, driveway and private garden	1	1	14/04/2022	0	0	1	1	0	0
Brixton	3653/21/FUL	Gentian Hill Boarding Kennels Brixton PL8 2DL	Construction of two bedroom onsite staff accommodation	1	1	07/03/2022	0	0	1	1	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings Completed to date (Net)	Total dwellings Completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Buckland Tout Saint	0941/20/PDM & 0377/22/FUL	Barn At Sx 737 462 Higher Sigdon Farm Coombe Lane Kingsbridge TQ7 2HG	0377/22/FUL - Conversion of existing barn to dwelling (approved under 0941/20/PDM) to include minor alterations, new landscaping with onsite parking allocation and extension to the domestic curtilage. 0941/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	04/04/2022	0	0	1	1	0	0
Buckland Tout Saint	4717/21/FUL	Bearscombe Farm Kingsbridge TQ7 2DW	Restoration and residential conversion of stone barns to form two new dwellings and two new holiday let units	2	2	11/03/2022	0	0	0	0	2	2
Charleton	1998/17/FUL	Dunridge West Charleton TQ7 2AB	Demolition of existing dwelling and detached outbuilding and construction of two new dwellings with associated landscaping	2	1	05/12/2017	0	1	1	1	0	0
Chivelstone	3442/22/FUL	Welle House East Prawle TQ7 2BU	Division of existing dwelling house into 3 dwellings	3	2	02/02/2023	0	0	0	0	2	3
chivelstone	2344/19/OPA & 0721/22/ARM	Borough Farm East Prawle Kingsbridge TQ7 2BU	0721/22/ARM - Application for approval of reserved matters seeking approval for access, appearance, landscaping, layout and scale following outline approval 2344/19/OPA (agricultural workers dwelling). 2344/19/OPA - Outline application with all matters reserved for an agricultural workers dwelling	1	1	23/05/2022	0	0	1	1	0	0
Chivelstone	2852/18/FUL	The Old Rocket House East Prawle Kingsbridge TQ7 2BY	Conversion & Extension of Domestic Garage to Form a Single Dwelling	1	1	18/12/2018	0	0	1	1	0	0



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Churchstow	2202/22/FUL	Churchstow Lodge Churchstow TQ7 3QU	READVERTISEMENT(Revised plans) Erection of new dwelling & associated new vehicular access	1	1	07/06/2023	0	0	0	0	1	1
Churchstow	2955/21/FUL	5a Butt Park Terrace Churchstow TQ7 3QN	Demolition of outbuilding, reconfiguration of Post Office and shop, and construction of 1 no. new dwelling with associated parking and infrastructure (Resubmission of 3629/20/FUL	1	1	01/11/2021	0	0	0	0	1	1
Churchstow	2053/19/FUL	Barn South Of Spread Eagles Aveton Gifford	Proposed conversion of former agricultural barns to dwelling	1	1	22/08/2019	0	0	1	1	0	0
Churchstow	11/0763/15/CU & 3131/17/CLE	Redundant agricultural barn, Gratton Farm, Loddiswell, TQ7 4DA	3131/17/CLE - Lawful development certificate for laying of underground pipe to the foundation to barn conversion as granted planning permission on 15/05/2015 (LPA ref: 11/0763/15/CU). 11/0763/15/CU - Conversion of barn (with B1a permission) to create 2no. residential dwellings (class C3) revision to planning approval 11/2012/14/CU	2	2	15/05/2015	0	0	0	0	2	2
Cornworthy	3905/20/PDM & 3617/22/FUL	Lower Washbourne Farm Washbourne Totnes TQ9 7UE	3617/22/FUL - READVERTISEMENT (Revised Site Location Plan) Replacement dwelling following class Q planning consent 3905/20/PDM (Resubmission of 4347/21/FUL). 3905/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	05/05/2023	0	0	0	0	1	1
Cornworthy	2053/17/FUL & 1041/20/FUL & 0103/23/FUL	Barn at SX821 558 north of Abbey Cross Cornworthy	0103/23/ful - Change of use of traditional agricultural building & provision of lean-to extension to create residential dwelling (resubmission of 1705/22/FUL) 1041/20/ful - Change of use of agricultural building to residential dwelling	1	1	08/03/2023	0	0	1	1	0	0

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Cornworthy	0936/20/PDM & 2930/22/FUL	Barn At Sx 825 552 Furzefield Furze Cross Cornworthy Totnes TQ9 7HH	2930/22/FUL - Conversion of an existing agricultural building to a residential dwelling (approved under class Q 0936/20/PDM) to include alterations to the external appearance, extension to the curtilage & provision of a garage 0936/20/PDM-Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	23/11/2022	0	0	0	0	1	1
Cornworthy	0961/22/PDM	Higher Tideford Farm Cornworthy TQ9 7HL	Application to determine if prior approval is required for a proposed change of use of 2No. agricultural buildings to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	1	1	18/08/2022	0	0	0	0	1	1
Cornworthy	1090/20/PDM & 4258/21/FUL	West End Barn Allaleigh Blackawton TQ9 7DL	1090/20/PDM- Replacement of existing barn with new dwelling. 4258/21/FUL Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	07/02/2022	0	0	1	1	0	0
Cornworthy	0704/20/FUL	Higher Venice Barn Allaleigh Blackawton Totnes TQ9 7DL	Conversion of barn to dwelling and associated landscaping	1	1	26/07/2021	0	0	0	0	1	1
Cornworthy	0369/18/FUL	3 4 & 5 Lower Tideford Farm Cornworthy TQ9 7HH	Change of use from holiday cottages to full residential	3	3	28/06/2018	1	1	2	2	0	0

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Dartington	4051/17/PDM & 3284/20/PDM & 1858/22/FUL & 3588/22/FUL	Barn at Merrifield Cott Meadow Dartington Totnes TQ9 6HB	3588/22/FUL - Demolition of existing agricultural barn & construction of new barn- style 3 bedroom dwelling, associated parking & drainage & extension of residential garden (Resubmission of 1858/22/FUL) 1858/22/FUL - READVERTISEMENT (Revised description and new application form received) Demolition of existing agricultural barn and construction of new barn style 3 bedroom dwelling, associated parking & drainage, & extension of garden. 3284/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)). 4051/17/PDM - Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	09/02/2023	0	0	0	0	1	1
Dartington	1712/22/FUL	1 Staverton Bridge Cottages Staverton TQ9 6NU	Replacement of existing timber cottage with new timber cottage	1	0	09/11/2022	0	0	0	0	0	1
Dartington	3862/20/FUL & 4155/21/FUL	Cott House Cott Lane Dartington Devon TQ9 6HE	4155/21/FUL - Amendments to plot 2 erection of a detached house 3862/20/FUL - Planning application for construction of a dwelling	2	2	23/03/2022	1	1	1	1	0	0
Dartmouth	3668/23/FUL	Second Floor, 9, South Embankment, Dartmouth, TQ6 9BH	Change of use of second floor from redundant offices to two residential flats with associated internal alterations	2	2	13/02/2024	0	0	0	0	2	2

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Dartmouth	3004/23/FUL	22, South Ford Road, Dartmouth, TQ6 9QS	Existing house sub-division into 2 no. dwellings	2	1	10/11/2023	0	0	0	0	1	2
Dartmouth	2734/23/FUL	18, Newcomen Road, Dartmouth, TQ6 9BN	Change of use of the ground floor from commercial to residential with minor internal alterations to organise spaces to suit new use (resubmission of 1452/23/FUL)	1	0	04/10/2023	0	0	0	0	0	1
Dartmouth	4437/22/FUL	Land At Sx 863 510 Townstal Road Dartmouth	Development of 2no. semidetached 2-bedroom 4-person affordable houses, with gardens, 2 parking spaces each & an electric charging point	2	2	22/06/2023	0	0	0	0	2	2
Dartmouth	0445/23/FUL	28 Redwalls Meadow Dartmouth TQ6 9PR	Erection of a single dwelling and associated works.	1	1	15/05/2023	0	0	1	1	0	0
Dartmouth	2337/22/FUL	16 and 17 Newcomen Road Dartmouth TQ6 9BN	Renovation and subdivision of existing 4 bedroom maisonette at 17 Newcomen Road into 1no. 2 bedroom apartment and 1no. 1 bedroom apartment, complete renovation works and conversion of dilapidated building at 16 Newcomen Road to 2no. 2 bedroom apartments.	4	2	08/02/2023	0	0	0	0	2	4
Dartmouth	0997/22/FUL	Riverside Old Mill Lane Dartmouth TQ6 0HL	Replacement dwelling for existing bungalow	1	0	09/12/2022	0	0	0	0	0	1

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Dartmouth	3558/16/PDM & 2730/22/PDM	Agricultural Barns at New Barn Farm Norton Devon TQ6 0NH	2730/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural buildings to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q (a and b)). 3558/16/PDM - 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)	2	2	11/10/2022	1	1	1	1	0	0
Dartmouth	2347/22/FUL	Cladda 88-90 Victoria Road Dartmouth TQ6 9EF	Proposed change of use from holiday let to 2 no. dwellings	2	1	12/09/2022	0	0	0	0	1	2
Dartmouth	0137/20/FUL & 3571/21/FUL	Skyfall (formually Boat Cottage) Warfleet Dartmouth TQ6 9BZ	3571/21/FUL - Demolition and replacement of an existing detached dwelling. 0137/20/FUL - Proposed replacement dwelling and associated landscaping	1	0	22/04/2022	0	0	0	1	0	0
Dartmouth	1275/19/FUL & 4673/21/FUL	Land Northeast Of 3 Vicarage Hill Vicarage Hill Dartmouth Devon	4673/21/FUL - Construction of new 2-storey, 3-bedroom house with associated landscaping and open-sided car port. 1275/19/FUL - Construction of a new 3 bedroom dwelling with associated car parking, access and landscaping.	1	1	25/03/2022	0	0	0	0	1	1
Dartmouth	0184/21/FUL	22 South Embankment Dartmouth (Yacht Club)	Application for conversion of first floor rooms to create a two bedroom apartment requiring demolition of non internal walls	1	1	28/07/2021	0	0	0	0	1	1
Dartmouth	0392/21/FUL	23B South Town Dartmouth TQ6 9BX	Demolition of existing dwelling and erection of new dwelling in accordance with previous approval 15/0812/13/F	1	0	16/07/2021	0	0	0	0	0	1

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Dartmouth	1674/21/CLE & 4284/17/FUL	Gulls Way Boathouse South Town Dartmouth	Certificate of Lawfulness for existing use for the proposed erection of second floor extension to form additional apartment as approved under planning consent 4284/17/FUL	1	1	05/07/2021	0	0	0	0	1	1
Dartmouth	4031/19/FUL & 1477/22/ARC	High View 2 Townstal Pathfields Dartmouth TQ6 9HL	1477/22/ARC - Application for approval of details reserved by condition 8 of planning application 4031/19/FUL. 4031/19/FUL - Erection of single storey dwelling within the curtilage of High View. Relocated parking and associated turning area	1	1	27/05/2022	0	0	0	0	1	1
Dartmouth	2734/17/FUL & 2554/20/FUL	Land At College Way Dartmouth TQ6 9PF	Erection of a detached dwelling and annexe (resubmission of planning permission 15/0359/13)	1	1	30/04/2021	0	0	0	0	1	1
Dartmouth	4120/20/FUL	Land adjoining Drakes Cottage 12B Newcomen Road Dartmouth Devon	Construction of semi-detached dwelling	1	1	16/04/2021	0	0	0	0	1	1
Dartmouth	2377/20/FUL	Boone Hill House Mount Boone Hill Dartmouth TQ6 9NZ	Demolition of existing detached dwelling and construction of replacement dwelling with associated landscaping	1	0	25/01/2021	0	0	0	1	0	0
Dartmouth	2698/20/FUL	Dart Lea Swannaton Road Dartmouth TQ6 9RL	READVERTISEMENT (Affecting Setting of Listed Building) Demolition and replacement of a single detached dwelling with associated landscaping	1	0	17/11/2020	0	0	0	1	0	0

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Dartmouth	4164/16/FUL	7, 14a And Former Dartmouth Rugby Club Roseville Street Dartmouth TQ6 9QH	READVERTISEMENT (Revised plans received) Partial demolition, new build and conversion to create 4no. 2-bedroom three-storey dwellings, parking and associated works (resubmission of 1374/16/FUL)	4	1	06/05/2020	0	0	1	4	0	0
Dartmouth	1752/18/FUL APP/K1128/W/18/3213519	51 Victoria Road, Dartmouth, Devon, TQ6 9RT	Proposed demolition of seven bedroom guesthouse (C1) and rebuilding to create 2no. flats (C3A) (resubmission of 2388/17/FUL)	2	1	12/12/2018	0	0	1	2	0	0
Dartmouth	0751/18/FUL	One Gun Point Castle Road Dartmouth TQ6 0JN	Erection of 2 replacement dwellings (Amended scheme from 0694/16/FUL)	2	0	26/09/2018	0	0	0	2	0	0
Dartmouth	1582/18/FUL	Gallions Quay Castle Road Dartmouth TQ6 0JN	Demolition and new build of Galions Quay 1 and householder extension and alterations to Galions Quay 2 (resubmission of approval 2788/15/FUL)	1	0	05/07/2018	0	0	0	1	0	0
Dartmouth	2167/16/FUL	Lower Broad Park Dartmouth TQ6 9EY	READVERTISEMENT Construction of three dwellings at site of redundant Guttery Reservoir following demolition of redundant reservoir building	3	3	13/02/2017	0	0	0	0	3	3
Dartmouth	2327/22/OPA & 0659/23/ARM	Distin's Boatyard Old Mill Lane Dartmouth	0659/23/ARM - Application for approval of reserved matters following outline consent 2327/22/OPA relating to landscaping. 2327/22/OPA - Outline application with some matters reserved for proposed onsite security building with manager's accommodation as live work unit (resubmission of 0412/22/OPA)	1	1	13/02/2023	0	0	0	0	1	1
Diptford	0120/22/FUL	Etheridge Farm Barn, Diptford, TQ9 7NQ	Change of use of annexe to dwelling house	1	1	26/03/2024	0	0	0	0	1	1

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Diptford	3342/23/FUL	The Bungalow, Simpson Farm, Diptford, TQ9 7NF	Demolition of existing bungalow and construction of replacement dwelling house	1	0	20/03/2024	0	0	0	0	0	1
Diptford	0751/20/PDM & 3511/23/PDM	Barn At Sx 738 575, Bradridge Farm Diptford Totnes	3511/23/PDM - Application to determine if prior approval is required for a proposed conversion & change of use of agricultural buildings/barns to 4 No dwellinghouses (class C3) & for associated development (Class Q (a+b)) 0751/20/PDM - Notification for prior approval for proposed change of use of agricultural building to 4 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	4	4	13/12/2023	0	0	0	0	4	4
Diptford	3737/17/PDM & 1552/20/PDM & 1208/23/PDM & 2498/23/PDM	Crabadon Manor Barn Crabadon Cross Diptford TQ9 7JZ	2498/23/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 1 No dwelling house (class C3) & for associated development (Class Q (a+b)) 1208/23/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No dwellinghouse (class C3) & for associated development (Class Q (a+b)). 1552/20/PDM - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b)) (Renewal of permission 3737/17/PDM) Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b))	1	1	25/09/2023	0	0	0	0	1	1



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Diptford	1343/23/PDM	Barn At Sx 754 560 Diptford	Application to determine if prior approval is required for proposed change of use of agricultural buildings to 2 No. dwellinghouses (ClassC3) and associated operational development (Class Q (a+b)) (resubmission of 0375/23/PDM)	2	2	12/06/2023	0	0	0	0	2	2
Diptford	1809/21/OPA & 1037/23/ARM	Coombeshead Farm Diptford Totnes TQ9 7NG	1037/23/ARM - Application for approval of reserved matters following outline approval 1809/21/OPA (outline application with all matters reserved for construction of agricultural worker's dwelling (resubmission of 0429/21/OPA))1809/21/OPA - Outline application with all matters reserved for construction of agricultural worker's dwelling (resubmission of 0429/21/OPA	1	1	16/05/2023	0	0	0	0	1	1
Diptford	0306/23/PDM	Building at SX 7425 5675 Diptford Totnes	Application to determine if prior approval is required for proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	03/04/2023	0	0	0	0	1	1
Diptford	2669/21/FUL	Springfield Barn Thorn Farm Beenleigh Bridge Road Diptford TQ9 7NF	Conversion of barn into residential dwelling	1	1	07/03/2022	0	0	0	0	1	1
Diptford	0322/20/PDM	Larcombe Barns Larcombe End Diptford Totnes	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	19/03/2020	0	0	1	1	0	0
Diptford	4240/18/FUL	Barn adjacent to Robins Nest Cross Fram Diptford	Demolition of existing agricultural barn & erection of new dwelling	1	1	21/03/2019	0	0	1	1	0	0

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Diptford	17/2463/15/AG DPA & 1116/16/PDM	Springfield Farm Moreleigh Totnes Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to 2no. dwellinghouse (Class C3) (Class Q)	2	2	02/06/2016	1	1	0	0	1	1
Dittisham	2965/23/PDM	Barn At Sx 840 529, Capton	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 4No dwellinghouses(class C3) & for associated development (Class Q (a+b))	4	4	17/10/2023	0	0	0	0	4	4
Dittisham	2455/21/FUL	Spindlewood Higher Street Dittisham TQ6 0HT	Demolition of existing dwelling and provision of replacement dwelling with associated landscaping	1	0	18/10/2021	0	0	0	1	0	0
Dittisham	3213/20/PDM	Barn at SX 838 532 Capton Dittisham	Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	27/11/2020	0	0	1	1	0	0
East Allington	3330/20/PDM & 4235/23/PDM	Barn Park East Allington TQ9 7PY	4235/23/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural building to 1No dwellinghouse (class C3) & for associated development (Class Q (a+b)) (resubmission of 3330/20/PDM). 3330/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	14/02/2024	0	0	0	0	1	1
East Allington	3186/23/PDM	Nutcombe Farm, East Allington, TQ9 7QE	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/ barns to 1No dwellinghouse & associated development (Class Q (a+b))	1	1	14/11/2023	0	0	0	0	1	1

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East Allington	1856/23/FUL	Development Site at SX 773 493 Lower Poole Farm East Allington	Replacement of approved Class Q dwelling (conversion not commenced) with new build dwelling including associated landscaping	1	1	20/09/2023	0	0	1	1	0	0
East Allington	2290/23/PDM	Cross Farm East Allington TQ9 7RW	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No dwellinghouse (class C3) & for associated development (Class Q (a+b))	1	1	25/08/2023	0	0	0	0	1	1
East Allington	1313/22/PDM	Pasture Coombe East Allington TQ9 7QE	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 4 No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	4	4	27/05/2022	0	0	0	0	4	4
East Allington	2712/20/OPA & 0684/22/FUL	Rimpston Farm East Allington Totnes TQ9 7RQ	0684/22/FUL -Agricultural workers dwelling. 2712/20/OPA - READVERTISEMENT (revised site location plan received) Outline application with some matters reserved for the construction of an agricultural dwelling	1	1	17/05/2022	0	0	1	1	0	0
East Allington	0084/18/FUL	Lower Poole Farm East Allington TQ9 7PZ	READVERTISEMENT (Revised Plans) Conversion of traditional stone barns into four residential dwellings together with provision of three heritage style garages.	4	4	01/02/2019	3	3	1	1	0	0
East Allington	2527/21/FUL	Coombe Farm Coombe East Allington Totnes	Application for two new dwellings (resubmission of 1439/20/FUL)	2	2	23/03/2022	1	1	1	1	0	0
East Portlemouth	1803/21/FUL	West Prawle House (Linhay) East Portlemouth TQ8 8PW	Conversion of barns to single dwelling together with ancillary communal facilities and landscaping	1	1	21/07/2021	0	0	1	1	0	0

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Ermington	2767/17/FUL & 3161/23/FUL	Linhay Barn Budlake Ermington Ivybridge PL21 9NG	3161/23/FUL-READVERTISEMENT (amended address) Construction of a new replacement dwelling to replace proposed barn conversion under 2767/17/FUL. 2767/17/FUL- Conversion of barn to dwelling	1	1	04/04/2024	0	0	0	0	1	1
Ermington	2628/19/PDM & 2333/16/PDM & 2486/21/FUL	Barn at East Burraton Burraton Cross To Luson Burraton Devon PL21 9LA	2486/21/FUL - READVERTISEMENT (Amended development description and revised plans received) Conversion of barn to single dwelling following Class Q Mapproval (2628/19/PDM). 2628/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) . 2333/16PDM - Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa). Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Qa)	1	1	06/04/2022	0	0	1	1	0	0
Ermington	0219/21/PDM & 2026/21/FUL	The Barn Back Lane Ermington PL21 9LR	2026/21/FUL -Demolition of building notified as dwelling under 0219/21/PDM and erection of replacement dwelling, together with extension to approved residential curtilage to serve the dwelling 0219/21/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no dwellinghouse (Class C3)and for associated operational development (Class Q(a+b))	1	1	28/10/2021	0	0	1	1	0	0
Ermington	1987/20/PDM	Merle Dene Hunsdon Ivybridge PL21 9JR	Notification for prior approval for proposed change of use of agricultural building to a dwellinghouse (use class C3) and for associated operational development (Class Q(a)&(b))	1	1	12/08/2020	0	0	1	1	0	0

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Ermington	2759/19/FUL	Strashleigh Farm Ivybridge PL21 9JP	Repair, alteration and extension of farmhouse, conversion and conservation of traditional stone barns into 2no. residential dwellings with landscaping and wildlife enhancement.	2	2	17/06/2020	0	0	0	0	2	2
Ermington	0393/19/FUL & 1124/22/CLE	Keaton Lodge Ermington Ivybridge PL21 0LB	1124/22/CLE - Certificate of Lawfulness for existing works being demolition of buildings as per planning application 0393/19/FUL. 0393/19/FUL - Replacement Dwelling	1	0	12/04/2019	0	0	0	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.	3	2	06/07/2016	1	2	0	0	1	1
Ermington	21/2404/15/F	1 Chapel Street Ermington Ivybridge PL21 9ND	Erection of 3 bed detached dwelling	1	1	24/06/2016	0	0	1	1	0	0
Ermington	0748/22/PDM	Strashleigh Farm Ivybridge PL21 9JP	Application to determine if prior approval is required for proposed change of use of agricultural building to No. 2 dwelling houses (Class C3) and associated operational development (Class Q (a+b))	2	2	12/06/2022	0	0	0	0	2	2
Ermington	2499/21/PDM	Strashleigh Farm Ivybridge PL21 9JP	Application for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (Further to application 4146/18/PDM	1	1	24/11/2021	0	0	0	0	1	1

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Frogmore & Sherford	3880/17/OPA. Appeal Ref No. APP/K1128/W/18/3205992. 1430/21/ARM & 4763/21/ARM	Proposed development site at SX 775 424 East Of Creek Close Frogmore Devon	1430/21/ARM - READVERTISEMENT (Revised plans received) Application for approval of reserved matters following outline approval 3880/17/OPA. 4763/21/ARM - Application for reserved matters including access, appearance, landscaping, layout, and scale following outline approval 3880/17/OPA for the erection of 8 dwellings (Resubmission of 1430/21/ARM) . 3880/17/OPA - Outline application (with all matters reserved) for the erection of 8 dwellings (including affordable housing), access and associated landscaping	8	8	07/07/2022	0	0	0	0	8	8
Frogmore & Sherford	0917/22/FUL	Cottage Field Barns Malston Kingsbridge TQ7 2DR	Conversion of existing agricultural building to a residential dwelling (previously approved under Class Q 3656/21/PDM) to include alterations to the design, extension to the curtilage and a landscaping scheme.	1	1	16/05/2022	0	0	1	1	0	0
Frogmore & Sherford	0591/21/FUL	Pool Farm Frogmore TQ7 2NU	Erection of a single storey rural worker's dwelling	1	1	26/04/2022	0	0	0	0	1	1
Frogmore & Sherford	0683/17/OPA & 0644/21/ARM	Land at Sherford Down Sherford Down Road Sherford Devon TQ7 2BA	0644/21/ARM - Application for approval of reserved matters following outline approval 0683/17/OPA 0683/17/OPA - Outline application with some matters reserved for provision of single residential dwelling (resubmission of 2331/16/OPA)	1	1	08/07/2021	0	0	1	1	0	0
Frogmore & Sherford	0716/17/FUL & 0519/21/FUL	The Cider Barn Stancombe Manor Stancombe Cross To Harleston C Sherford TQ7 2BE	0519/21/FUL - Conversion of traditional barn to dwelling as amendment to planning application 0716/17/FUL. 1309/20/ARC - Application for approval of details reserved by conditions 3, 8 and 11 of planning consent 0716/17/FUL. 0716/17/FUL - Alteration and conversion of redundant farm building to single dwelling and ancillary works	1	1	26/05/2021	0	0	1	1	0	0

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Frogmore & Sherford	43/0352/14/F	Frogmore Boat Yard, Frogmore, Kingsbridge, TQ7 2NU	Application for construction of rural worker's dwelling (resubmission of 43/3065/13/RM)	1	1	07/05/2014	0	0	1	1	0	0
Frogmore & Sherford	3656/21/PDM	Development site at SX 765 452 Sherford Kingsbridge TQ7 2DR	Application to determine if prior approval is required for change of use of agricultural building to 1 No. dwellinghouse (Class C3)	1	1	23/11/2021	0	0	1	1	0	0
Halwell & Moreleigh	4219/20/OPA & 1639/23/FUL	Land at Three Corners Workshop Moreleigh Devon	1639/23/FUL - Provision of occupational/rural workers' dwelling (resubmission of 3527/22/FUL-withdrawn). 4219/20/OPA - Outline application with all matters reserved for a permanent occupational/rural workers dwelling	1	1	27/10/2023	0	0	0	0	1	1
Halwell & Moreleigh	0147/23/FUL	Land At Sx 786 540 Halwell	Replacement dwelling following class Q approval	1	1	27/09/2023	0	0	0	0	1	1
Halwell & Moreleigh	1504/21/FUL	Development Site At Sx 764 528 Moreleigh	READVERTISEMENT (Revised plans received) Application for construction of 4 dwellings (2x semi-detached), associated parking, access & landscaping/biodiversity enhancements	4	4	08/09/2023	0	0	0	0	4	4
Halwell & Moreleigh	1035/23/OPA	Higher Stanborough Farm Moreleigh TQ9 7JQ	Outline Planning Application with all matters reserved for a permanent agricultural workers dwelling	1	1	06/09/2023	0	0	0	0	1	1
Halwell & Moreleigh	0175/21/OPA & 0517/23/ARM (Landscaping)	Land adjacent to Tor View Moreleigh TQ9 7JQ	0517/23/ARM - Application for approval of some reserved matters following outline approval reference 0175/21/OPA relating to landscaping for erection of three detached houses. 0175/21/OPA - Outline Application with some matters reserved for erection of three detached house	3	3	09/06/2023	0	0	3	3	0	0

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Halwell & Moreleigh	1262/23/PDM	Barn at Boreston Farm Halwell TQ9 7LD	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 1 No dwellinghouse (class C3) & for associated development (Class Q (a+b))	1	1	30/05/2023	0	0	1	1	0	0
Halwell & Moreleigh	0364/23/PDM	Lower Poulston Farm Halwell TQ9 7LE	Application to determine if prior approval is required for a proposed conversion of an existing agricultural building into 4 No dwellings (C3) & for associated development (Class Q (a+b))	4	4	11/04/2023	0	0	0	0	4	4
Halwell & Moreleigh	3621/20/FUL	Land at The Green Moreleigh TQ9 7JH	Erection of four dwellings	4	4	04/10/2022	0	0	4	4	0	0
Halwell & Moreleigh	3350/21/FUL	Barn at Lower Collaton Blackawton TQ9 7DW	Barn conversion to dwelling with ancillary accommodation	1	1	02/03/2022	0	0	0	0	1	1
Halwell & Moreleigh	1355/21/PDM	Place Barton Farm Moreleigh TQ9 7JN	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 5no. dwellinghouses (Class C3)	5	5	26/05/2021	0	0	0	0	5	5
Halwell & Moreleigh	0239/21/CLE & 3912/18/ARM & 2802/17/OPA	Land at Morleigh Parks Farm TQ9 7JN	0239/21/CLE - Lawful development certificate for existing material commencement of building operations for permanent agricultural workers dwelling following planning consent 3912/18/ARM (resubmission of 0934/20/CLE)3912/18/ARM - Approval of reserved matters following outline approval reference. 2802/17/OPA- READVERTISEMENT (Revised Location Plan) Outline application (with all matters reserved) for permanent agricultural workers dwelling	1	1	17/05/2021	0	0	0	0	1	1
Halwell & Moreleigh	3228/19/FUL	White Parks Farm Moreleigh Devon TQ9 7JH	READVERTISEMENT (Revised Plans Received) Demolition of agricultural barns and erection of 3no. new dwellings and conversion of one stone barn into 1 no. further dwelling	4	4	06/07/2021	2	2	1	1	1	1



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Harberton	1056/20/PDM & 0634/23/PDM	Barn At Sx 759 588 Langford Farm Harberton TQ9 7LN	0634/23/PDM - Application to determine if prior approval is required for proposed change of use of agricultural buildings to 5 no. dwelling houses (Class C3) and associated operational development (Class Q (a&b)). 1056/20/PDM - Notification for prior approval for proposed change of use of agricultural building to 5no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	5	5	24/04/2023	0	0	0	0	5	5
Harberton	4399/22/PDM	Barns A & B at Fletcherscombe Diptford	Notification for prior approval for proposed change of use of agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (Renewal of Class Q consents 3816/19/PDM and 3819/19/PDM)	2	2	07/02/2023	0	0	0	0	2	2
Harberton	0463/22/FUL	The Maltsters Arms Main Road Harbertonford Devon TQ9 7SZ	Change of use of public house with accommodation to a single dwelling (resubmission of 1964/21/OPA	1	0	19/07/2022	0	0	0	1	0	0
Harberton	0626/18/FUL & 1238/22/CLE	Moore Farm Barns Harberton TQ9 7LP	1238/22/CLE - Lawful Development Certificate for commencement of development approved under 0626/18/FUL (Conversion of existing stone barns to two dwellinghouses with garages)(Resubmission of 4659/21/CLE). 0626/18/FUL - Conversion of existing stone barns to two dwellinghouses with garages	2	2	17/08/2020	0	0	2	2	0	0
Harberton	3377/21/OPA Appeal number APP/K1128/W/ 22/3297901	Dorsley Cottages, Harberton TQ9 6DL	Outline application with some matters reserved for new dwelling in garden of existing dwelling (resubmission of 2133/20/OPA)	1	1	13/09/2022	0	0	0	0	1	1

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Holbeton	4492/21/FUL	Luson House Luson Yealmpton PL8 2JD	READVERTISEMENT (Revised plans received) Conversion of redundant agricultural barn to new dwelling house along with associated works and erection of detached car port	1	1	21/06/2022	0	0	1	1	0	0
Holbeton	2318/22/OPA & 3492/23/ARM	Fursdon Farm Holbeton PL8 2EN	3492/23/ARM - Application for approval of reserved matters following outline approval 2318/22/OPA for appearance, layout, landscaping, access & scale (resubmission of 2548/23/ARM) and discharge of conditions 4 (drainage), 5 (foul drainage), 6 (landscaping), 7 (contamination report) and 8 (DEV32 compliance) of 2318/22/OPA 2318/22/OPA - Outline planning application (with all matters reserved) for provision of agricultural worker's dwelling	1	1	19/01/2024	0	0	0	0	1	1
Holbeton	2305/22/FUL	Battisborough Point Battisborough Cross PL8 1JX	Proposed construction of replacement dwelling	1	0	09/12/2022	0	0	0	0	0	1
Ivybridge	3295/21/FUL	Restholme, Western Road, Ivybridge, PL21 9AT	Construction of 2 residential dwellings with parking	2	2	23/01/2024	0	0	0	0	2	2
Ivybridge	3692/22/FUL	9 Erme Road Ivybridge Devon PL21 0AB	Change of use & conversion of existing ground floor commercial space to self-contained apartment	1	1	23/05/2023	0	0	1	1	0	0
Ivybridge	1503/20/FUL	Woodland Farm Woodland Road Ivybridge PL21 9HG	Construct 1 no. new residential dwelling to replace derelict barn	1	1	14/09/2020	0	0	1	1	0	0
Ivybridge	1085/18/FUL	4 Western Road Ivybridge PL21 9AN	Conversion of building to provide two flats.	2	2	14/11/2018	0	0	2	2	0	0

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Ivybridge	1944/19/FUL	Land between 19 & 21 Clayman's Pathway Ivybridge PL21 9UZ	Construction of new dwelling with associated groundworks and landscaping	1	1	30/07/2021	0	0	1	1	0	0
Ivybridge	27/2143/15/F	South View House Cole Lane Ivybridge Devon PL21 0DG	Retention of existing dwelling, erection of 3 new dwellings and associated garage. Conversion of store over existing garage for home office.	3	3	30/06/2016	2	2	1	1	0	0
Ivybridge	27/1801/14/F	Plum Tree Court, Fore Street, Ivybridge	Erection of 2No 3 bedroomed dwellings	2	2	12/06/2015	0	0	2	2	0	0
Kingsbridge	0770/23/FUL	Land At Sx 737 447 Buckwell Road Kingsbridge	Erection of single storey dwelling (Resubmission of 2728/22/FUL)	1	1	22/05/2023	0	0	0	0	1	1
Kingsbridge	0002/23/FUL	The Sail Loft Ebrington Street Kingsbridge TQ7 IDE	Alterations to existing building to form a smaller commercial workshop with open air courtyard and conversion of part of the existing commercial space to form new residential unit. Raising of existing roof level to create mezzanine floors (resubmission of 2336/22/FUL)	1	1	09/05/2023	0	0	0	0	1	1
Kingsbridge	4088/21/FUL APP/K1128/W/22/3303726 & 3943/20/FUL & APP/K1128/W/21/3276041	Appleford , Bowcombe Road, Kingsbridge TQ7 2DJ	4088/21/FUL - Erection of replacement dwelling and garage, relocation of access and associated works (Resubmission of 3943/20/FUL). 3943/20/FUL - Erection of replacement dwelling and garage, relocation of access and associated works	1	0	28/04/2023	0	0	0	1	0	0

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Kingsbridge	1386/22/FUL & APP/K1128/W/23/3315666	Dennings, Wallingford Road, Kingsbridge, Devon TQ7 1NF	Erection of six new residential dwellings (resubmission of 3830/20/FUL)	6	6	16/12/2022	0	0	0	0	6	6
Kingsbridge	2013/22/FUL	20 Buckwell Road Kingsbridge TQ7 1NQ	Erection of new dwelling (Re-submission of 0536/22/FUL)	1	1	05/10/2022	0	0	1	1	0	0
Kingsbridge	0256/17/FUL & 2876/21/FUL	Development Site Tumbly Hill Kingsbridge Devon	2876/21/FUL - Construction of 3 townhouses. 0256/17/FUL - Construction of 5no.apartments	3	3	01/04/2022	0	0	0	0	3	3
Kingsbridge	2710/19/FUL	Land At Sx 736 449 South of Wallingford House Kingsbridge	Erection of detached dwelling	1	1	11/05/2020	0	0	1	1	0	0
Kingston	2275/22/FUL	Appletree Wyke Kingston TQ7 4PY	Demolition of three bedroom dwelling and construction of replacement three bedroom dwelling (resubmission of 0849/22/FUL)	1	0	31/08/2022	0	0	0	0	0	1
Kingswear	3552/23/FUL	High Springs Cattery, Brixham Road, Kingswear, Devon, TQ6 0DY	Conversion of a former cattery building to a dwelling with landscaping and biodiversity enhancement	1	1	08/01/2024	0	0	0	0	1	1
Kingswear	3187/22/FUL	Green Hollow Gattery Lane Brixham TQ5 0HE	(Revised plans) Demolition of existing property/detached garage, replacement new dwelling with integrated garage, associated landscaping & revised vehicle access	1	0	29/06/2023	0	0	0	0	0	1

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Kingswear	0608/22/FUL	Peach House Castle Road Kingswear TQ6 0DX	Change of use from single dwelling to 2 apartments	2	1	16/05/2022	0	0	0	0	1	2
Kingswear	3199/20/FUL APP/K1128/w/2 1/3267850 & 0650/20/FUL	White Gates Hoodown Lane Kingswear TQ6 0AZ	0650/20/FUL - Full planning application for replacement dwelling. 3199/20 - Replacement dwelling	1	0	01/12/2020	0	0	0	1	0	0
Kingswear	0662/20/FUL	Barn at Ocean Farm Raddicombe Drive Hillhead Devon TQ5 0EX	Conversion of existing barn to form single storey dwelling	1	1	04/11/2020	0	0	1	1	0	0
Littlehempston	2199/20/FUL & 2950/23/CLE	Home Park Barn Grattons Lane Littlehempston TQ9 6LW	2950/23/CLE - Certificate of lawfulness for existing works for digging of foundation trench to barn conversion to residential dwelling of planning consent 2199/20/FUL. 2199/20/ful - Conversion of existing agricultural building to residential dwelling (previously approved under 0793/20/PDM) to include alterations to design, extension to curtilage and landscaping	1	1	24/10/2023	0	0	0	0	1	1
Littlehempston	2785/22/PDM	Barn at SX 8024 6199 'Dart View Barn' Hampstead Farm Lane Littlehempston	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	26/09/2022	0	0	1	1	0	0
Littlehempston	2129/22/PDM	Devonia Barn Littlehempston TQ9 6LZ	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	15/09/2022	0	0	0	0	1	1

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Littlehempston	4247/20/FUL	Hemsford Barn Littlehempston	READVERTISEMENT (Revised plans received) Re-submission of 3147/20/FUL for conversion of barn to dwelling, garage and access road	1	1	03/03/2021	0	0	1	1	0	0
Littlehempston	1903/18/PDM & 4240/20/FUL	Barn at SX 820 638 Tallyho Bridge Littlehempston Totnes TQ9 6NG	4240/20/FUL - Demolition of existing barn and construction of replacement dwelling (following approvals 1903/18/PDM and 1091/19/FUL) with associated landscaping. 1903/18/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	01/03/2021	0	0	1	1	0	0
Loddiswell	3227/22/FUL	Heathfield Barn California Cross Ivybridge PL21 0SG	Siting of a permanent rural workers dwelling	1	1	24/04/2023	0	0	1	1	0	0
Loddiswell	3746/18/FUL & 28296/18/FUL & 32/0689/14/F & 3995/22/FUL	Higher Hatch Farm, Loddiswell, Kingsbridge TQ7 4AJ	3995/22/FUL - (Barn C) Conversion of redundant listed barn to single dwelling 3746/18/FUL - Conversion of 3 barns to 3 dwellings with associated works and landscaping. (Alternative proposal to consents 32/0689/14/F and 32/0690/14/LB). This is for Barns A, B & D only. 28296/18/FUL - Reinstatement of Barn E. 32/0689/14/F - Conversion of barns to four residential dwellings and two holiday lets and associated external works, (this is for Barns A, B, C, D & E. Barns B, C, D & E are to become separate residential units & Barn A is being divided into 2 units to become ancillary holiday accommodation to Barn D).	6	4	23/01/2023	3	5	0	0	1	1

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Loddiswell	0709/21/FUL & 1155/18/PDM	Agricultural building at Stanton Cottage Loddiswell Devon TQ7 4EF	0709/21/FUL - Replacement dwelling following Class Q approval reference 1155/18/PDM. 1155/18/PDM - READVERTISEMENT (Revised Plans Received) Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	25/06/2021	0	0	1	1	0	0
Loddiswell	2773/17/PDM & 0625/20/FUL & 0293/21/FUL	Lilwell Barn Lilwell Farm Loddiswell Devon TQ7 4EF	0293/21/FUL -Application for replacement dwelling following class Q approval ref 2773/17/PDM, planning consent 4336/17/FUL and 0625/20/FUL 0625/20/FUL - Application for replacement dwelling following Class Q approval ref 2773/17/PDM and minor alterations and extension to existing domestic curtilage 2773/17/PDM - Prior Approval for proposed change of use agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	17/03/2021	0	0	1	1	0	0
Loddiswell	0172/18/FUL	Inner Weeke Loddiswell TQ7 4AQ	Conversion of barn 5 to dwelling, involving removal of existing concrete block extension, replacement of lean-to extension with new single storey extension, associated structural works and roofing, demolition of barns 3 and 6, barn 4 to be made structurally sound and used for bat and bird mitigation.	1	1	23/04/2018	0	0	1	1	0	0
Malborough	33/2944/11/F	143 Cumber Close, Malborough, TQ7 3DG	Change of use from community rooms to dwelling	1	1	03/01/2012	0	0	1	1	0	0
Marldon	1870/22/FUL & 0601/19/FUL & 0615/16/FUL	Upper Channel View Ipplepen Road Marldon TQ3 1SE	1870/22/FUL - Erection of replacement dwelling and associated works. 0601/19FUL - Erection of a replacement dwelling and associated works, Upper ChannelView, Marldon. 0615/16/FUL - Re-Advertisement (Revised Plans Received) Erection of a replacement dwelling and associated works.	1	0	31/08/2022	0	0	0	0	0	1

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Marldon	3729/21/FUL	Land at Neller Copse West Lane Marldon TQ3 ISL	Removal of four existing disused agricultural barns and replacement with three new dwellings with associated car ports and landscaping (Resubmission of 1711/21/FUL	3	3	14/02/2022	0	0	0	0	3	3
Marldon	34/1890/15/O & 1304/21/ARM	RMC Quarry, The Old Kiln Kiln Road Marldon TQ3 ISH	1304/21/ARM - Application for approval of reserved matters following outline approval 34/1890/15/O . 1890/15/O - Outline planning permission with all matters reserved for 5 new dwellings, on-site access and parking with associated landscaping	5	5	03/06/2021	0	0	0	0	5	5
Modbury	2868/20/FUL & 3909/23/CLE	Stones Close Modbury PL21 0RZ	3909/23/CLE - Certificate of lawfulness for existing building works to confirm that condition 1 of planning consent 2868/20/FUL has been complied with 2868/20/FUL - Proposed conversion and extension of existing garage to dwelling	1	1	13/02/2024	0	0	0	0	1	1
Modbury	1330/22/FUL & 2177/20/FUL	Western Barns, Trehele Farm, Modbury	1330/22/FUL - Application for replacement of agricultural building with a single newbuild dwelling following Class Q approval (3665/18/PDM) for conversion to residential dwelling with amendments to external design and cladding (2177/20/FUL) & 2177/20/FUL - Change of use of agricultural building to residential dwelling and extension to curtilage with amendments to the external design and cladding following Class Q approval (reference 3665/18/PDM)	1	1	08/07/2022	0	0	0	0	1	1
Modbury	4114/21/PDM	Hideaway Farm, Brownston PL21 0SQ	Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1 No. dwelling house (Class C3) and for associated operational development (Class Q(a+b))	1	1	21/01/2022	0	0	0	0	1	1



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Modbury	4182/19/OPA & 2674/21/FUL	Three Torrs Farm California Cross Brownston Modbury PL21 0SG	2674/21/FUL - Application for approval of reserved matters following outline approval 4182/19/OPA for a permanent agricultural dwellin. 4182/19/OPA - Outline application with all matters reserved for a permanent agricultural dwelling to replace temporary mobile home (0293/17/FUL)	1	1	06/07/2021	0	0	1	1	0	0
Modbury	1337/20/FUL	Development Site at SX 657 516 Back Street, Modbury	READVERTISEMENT (revised plans received) Proposed new dwelling (resubmission of 0454/20/FUL)	1	1	28/10/2020	0	0	0	0	1	1
Modbury	35/3163/14/F	Proposed development of barn at SX 6562 5292, Higher Sheephams, Modbury, Ivybridge	Conversion of barn into 2no. dwelling units	2	2	06/02/2015	0	0	2	2	0	0
Newton & Noss	3117/17/FUL & 1501/20/VAR & 3831/23/VAR	59 Yealm Road Newton Ferrers PL8 1BJ	3831/23/VAR - Application for variation of condition 2 (approved drawings) of planning consent 3117/17/FUL. 3117/17/FUL - Replacement of existing dwelling with single dwelling	1	0	05/02/2024	0	0	0	0	0	1
Newton & Noss	1639/22/FUL	The Blossoms Lower Court Road Newton Ferrers PL8 1DG	Replacement dwelling and associated works (Resubmission of 4444/21/FUL)	1	0	26/07/2022	0	0	0	1	0	0
Newton & Noss	0694/21/FUL	Waters Edge Bridgend Hill Newton Ferrers PL8 1AW	Replacement dwelling for Waters Edge and refurbishment of existing dwelling Hillside with parking	1	0	15/09/2021	0	0	0	0	0	1

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Newton & Noss	2069/21/FUL & 1949/17/FUL	Oystercatchers 79 Yealm Road Newton Ferrers PL8 IBN	2069/21/FUL - Amendments to design approved by 1949/17/FUL (demolition and replacement dwelling). 1949/17/FUL - Demolition of existing dwelling and replaced with new 4 bedroom dwelling.	1	0	18/08/2021	0	0	0	1	0	0
Newton & Noss	0843/21/FUL	Venta 71 Yealm Road Newton Ferrers PL8 IBN	Demolition of existing house and rebuild to link to existing garage (Resubmission of 3612/20/FUL)	1	0	13/08/2021	0	0	0	1	0	0
Newton & Noss	37/0735/15/F & 4062/17/FUL & 3476/20/CLE 1624/20/FUL & APP/K1128/W/20/3262724	Development site at SX550478, Woodville, Pillory Hill, Noss Mayo, PL8 IED	0735/15/F Revised scheme to replace bungalow with three-bedroom house incorporating double garage and associated landscaping. 4062/17/FUL Demolition of existing 3 bedroom house and erection of new two storey 3 bedroom house with off-street garage	1	0	01/04/2021	0	0	0	1	0	0
Newton and Noss	4462/22/FUL	Newton Downs Farm, Newton Ferrers, PL8 IJA	Barn conversion	1	1	02/10/2023	0	0	0	0	1	1
Newton and Noss	1250/23/FUL	Development Site at SX 545 478 Riverside Road West Newton Ferrers	New dwelling with associated car parking and landscaping	1	1	26/09/2023	0	0	0	0	1	1
North Huish	2523/23/PDM	Higher Colmer Farm Modbury PL21 0SG	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 No dwelling house (class C3) & associate development (Class Q (a+b))	1	1	11/09/2023	0	0	0	0	1	1
North Huish	4107/18/ARM & 0693/16/OPA	Lower Greenslade Farm Avonwick Devon TQ10 9EZ	Application of reserved matters following outline consent 0693/16/OPA for permanent agricultural worker's dwelling -	1	1	01/04/2019	0	0	1	1	0	0

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North Huish	3681/17/FUL	Coombe Norris North Huish TQ10 9NJ	Conversion of redundant barn to dwelling and new garage (resubmission of 3266/16/FUL) - Amendments to the design and access	1	1	03/05/2018	0	0	1	1	0	0
North Huish	38/2488/15/F	The Linhay Manor Farm Barns North Huish South Brent TQ10 9NN	Conversion of redundant agricultural stone barn to a dwelling	1	1	23/12/2015	0	0	1	1	0	0
Rattery	3391/23/PDM	Land at SX 760 632, Dartington, TQ11 0LP	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No dwellinghouse (Class C3) & associated development (Class Q (a+b))	1	1	22/11/2023	0	0	0	0	1	1
Rattery	4151/22/PDM	Development Site At Sx 736 614 Crabbers Cross To Mill Cross Rattery Devon	Application to determine if prior approval is required for proposed change of use of agricultural buildings to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	09/01/2023	0	0	0	0	1	1
Rattery	0957/20/FUL	Lower Hood Barns Dartington TQ9 6AB	Change of use of 3no. barns to C2 (residential institution). Alterations to fenestration and addition of external staircase	-1	-1	24/07/2020	0	0	-1	-1	0	0
Rattery	2352/18/FUL & 39/0516/15F	Holly Barn Rattery TQ10 9LF	Erection of dwelling on site of agricultural building	1	1	07/09/2018	0	0	1	1	0	0
Ringmore	0132/20/FUL	Tree Tops Challaborough TQ7 4HT	Replacement dwelling with new landscaping and off street parking	1	0	30/04/2020	0	0	0	0	0	1

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Salcombe	0723/23/FUL	Greystones Sandhills Road Salcombe TQ8 8JP	Replacement dwelling & replacement outbuilding	1	0	19/07/2023	0	0	0	0	0	1
Salcombe	4024/21/FUL & APP/K1128/W/22/3301425	Sunny Ridge, Herbert Road, Salcombe, TQ8 8HN	Replacement dwelling	1	0	25/04/2023	0	0	0	0	0	1
Salcombe	4025/19/FUL & 2488/22/CLE	Highwood Mould Road Salcombe TQ8 8LG	2488/22/CLE -Certificate of lawfulness for existing material commencement of building operations following planning consent 4025/19/FUL (demolitionof existing dwelling and replacement with new dwelling) 4025/19/ful - Demolition of existing dwelling and replacement with new dwelling	1	0	10/03/2023	0	0	0	1	0	0
Salcombe	2363/22/FUL	Sunnydale Newton Road Salcombe TQ8 8HH	Demolition of existing dwelling & construction of new detached house with associated landscaping	1	0	20/02/2023	0	0	0	1	0	0
Salcombe	3219/22/FUL	Tides Reach Hotel Cliff Road Salcombe TQ8 8LJ	Sub-division of existing penthouse to create 2 x 2 bedroom apartments (Re- Submission of 0154/22/FUL)	2	1	17/02/2023	0	0	0	0	1	2
Salcombe	4363/21/FUL	Windsong Fortescue Road Salcombe TQ8 8AP	Removal of existing three bed dwelling and replacement with four bed dwelling with associated garage, parking and landscaping	1	0	24/03/2022	0	0	0	1	0	0
Salcombe	3734/21/FUL	Fairway Coronation Road Salcombe TQ8 8EA	Change of Use from 3 no. apartments to a single dwelling with a self-contained granny/guest annex, with associated minor amendments to fenestration and internal layout	-2	-2	30/11/2021	0	0	0	0	-2	-2

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Salcombe	2720/17/FUL & 1620/20/ARC	Pine Cottage Froude Road Salcombe Devon TQ8 8LH	Application for proposed replacement dwelling and associated works.	1	0	08/10/2020	0	0	0	1	0	0
Salcombe	1611/20/FUL	Wells Court Herbert Road Salcombe TQ8 8HN	Demolition of existing disused Care Home. Development of two detached,two storey, four bed dwellings with associated parking and landscaping	2	1	04/09/2020	0	0	0	0	1	2
Salcombe	3501/19/CLE & 2843/16/FUL	Merrivale Main Road Salcombe Devon TQ8 8JW	3501/19/CLE - Lawful development certificate for existing building operationsundertaken pursuant to conditional planning consent 2843/16/FUL. Conclusion:Based on these factors, Officers are satisfied on the balance of probabilities that operational development representing the commencement of the approved scheme was carried out within three years of the issuing of the decision and therefore that a Certificate of Lawfulness may be granted in this case.2843/16/FUL -Erection of new dwelling in garden plot	1	1	10/12/2019	0	0	0	0	1	1
Salcombe	2684/19/CLE ( 41/0703/15/F Appeal APP/K1128/W/16/3143575 )	The Hollies Devon Road Salcombe TQ8 8HQ	2684/19/CLE - Lawful development certificate for confirmation of commencement of works for three bed dwelling. 41/07/03/15/F - Demolition of existing structure and erection of new dwelling and raised parking area	1	1	11/11/2019	0	0	0	0	1	1
Salcombe	0677/19/FUL	Overcombe Devon Road Salcombe TQ8 8HJ	Demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling and detached garage, outdoor pool and associated landscaping	1	0	06/08/2019	0	0	0	1	0	0

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Salcombe	2006/18/FUL	Herwood Bennett Road Salcombe TQ8 8JJ	Demolition of existing house and erection of replacement dwelling with associated amenity space	1	0	26/11/2018	0	0	0	1	0	0
Salcombe	3419/17/FUL	Land at Baptist Lane Salcombe	Demolition of existing garages and erection of 1 no. dwelling (revision of 0877/17/FUL)	1	1	24/07/2018	0	0	1	1	0	0
Salcombe	41/1023/15/F	Spion Lodge Bennett Road Salcombe Devon TQ8 8JJ	READVERTISEMENT (Revised Plans Received) Demolition of existing dwelling and erection of building to contain 6 No apartments with associated landscaping and car parking	6	5	08/08/2017	0	0	5	6	0	0
Salcombe	41/1493/11/F	Rutherfords, Herbert Road, Salcombe	Demolition of existing and replacement with 2 dwellings	2	1	15/08/2011	0	1	0	0	1	1
Shaugh Prior	2112/17/FUL & 3483/18/VAR & 3438/21/CLE & 1512/22/FUL	Portworthy Storage Tank Park Lane Lee Moor Plymouth PL7 5JT	1512/22/FUL - Conversion of water tank to dwellinghouse partial removal of earth bunds and site landscaping. 3438/21/CLE - Lawful development certificate for the existing development in relation to planning consents 2112/17/FUL and 3483/18/VAR (construction works began on site in accordance with conditions) 3483/18/VAR - Application for variation of condition 2 following grant of planning permission 2112/17/FUL. 2112/17/FUL - Conversion of water tank to dwellinghouse, partial removal of earth bunds and site landscaping (resubmission of 0377/17/FUL)	1	1	09/09/2022	0	0	1	1	0	0
Shaugh Prior	2904/16/FUL	The Hermitage Collard Lane Wotter PL7 5HU	READVERTISEMENT (Revised Plans) Demolition of existing dwellinghouse and garage and construction of replacement dwellinghouse with garage and studio space	1	0	30/04/2018	0	0	0	1	0	0

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Slapton	44/1852/13/F & 3599/16/VAR & 1137/18/ARC & 3973/20/VAR	Combe Cottage Carr Lane Slapton Kingsbridge	1137/18/ARC - Application for approval of details reserved by conditions 7, 8 and 9 following grant of planning consent 3599/16/VAR 3599/16/VAR - Application for variation of condition of granted planning application 44/1852/13/F. To replace drawings SN:11:52A & 53B with SN:55,56,57 Construction of a new house and creation of public open space	1	1	03/09/2021	0	0	1	1	0	0
South Brent	0551/23/PDM & APP/K1128/W/23/3321395	The Cedars, Marley Head to New Cross, South Brent, Devon TQ10 9LW	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 1No (class C3) & for associated development (Class Q (a+b)) (Resubmission of 2547/22/PDM & 3429/22/PDM)	1	1	06/04/2023	0	0	0	0	1	1
South Brent	2338/22/FUL	Barns at Lower East Moore Farm Diptford TQ9 7PE	Demolition of agricultural buildings (previously permitted as five dwellings under Class Q Ref:2688/21/PDM) & replacement with four residential dwellings & associated access, vehicular parking & landscaping	4	4	20/12/2022	0	0	4	4	0	0
South Brent	3396/20/PDM & 1472/22/FUL	Barn at Barleycombe House Avonwick South Brent TQ10 9EX	1472/22/FUL -Conversion of barn to dwelling and adjoining old pighouse to garage/studio further to original Class Q approval. 3396/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	05/08/2022	0	0	0	0	1	1
South Brent	3011/16/PDM	The Trough South Brent TQ10 9JT	Notification for Prior Approval for a proposed change of use of agricultural building to 2no. Dwellinghouses (Class C3) and associated operational development (Class Q(a+b))	2	2	28/11/2016	1	1	1	1	0	0

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South Huish	1030/23/FUL	Development Site At Sx 677 403 Weymouth Park Hope Cove	Erection of a new single storey dwelling following granting of permission in principle (Resubmission of 4082/22/FUL)	1	1	01/06/2023	0	0	1	1	0	0
South Huish	3778/19/FUL & 0387/22/VAR & APP/K1128/W/22/3303969	39 Weymouth Park Hope Cove TQ7 3HD	0387/22/VAR - Application for variation of condition 2 (approved plans) of planning consent 3778/19/FUL (Resubmission of 4308/21/VAR)3778/19/FUL - Proposed new dwelling in the garden of The Lookout (Resubmission of application 2131/19/FUL)	1	1	05/05/2023	0	0	1	1	0	0
South Huish	1079/20/FUL	Little Shear Hope Cove TQ7 3HH	Demolition of existing dwelling and construction of two new dwellings with associated external works (resubmission of 3005/19/FUL)	2	1	12/11/2020	0	0	1	2	0	0
South Milton	4223/21/FUL	School House South Milton TQ7 3JQ	Proposed amendment to an extant development permitted under 7/2197/03/CU for change of use to dwelling	1	0	19/07/2022	0	0	0	1	0	0
South Milton	4178/21/FUL	Wakeham Farm South Milton TQ7 3JQ	Demolition of existing structures and replacement with 4no. Open market dwelling	4	4	06/05/2022	0	0	4	4	0	0
South Milton	2664/21/FUL	Tolcarne South Milton TQ7 3JR	Demolition of existing dwelling and construction of replacement dwelling	1	0	22/12/2021	0	0	0	1	0	0
Sparkwell	2072/22/FUL	The Longhouse Old Newnham Farm Plympton PL7 5BL	READVERTISEMENT (Revised plans & amended description) Separation of ground & first floor into 2 dwellings for extended family occupation only with main dwelling on upper floor & secondary dwelling on ground floor(resubmission of 0482/21/FUL)	2	1	24/11/2022	0	0	0	0	1	2



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Sparkwell	1179/21/PDM & 0634/22/FUL	Agricultural Building At Sx 587 583 Baccamore Pits To Corntown Cornwood	0634/22/FUL - Demolition of an agricultural building following Class Q approval (1179/21/PDM) and erection of 2 new dwelling. 1179/21/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)) (Resubmission of 0265/21/PDM)	2	2	19/07/2022	0	0	0	0	2	2
Sparkwell	1567/21/PDM & 0746/22/FUL	Houndall Barn Sparkwell Ivybridge PL7 5DG	0746/22/FUL - Construction of replacement dwelling in place of barn with Class Q approval under 1567/21/PDM. 1567/21/PDM - An application to determine if prior approval is required for a proposed change of use of Agricultural Buildings to 1 x no. dwellinghouse under Class Q (a and b)	1	1	07/07/2022	0	0	1	1	0	0
Sparkwell	3832/19/FUL	Briar Cottage Garden Briar Cottage Lee Mill Bridge PL21 2AY	Erection of 1 no. four bed end of terrace two-storey dwelling	1	1	22/12/2021	0	0	0	0	1	1
Sparkwell	1600/21/FUL	Quay West Studios, Old Newnham Newnham Road Plympton PL7 5BH	Change of use from offices to 2 no. residential units	2	2	26/07/2021	0	0	1	1	1	1
Sparkwell	1302/21/FUL Appeal number APP/K1128/W/21/3287577	Lowdamoor, Road from Hemerdon to Newnham Road, Henerdon, PL7 5BU	Erection of detached 4-bedroom house with detached garage and detached 3-bedroom bungalow with use of existing garage	2	2	16/06/2021	0	0	0	0	2	2

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Sparkwell	3043/18/FUL	The Smithaleigh Hotel Smithaleigh Devon PL7 5AX	Conversion of farmhouse and eastern wing of hotel to 9 self contained apartments with associated parking (Resubmission of 2660/16/FUL)	9	7	27/11/2020	3	5	4	4	0	0
Sparkwell	0522/20/PDM & 2725/20/FUL	The Chicken House Houndall Wood Sparkwell Plymouth PL7 5DG	2725/20/FUL - Demolition of an existing agricultural building and construction of a replacement dwelling (following Class Q approval 0522/20/PDM) and associated landscaping. 0522/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	03/11/2020	0	0	1	1	0	0
Sparkwell	1973/17/FUL & 3346/17/VAR & 1281/20/ARC	Vine Cottage Plymouth Smithaleigh PL7 5AX	New replacement dwelling with attached garage with ancillary accommodation above.	1	0	07/07/2020	0	0	0	0	0	1
Sparkwell	2928/21/FUL	The Smithaleigh Farm Smithaleigh PL7 5AX	Conversion of west and north legs of 'The Smithaleigh' to four self contained dwellings	4	4	08/02/2022	1	1	0	0	3	3
Staverton	0710/17/FUL & 0234/21/FUL & 1465/23/CLP	Kingston Gate Barn Kingston Totnes TQ9 6AR	1465/23/CLP-Certificate of lawfulness for proposed use for renovation of barn to dwelling following planning consent 0234/21/FUL. 0234/21/FUL-Proposed conversion from disused barn into a 3 bedroom residential dwelling.	1	1	22/08/2023	0	0	0	0	1	1
Staverton	0949/22/PDM	Barn at Staverton Staverton TQ9 6AG	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	04/05/2022	0	0	0	0	1	1

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Staverton	4220/20/PDM & 2104/23/FUL	Hill Croft Barns Landscape Totnes TQ9 6AL	2104/23/FUL - Works to convert agricultural barn to form two dwellings (resubmission of 1022/23/FUL-withdrawn). 4220/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	12/10/2023	0	0	2	2	0	0
Staverton	0908/18/FUL	Edgeware Austins Bridge To Dart Bridge Inn Buckfastleigh Devon TQ11 0JR	Conversion of existing agricultural stone barn into single residential unit (resubmission of 3431/17/OPA)	1	1	01/06/2018	0	0	1	1	0	0
Staverton	1938/23/FUL & 0146/18/FUL & 50/2308/15/PN NEW	Whiteways Farm Staverton Totnes Devon TQ9 6AL	1938/23/FUL - Subdivision of unit 6 (approved under planning consent 0146/18/FUL) into unit 6a & 6b. 0146/18/FUL - Works to convert 8 storage buildings to 8 dwellings pursuant to Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 3 Class P Prior Notification (50/2308/15/PNNEW). 50/2308/15/PNNEW - Prior approval for change of use from storage or distribution (Class B8) and any land within its curtilage to 9no. dwellinghouse (Class C3)	9	9	07/12/2015	7	7	2	2	0	0
Stoke Fleming	1910/22/FUL	Development Site At Sx 862 483 New Road Stoke Fleming	Construction of new 2 bed dwelling & associated landscaping	1	1	08/08/2023	0	0	0	0	1	1
Stoke Fleming	3750/22/FUL	Glebe Park Farm Venn Lane Stoke Fleming TQ6 0QF	Renovation & conversion of existing stone barn into a new dwelling with demolition of attached lean-tos, creation of a new garage & associated landscaping	1	1	22/02/2023	0	0	0	0	1	1

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Stoke Fleming	1996/22/FUL	Ash Cross Kennels Ash TQ6 0LR	Conversion of kennels & cattery building to residential (C3) use	1	1	31/01/2023	0	0	0	0	1	1
Stoke Fleming	0727/22/PDM & 3520/22/FUL	Ash Cross Barn Ash Cross Dartmouth TQ6 0LR	3520/22/FUL - Replacement dwelling & outbuilding following Class Q planning consent 0727/22/PDM. 0727/22/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to No. 1 dwelling houses (Class C3) and associated operational development (Class Q (a+b))	1	1	21/12/2022	0	0	0	0	1	1
Stoke Fleming	2328/20/PDM & 0122/22/FUL	Land adjacent to Woodbury Farm Dartmouth	0122/22/FUL - Demolition of existing agricultural shed and construction of new dwelling following Class Q approval ref: 2328/20/PDM (Resubmission of 2104/21/FUL. 2328/20/8PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operations (Class Q(a+b))	1	1	01/09/2022	0	0	0	0	1	1
Stoke Fleming	0647/22/FUL	Harber Overseas Estate Stoke Fleming TQ6 0PJ	Demolition of existing bungalow and creation of replacement dwelling with associated landscaping	1	0	25/08/2022	0	0	0	1	0	0
Stoke Fleming	0554/17/PDM & 2493/19/PDM & 2108/22/PDM	Blatchmore Barn Blatchmore Lane Bugford Devon	2108/22/PDM - Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1 No. dwellinghouse (Class C3). 2493/19/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b)). 0554/17/PDM- Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	1	1	08/08/2022	0	0	1	1	0	0

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Stoke Fleming	1153/22/FUL	Kozi Korner Bungalow Dartmouth TQ6 0LB	Demolition of existing dwelling and erection of new.	1	0	27/05/2022	0	0	0	1	0	0
Stoke Fleming	4324/21/FUL	Seacliffe Overseas Estate Stoke Fleming TQ6 0PJ	Demolition of existing dwelling and garage and construction of new replacement dwelling and associated landscaping	1	0	24/03/2022	0	0	0	1	0	0
Stoke Fleming	3827/19/FUL & 0848/21/FUL	Barn at SX 859 498 Venn Dartmouth TQ6 0LE	0848/21/FUL - Outline application with all matters reserved for demolition of garage and erection of a single split level dwelling. 3827/19/FUL - Demolition of barn and erection of dwelling	1	1	06/09/2021	0	0	0	0	1	1
Stoke Fleming	0748/20/PDM & 2484/21/FUL	Higher Bugford Barn Blatchmore Lane Bugford TQ6 0NW	2484/21/FUL - Conversion of barn to dwelling with replacement roof and cladding. 0748/20/PDM - Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	18/08/2021	0	0	0	0	1	1
Stoke Fleming	0747/21/FUL & 1063/19/FUL & 0747/21/FUL	Barn at Sx 830 516 adjacent to Blatchmore Lane Bugford Devon TQ6 0NW	0747/21/FUL - Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM and 1063/19/FUL) with associated access and landscaping. 0747/21/FUL - Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM and 1063/19/FUL) with associated access and landscaping . 1063/19/FUL-READVERTISEMENT (Revised Plans Received) Demolition of existing barn and construction of replacement dwelling (following approval 2261/18/PDM) with associated access and landscaping	1	1	05/05/2021	0	0	0	0	1	1

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Stoke Gabriel	1597/23/FUL	Hayes Barton Vicarage Road Stoke Gabriel TQ9 6QP	Conversion of residential/domestic garage to 3 bedroom single storey dwelling	1	1	21/07/2023	0	0	1	1	0	0
Stoke Gabriel	1158/23/CLE	Swallow Barns Higher Well Farm Stoke Gabriel	Certificate of lawfulness for existing building works in accordance with extant permission 52/1523/13/F for conversion of barn to one dwelling (resubmission of 3524/22/CLE)	1	1	12/06/2023	0	0	0	0	1	1
Stoke Gabriel	2891/20/FUL	Land adjacent to Dart View Cattery Vicarage Road Stoke Gabriel Totnes TQ9 6QU	Provision of new dwelling with new vehicular access	1	1	13/08/2021	0	0	0	0	1	1
Stoke Gabriel	0827/20/FUL	Lower Well Farm Stoke Gabriel TQ9 6RL	Conversion of redundant agricultural barns to provide supporting facilities to the new winery and associated works, Barn C will become a 2 bedroom dwelling	1	1	07/06/2020	0	0	0	0	1	1
Stoke Gabriel	1033/19/FUL & 4351/22/ARC	Bulls Field Barns Waddeton Brixham Devon TQ5 0EL	4351/22/ARC - Application for approval of details reserved by condition 3 (Visibility Splays) and 15 (Bats Licence) of planning consent 1033/19/FUL. 1033/19/FUL - Conversion of traditional stone barns to 2 dwellings with parking/garages & curtilage	2	2	13/01/2023	0	0	0	0	2	2

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Stoke Gabriel	3138/17/OPA & 0011/16/OPA Appeal Ref No APP/K1128/W/17/3179884 & 3363/20/ARC Outstanding. 3435/22/ARM - Outstanding	Land at Four Cross Paignton Road Stoke Gabriel TQ9 6QB	3435/22/ARM - Application for approval of reserved matters following outline approval reference 3138/17/OPA relating to appearance, landscaping, layout & scale for a development of 9 houses. 3138/17/OPA - Outline planning permission with some matters reserved; the scheme includes residential development of up to 9 dwellings, utilising the existing access point. 0011/16/OPA - Re-advertised (Additional Documents Received) Outline planning permission with some matters reserved; scheme includes residential development of up to 9 dwellings, utilising the existing access point	9	9	18/12/2017	0	0	0	0	9	9
Stokenham	3149/22/FUL	Sea Breeze Beesands TQ7 2EJ	Replacement of existing 2 bedroom bungalow with 4 bedroom house, standalone garage & associated landscaping	1	0	16/11/2022	0	0	0	0	0	1
Stokenham	0086/22/FUL	Torcross Chapel Torcross TQ7 2TJ	Conversion of former chapel into a single dwelling	1	1	01/09/2022	0	0	0	0	1	1
Stokenham	3447/21/FUL	The Forge Chillington TQ7 2HS	Conversion of redundant forge to dwelling, and associated internal and external alterations	1	1	05/07/2022	0	0	0	0	1	1
Stokenham	4204/21/FUL	Butterwell Barn Torcross Kingsbridge TQ7 2TH	Conversion of existing stone barn to new dwelling with associated parking and domestic curtilage	1	1	31/01/2022	0	0	1	1	0	0
Stokenham	3446/20/CLE	The Cove Guest House Torcross TQ7 2TH	Lawful development certificate for existing commencement of development of works to comply with consent 53/3160/11/F	1	0	18/02/2021	0	0	0	0	0	1
Stokenham	3908/19/FUL	Trehear Kellaton TQ7 2ER	Application for replacement dwelling	1	0	09/09/2020	0	0	0	1	0	0

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Stokenham	4032/19/FUL	Mattiscombe Farm Stokenham TQ7 2SR	Conversion of redundant barn into three dwelling houses	3	3	24/04/2020	0	0	1	1	2	2
Stokenham	0005/19/FUL	Higher Farm Beeson TQ7 2HW	Replacement dwelling and use of land as domestic curtilage	1	0	03/05/2019	0	0	0	1	0	0
Stokenham	1530/17/FUL & 2235/18/FUL	Langholm Chillington Kingsbridge TQ7 2JY	2235/18/F - Demolition of existing doctor's surgery, extension of existing bungalow and building 2no. new houses. 1530/17/FUL Demolition of 1 no. existing bungalow and redundant surgery building; replace with 2 no. new two-storey houses (resubmission of previously approved planning application number 53/1741/14/F)	2	2	24/05/2019	1	1	0	0	1	1
Strete	3431/22/FUL	Driftwood House Strete TQ6 0RR	Demolition of existing dwelling & construction of new dwelling as previously approved under application number 1369/18/FUL	1	0	01/02/2023	0	0	0	0	0	1
Strete	1890/22/FUL	Strete Barton Totnes Road Strete TQ6 0RU	Change of use from bed & breakfast accommodation to be used as part of the existing single dwelling	1	0	22/07/2022	0	0	0	1	0	0
Strete	3400/18/FUL APP/K1128/W/19/3228098&4417/21/FUL	Blindwells, Hynetown Road, Strete, Devon TQ6 0RS	4447/21/FUL - Proposal for 3no. outdoor heated swimming pools relating to the previously approved 3no. residential dwellings (Resubmission of 1349/21/FUL) . 3400/18/FUL - Demolition of buildings and redevelopment of site with 3no. detached dwellings	3	1	12/03/2021	0	0	1	3	0	0
Strete	3076/19/FUL	The Coach House, Tallis Rock Vicarage Lane Strete TQ6 0RN	Demolition of existing dwelling and construction of new dwelling	1	0	29/04/2020	0	0	0	1	0	0



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Thurlestone	3956/18/FUL	Land At Sx 679 438 West Buckland Thurlestone TQ7 3AF	Erection of new dwelling	1	1	04/06/2020	0	0	1	1	0	0
Thurlestone	4118/22/FUL	Edgecombe House, West Buckland, TQ7 3AQ	New dwelling & site landscaping (Re-submission of 3247/22/FUL)	1	1	08/12/2023	0	0	0	0	1	1
Thurlestone	3013/22/FUL	Aune Cliff, Bantham, TQ7 3AW	READVERTISEMENT (amended plans) Demolition & replacement of existing dwelling & related landscape enhancements	1	0	27/10/2023	0	0	0	0	0	1
Thurlestone	1890/19/FUL & 1018/23/CLE	Summer Cottage West Buckland TQ7 3AF	1018/23/CLE - Certificate of lawfulness for existing implementation of planning permission 1890/19/FUL for the construction of a new dwelling, development works undertaken include the construction of a foundation trench on the southern boundary of new dwelling & trench extends from the eastern boundary of the existing dwelling which will be demolished 1890/19/FUL - Demolition of existing dwelling and erection of replacement dwelling.	1	0	20/03/2023	0	0	0	0	0	1
Thurlestone	3954/22/FUL	Cowrie House Ilbert Road Thurlestone TQ7 3NY	Demolition & replacement of existing dwelling	1	0	13/02/2023	0	0	0	0	0	1
Thurlestone	0216/19/FUL & 3601/22/CLE	Land to the rear of Cowrie House Ilbert Road Thurlestone Devon TQ7 3NY	3601/22/CLE - Certificate of Lawfulness for Existing material commencement of building operations undertaken pursuant to the conditional planning consent 0216/19/FUL granted on 24 January 2020 for Erection of new dwelling, double garage & associated works. 0216/19/FUL - Erection of new dwelling, double garage and associated works	1	1	29/11/2022	0	0	0	0	1	1

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Thurlestone	1633/22/FUL	21 Eddystone Road Thurlestone TQ7 3NU	Demolition of existing house & garage & erection of replacement house & garage with associated landscaping works (Re-submission of 4754/21/FUL)	1	0	18/07/2022	0	0	0	1	0	0
Thurlestone	3077/21/FUL	West Buckland Farm West Buckland TQ7 3AH	READVERTISEMENT (Amended advert reasons) Replacement dwelling with landscaping and retention of outhouse as covered parking	1	0	02/02/2022	0	0	0	0	0	1
Thurlestone	1096/21/FUL	Land to the rear of Cob Cottage Thurlestone TQ7 3NJ	Erection of detached dwelling and associated parking and landscaping	1	1	24/01/2022	0	0	0	0	1	1
Thurlestone	3632/19/ARM & 3755/19/ARM	Plot 29, Highfield Eddystone Road Thurlestone TQ7 3NU	3755/19/ARM - Application for approval of reserved matters following outline consent 3203/16/OPA for design and external appearance of the dwelling and attached garage, siting, materials, access, landscaping and all other works. 3632/19/ARM - Application for approval of reserved matters following outline approval reference 3203/16/OPA for appearance, landscaping, access and layout of dwelling and attached garage	1	1	14/01/2020	0	0	1	1	0	0
Totnes	0344/24/FUL	Archway House, 4 South Street, Totnes, TQ9 5DZ	Proposed reverting 'Archway House' from a single house back to two cottages as it was previously arranged	2	1	28/03/2024	0	0	0	0	1	2
Totnes	3048/21/FUL	Montgo, Maudlin Road, Totnes, TQ9 5TG	READVERTISEMENT (amended plans & drainage strategy) Provision of single dwelling house (resubmission of 1668/20/FUL)	1	1	27/03/2024	0	0	0	0	1	1
Totnes	3769/23/FUL	Flat 1, 1a, Plymouth Road, Totnes, TQ9 5PH	Amalgamation of flat 1 & 2 into one dwelling, associated internal reconfiguration & creation of first floor garden terrace	-1	-1	11/03/2024	0	0	0	0	-1	-1

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Totnes	3580/23/FUL	The Old Bake House, South Street, Totnes, TQ9 5DZ	Change of use of former bakery to residential dwelling and associated conversion works including demolition and rebuild of existing rear extension and construction of new rear canopy	1	1	28/03/2024	0	0	0	0	1	1
Totnes	3448/23/FUL	Garages 7 9 And 11, Christina Park, Totnes	Regularisation of applications 0332/19/FUL and 2467/21/VAR for the construction of a new two-storey dwelling (Retrospective)	1	1	03/01/2024	0	0	0	0	1	1
Totnes	0348/22/FUL	5 Christina Parade Totnes TQ9 5UU	Change of use of takeaway food premises to residential	1	0	22/04/2022	0	0	0	0	0	1
Totnes	3353/21/FUL	3 New Walk Totnes TQ9 5HA	Conversion of beauty salon into private dwelling	1	1	23/11/2021	0	0	0	0	1	1
Totnes	1592/20/FUL & 1774/23/ARC	Foxgloves, Sharpham Drive, Totnes TQ9 5HE	Construction of new 3 bedroom dwelling within the residential curtilage of existing house	1	1	07/10/2020	0	0	0	0	1	1
Totnes	4165/20/FUL	4 Radnor Terrace Totnes TQ9 5JW	Demolition of garages and construction of new dwelling	1	1	28/07/2021	0	0	0	0	1	1
Totnes	1260/21/POD	26 Fore Street Totnes Devon TQ9 5DX	Application to determine if prior approval if required for proposed change of use from offices (Class B1(a)) to 1 no. dwellinghouse (Class C3)	1	1	10/06/2021	0	0	0	0	1	1
Totnes	1623/16/FUL	Garages 1-3 adjacent to 1A Christina Park Totnes	Construction of a new three storey private residence on a brownfield site currently occupied by three garages on a site on the outskirts of Totnes.	1	1	30/01/2017	0	0	1	1	0	0
Totnes	56/2244/14/F	Land To Rear Of 9 Queens Terrace Station Road Totnes TQ9 5JQ	Erection of apartment building comprising 3 no. apartments and associated parking	3	3	19/10/2015	0	0	3	3	0	0

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Totnes	3679/22/FUL	92 High Street Totnes TQ9 5SW	Change of use from shop to residential of part of the ground floor & entire first & second floors comprising two dwellings & second floor roof conversion/extension	2	2	24/03/2023	0	0	0	0	2	2
Totnes	3997/22/FUL	5A Ramparts Walk Totnes TQ9 5QH	Change of use from residential (Class C3) to office space (Class E)	-1	-1	21/02/2023	0	0	0	0	-1	-1
Ugborough	1811/16/ARM & 0795/21/OPA & 2523/22/ARM	7 Filham Cottages Godwell Lane To Filham Cross Filham PL21 0DH	2523/22/ARM -Application for approval of reserved matters following outline approval 0795/21/OPA (outline application with all matters reserved for demolition of garage and erection of a single split level dwelling) relating to access, appearance, landscaping and layout. 0795/21/OPA - Outline application with all matters reserved for demolition of garage and erection of a single split level dwelling. 1811/16/ARM - Reserved Matters application following outline consent 57/0788/15/O for details of access, appearance, landscaping, layout and scale of demolition of garage and erection of single split level dwellinghouse	1	1	25/10/2022	0	0	1	1	0	0
Ugborough	1380/20/OPA & 0404/21/FUL	Higher Coarsewell Ugborough PL21 0HP	0404/21/FUL - READVERTISEMENT (Revised plans received and amended description) Provision of agricultural workers dwelling. 1380/20/OPA - Outline application with all matters reserved for provision of agricultural worker's dwelling	1	1	12/11/2021	0	0	0	0	1	1
Ugborough	3557/21/PDM	Venn Farm Ugborough PL21 0PE	Application to determine if prior approval is required for a proposed change of use of Agricultural building to 1 no. dwellinghouse (Class C3	1	1	12/11/2021	0	0	0	0	1	1
Ugborough	0722/19/FUL	Vacant Land South of Coach House Wrangaton TQ10 9HD	Erection of 5 dwellings and associated parking	5	5	17/07/2020	0	0	5	5	0	0

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Ugborough	0746/16/FUL & 0228/20/FUL	Earlscombe Farm Bittaford Devon PL21 0LD	0228/20/FUL - Conversion of agricultural buildings to create three new dwellinghouses including alteration & partial demolition of existing building and change of use of agricultural land to ancillary domestic curtilage. 0746/16/FUL - Conversion of agricultural buildings to create three new dwellinghouses to include the alteration and partial demolition of the existing buildings and the change of use of agricultural land to ancillary domestic curtilage	3	3	07/05/2020	2	2	1	1	0	0
Ugborough	2760/22/FUL	Wadadli Lodge Bittaford PL21 0DS	Change of use of existing holiday let to dwelling	1	1	04/10/2022	0	0	0	0	1	1
Ugborough	3460/17/OPA	Lutterburn Farm Lutterburn Street Ugborough PL21 0NG	READVERTISEMENT (Revised Red Line Plan) Outline application with some matters reserved for 7 self-build/custom-build dwellings (five open market and 2 affordable self-build plots)	7	7	16/03/2022	0	0	0	0	7	7
Ugborough	0788/21/OPA	Whiteoaks Davids Lane Filham PL21 0DW	Outline application with all matters reserved for construction of 2 residential dwellings	2	2	01/03/2022	0	0	0	0	2	2
Wembury	3490/18/FUL & 2215/23/FUL	Western Barn Manor Farm Staddiscombe Plymouth PL9 9ND	2215/23/FUL - READVERTISEMENT (amended plans and information) Conversion of barn to dwelling incl rebuild of stone wall (part retrospective). 3490/18/FUL - READVERTISEMENT (Revised Plans) Change of use/conversion of agricultural building to dwelling	1	1	31/01/2024	0	0	1	1	0	0
Wembury	3221/21/FUL & 1381/23/FUL	Birdsong Cliff Road Cliff Road Wembury PL9 0HN	1831/23/FUL - Proposed new dwelling. 3221/21/FUL-New dwelling	1	1	28/07/2023	0	0	0	0	1	1

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Wembury	4670/21/FUL	Development Site North East of Pendyce Heybrook Drive Heybrook Bay PL9 0BS	Change of design to planning approval 58/2876/12/F to change pair of attached 3 bed properties to attached 2 bed and 4 bed properties	2	2	09/05/2022	0	0	2	2	0	0
Wembury	0078/21/FUL	Eddystone Inn Car Park Heybrook Drive Heybrook Bay	Construction of two detached houses on half of the car park	2	2	22/04/2022	0	0	0	0	2	2
Wembury	1274/19/FUL	1 Knighton Road Wembury Devon PL9 0EA	Erection of two-storey house with provision of 2 car parking spaces (Resubmission of 3375/18/FUL)	1	1	27/06/2019	0	0	0	0	1	1
Wembury	2865/17/FUL	Freebird Wembury Road Wembury PL9 0DH	Partial demolition and extension to existing outbuilding, removal of existing outbuildings and storage containers to facilitate construction of new dwelling, and construction of additional detached dwelling and associated access, car parking and landscaping on adjoining garden	2	2	31/10/2017	1	1	0	0	1	1
West Alvington	3288/22/FUL	Easton Farm West Alvington TQ7 3BD	Change of use of old granary to a single residential dwelling	1	1	06/03/2023	0	0	1	1	0	0
West Alvington	1004/20/FUL & 1733/23/ARC	Barn at Cholwells Farm Adjacent to Cholwells Farmhouse Woolston TQ7 3BH	1733/23/ARC - Application for approval of details reserved by condition 4 (TreeSurvey) of planning consent 1004/20/FUL/1004/20/FUL - Conversion of redundant barn / outbuilding to dwelling	1	1	13/04/2023	0	0	0	0	1	1
Woodleigh	1885/23/FUL	Land At Sx 743 506, Woodleigh	Application for a permanent agricultural workers dwelling	1	1	26/02/2024	0	0	0	0	1	1

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Woodleigh	1504/23/PDM	Upper Barns Lowerdale Woodleigh TQ7 4DJ	Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 No dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	30/06/2023	0	0	0	0	1	1
Woodleigh	1564/18/FUL (Alteration of application see 4285/17/FUL)	Orchard Barn Lowerdale Woodleigh Devon TQ7 4DJ	Conversion of barn to dwelling, extension of curtilage and provision of garage	1	1	18/06/2019	0	0	1	1	0	0
Woodleigh	0735/16/PDM	Building at Moreleigh Mount Moreleigh Devon TQ9 7JR	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development	1	1	26/04/2016	0	0	1	1	0	0
Woodleigh	2667/21/OPA	Hendham View Farm Woodleigh	Outline application with some matters reserved for the provision of an agricultural workers dwelling including landscaping	1	1	27/05/2022	0	0	0	0	1	1
Yealmpton	3753/23/FUL	Sidings, Riverside Walk, Yealmpton, PL8 2LU	Erection of self-build detached 2-bed bungalow with single attached garage (on site of existing swimming pool) and new private driveway.	1	1	26/03/2024	0	0	0	0	1	1
Yealmpton	2158/18/PDM & 0360/19/PDM & 3716/19/PDM & 1378/22/FUL & 3146/22/PDM & 2137/23/FUL	Barn at SX583541 West Pitten Farm West Pitten Yealmpton PL7 5BB	2137/23/FUL - Demolition of existing barn & construction of a new dwelling (following class Q approval 3146/22/PDM) with associated landscaping. 2158/185/PDM - Notification for prior approval for a proposed change of use of agricultural building to 2 no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b))	1	1	26/05/2023	0	0	0	0	1	1

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Yealmpton	0326/20/FUL	Development Site West Of Yealmbury Villa Road Off Bowden Hill Yealmpton Devon	Erection of dwelling (renewal of permission 0390/17/FUL)	1	1	19/08/2022	0	0	0	0	1	1
Yealmpton	1817/21/PDM	Waye Farm Barn Ermington	An application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 x no. dwellinghouse (Class C3) including building operation	1	1	05/01/2022	0	0	1	1	0	0
Yealmpton	4071/20/FUL	Hall Torrs Barn Yealmpton Devon PL8 2LW	Full application for conversion of barn to two dwellings following class Q consent, with extension of curtilage and landscaping	2	2	18/05/2021	0	0	0	0	2	2
Yealmpton	3888/20/FUL	Western Farm Worston Yealmpton	Replacement of existing barn previously approved under Class Q (a&b) (application ref 0127/20/PDM) with new dwelling	1	1	05/05/2021	0	0	1	1	0	0
Yealmpton	0331/20/OPA	Western Torr Bowden Hill Yealmpton PL8 2JX	Outline application with all matters reserved for provision of dwelling (resubmission of 0367/17/OPA)	1	1	19/08/2022	0	0	0	0	1	1
							<b>Totals</b>		<b>147</b>	<b>187</b>	<b>253</b>	<b>291</b>



## Small Sites West Devon

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

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Beaworthy	4521/22/PDM	Broadmoor Farm Beaworthy EX21 5AA	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 no. dwellinghouse (Class C3) and associate operation development (Class Q (a+b))	1	1	09/02/2023	0	0	0	0	1	1
Beaworthy	1051/22/FUL	Higher View Farm Broadbury Okehampton EX20 4LG	READVERTISEMENT (Revised Plans) Provision of a permanent rural workers dwelling	1	1	06/12/2022	0	0	0	0	1	1
Beaworthy	3271/22/PDM	Broadmoor Farm Beaworthy EX21 5AA	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	16/11/2022	0	0	0	0	1	1
Bere Ferrers	1902/20/FUL	Land Adjacent To Sleepy Hollow Bedford Street Bere Alston	READVERTISEMENT (Revised Plans Received) Erection of three detached houses with new access and parking	3	2	26/04/2022	0	0	0	0	2	3
Bere Ferrers	0521/22/FUL	The Count House Weir Quay Bere Alston PL20 7BT	Change of use of building from holiday let (granted under 1639/18/FUL)to a dwelling	1	1	26/08/2022	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Bere Ferrers	3864/18/FUL	Newhouse Farm House Road From Woolacombe Cross To Chulmland Cottages Bere Alston Devon PL20 7ED	Conversion of barn to dwelling - amended plans to previous approval	1	1	12/12/2019	0	0	1	1	0	0
Bere Ferrers	0454/22/FUL	Trelyn Bere Alston PL20 7JA	Replacement dwelling, including replacement roof at adjacent shed for mitigation, and reconfiguration of vehicle entrance	1	0	01/07/2022	0	0	0	1	0	0
Bere Ferrers	3281/19/FUL	Hallowell Ford Bere Ferrers PL20 7LD	Replacement dwelling (resubmission of 1951/19/FUL)	1	0	16/12/2019	0	0	0	1	0	0
Bere Ferrers	2100/18/FUL	Holmoak Bere Alston Yelverton PL20 7HJ	Demolition of agricultural workers dwelling and construction of unrestricted dwelling. Temporary placement of 2 mobile homes (one already in place) for accommodation during construction (resubmission of 1982/17/FUL)	1	0	17/09/2018	0	0	0	1	0	0
Bondleigh	0256/23/PDM	Barns at SS 6633 0463 Bondleigh	Application to determine if prior approval is required for proposed change of use of agricultural building to 4No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	4	4	28/03/2023	0	0	0	0	4	4
Bondleigh	2203/23/PDM	Mobile Home Westworthy Bondleigh EX20 2DJ	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 3No dwellinghouse (class C3) & for associated development (Class Q (a+b))	3	3	22/08/2023	0	0	0	0	3	3
Bondleigh	1374/21/FUL	Westworthy Bondleigh EX20 2DJ	Conversion of traditional barn structures to form two, three bedroom dwellings	2	2	02/12/2021	0	0	0	0	2	2

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Bondleigh	1218/22/FUL	The Stables Bondleigh North Tawton EX20 2AL	Change of use of a redundant rural traditional agricultural barn to full residential use (Class C Dwelling house) (Resubmission of 0279/22/FUL)	1	1	13/06/2022	0	0	1	1	0	0
Bradstone	4062/18/FUL	Holland Farm Road Past Torr Barn Bradstone PL19 0QT	Conversion of redundant agricultural buildings to form two holiday cottages and two dwellings; alteration to accesses and associated works including demolition /removal of 6 modern structures	4	2	15/02/2019	1	2	0	1	1	1
Bratton Clovelly	4075/21/PDM	Barn South of Kalehouse Farm Bratton Clovelly EX20 4JG	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (ClassQ(a+b))	1	1	26/01/2022	0	0	1	1	0	0
Brentor	1757/21/FUL	West Liddaton Farm Liddaton Coryton EX20 4AD	Conversion of traditional building to residential dwelling	1	1	03/05/2022	0	0	1	1	0	0
Bridestowe	4161/16/OPA & 4136/19/FUL & 2700/22/FUL	Land at SX 516 892 Opposite Springfield Park Bridestowe	2700/22/FUL - PLOT 1 - The erection of 1 no. dwelling and associated works.4136/19/FUL -Erection of four dwellings. 4161/16/OPA - READVERTISEMENT (Procedural Purposes) Outline planning application with all matters reserved for construction of 4 dwellings	4	4	20/12/2022	1	1	1	1	2	2
Bridestowe	3773/21/OPA	Knole Farm Bridestowe EX20 4HA	READVERTISEMENT (Revised Site Location plan received) Outline application with all matters reserved for proposed construction of agricultural workers dwelli	1	1	06/05/2022	0	0	0	0	1	1

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Bridestowe	2450/20/PDM & 2671/21/FUL	Standon Farm Road From Belle Vue To Fox And Hounds Cross Bridestowe EX20 4ET	2671/21/FUL - READVERTISEMENT (Revised description) Demolition of agricultural building with prior approval to convert to dwelling under 2450/20/PDM. Erection of dwelling and garage/workshop with associated works. 2450/20/PDM - Prior approval from agricultural building to dwelling C3	1	1	15/09/2021	0	0	1	1	0	0
Bridestowe	3597/20/FUL	Land to rear of Ingleside Launceston Road Bridestowe EX20 4EQ	Construction of dwelling and demolition of existing store	1	1	06/01/2021	0	0	1	1	0	0
Broadwoodkelly	2600/21/FUL	Highcroft Broadwoodkelly EX19 8EL	READVERTISEMENT (revised plans) Construction of four new dwellings including one affordable and three open market with associated parking and infrastructure	4	4	12/10/2022	0	0	2	2	2	2
Broadwoodkelly	1072/23/PDM	Barn at SS 615 056 South of Broadwoodkelly	Application to determine if prior approval is required for proposed change of use of agricultural building to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	31/05/2023	0	0	0	0	2	2
Broadwoodkelly	4219/21/PDM & 2100/22/FUL	Barn at Holbrook Broadwoodkelly EX19 8EF	2100/22/FUL - Creation of a dwelling (following a Class Q Prior Notification being granted under ref 4219/21/PDM). 4219/21/PRM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	07/10/2022	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Broadwoodkelly	1408/21/OPA & 3975/21/ARM	Lower Ingleigh Broadwoodkelly Winkleigh EX19 8BU	3975/21/ARM - Application for approval of reserved matters seeking approval for design and layout following outline approval 1408/21/OPA for erection of agricultural works dwelling 1408/21/OPA - Outline application with some matters reserved for erection of agricultural workers dwelling	1	1	14/03/2022	0	0	1	1	0	0
Broadwoodkelly	3123/21/FUL	Cherry Hayes Ingleigh Green Broadwoodkelly EX19 8AT	Replacement dwelling	1	0	28/01/2022	0	0	0	1	0	0
Buckland Monachorum	0875/18/FUL & 3046/21/ARC	Pilchers Field The Crescent Crapstone PL20 7PS	Application for two storey extension to existing supported sheltered home to provide 6no. self-contained apartments, communal lounge with additional car parking	6	6	04/08/2021	0	0	6	6	0	0
Buckland Monachorum	3213/21/FUL	Pound Farm Buckland Monachorum PL20 7LH	Conversion of redundant barn into dwelling (Resubmission of 0607/21/FUL)	1	1	16/01/2023	0	0	0	0	1	1
Buckland Monachorum	2792/22/FUL	Green Acres Crapstone Yelverton PL20 7PJ	Erection of an energy efficient self-build home	1	1	21/10/2022	0	0	0	0	1	1
Buckland Monachorum	0131/19/OPA & 1258/16/OPA & 0186/22/ARM & 3623/23/CLE	Poundhanger Road From Pound Lodge To War Memorial Crapstone Devon PL20 7PW	3623/23/CLE - Certificate of lawfulness for existing works that a material start has taken place by laying of a foul drain. 0186/22/ARM - Application for approval of reserved matters seeking approval for appearance, landscaping and layout following planning approval 0131/19/OPA 0131/19/OPA - Application for approval of reserved matters following outline approval 4170/18/OPA for agricultural workers dwelling Outline application with some matters reserved for erection of one dwelling. 1258/16/OPA - Outline planning application for erection of dwelling	1	1	11/03/2022	0	0	0	0	1	1

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Buckland Monachorum	3963/20/FUL & 4261/17/FUL	West Harrow Road From The Crescent To Woodend Crapstone Devon PL20 7PW	3963/20/FUL - Proposed detached dwelling and garage (resubmission of 4261/17/FUL). 4261/17/FUL - Application for construction of new detached 4 bedroom dwelling with integral double garage	1	1	16/07/2021	0	0	1	1	0	0
Buckland Monachorum	3319/18/OPA & 0152/21/ARM	4 Moorland Court Yelverton Devon PL20 6BL	0152/21/ARM - Application for approval of reserved matters following outline application 3319/18/OPA for the erection of two dwellings(resubmission of 2785/20/ARM 3319/18/OPA - Outline application with some matters reserved for demolition of existing bungalow and erection of 2 dwellings	2	1	04/06/2021	0	0	1	2	0	0
Buckland Monachorum	0192/16/FUL & 3555/23/CLE	Crossways Axtown Lane Yelverton Devon PL20 6BU	3555/23/CLE - Certificate of lawfulness for existing material commencement of building operations pursuant to planning consent 0192/16/FUL within 3years of being granted and are now therefore extant. 0192/16/FUL - Replacement dwelling	1	0	06/11/2023	0	0	0	0	0	1
Buckland Monachorum	1223/20/FUL appeal no. APP/Q1153/W/20/3259929 & 4704/21/FUL	Development Site At Sx 498 653 Yelverton	4704/21/FUL-Proposed New Dwelling (replacement of existing bungalow now demolished). Variation to footprint, style and design from approved scheme APP/Q1153/W/20/3259929 SW Devon planning scheme 1223/20/FUL Provision of dwelling to replace existing bungalow.	1	0	01/06/2022	0	0	0	0	0	1
Drewsteignton	3250/23/PDM	Land At Sx 713 935, Drewsteignton	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No dwellinghouse (class C3)& associate development (Class Q (a+b))	1	1	15/11/2023	0	0	0	0	1	1

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Exbourne	2263/17/ARM	Land Adjacent To Wood Close High Street Exbourne EX20 3SA	Approval of reserved matters following outline approval 00458/2015 (residential development of 9no. dwellings)	9	9	25/10/2017	5	5	0	0	4	4
Exbourne	0039/22/PDM Appeal Number APP/Q1153/W/22/3297510 & 2574/22/PDM	Higher Narracott, Road from Townsend Farm to Waterhouse Farm Lane, Exbourne EX20 3QX	2574/22/PDM -Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b)). 0039/22/PDM - Application to determine if prior approval is required for proposed change of use of Agricultural building to No.2 Dwellinghouses (Class C3) and for associated operational development (Class Q (a +b))	2	2	20/01/2023	0	0	0	0	2	2
Exbourne	0322/21/FUL & 0628/20/OPA	Land at SX 599 102 North of B3217 Exbourne EX20 3SH	0322/21/FUL -Erection of 2no dwellings (resubmission of 2977/20/FUL). 0628/20/OPA - Outline application (with all matters reserved) for erection of 2no. dwellings (resubmission of 0851/19/OPA)	2	2	13/04/2021	0	0	0	0	2	2
Exbourne	3636/20/FUL	Coxwell Farm Exbourne EX20 3QX	Planning Application for proposed barn conversion	1	1	21/12/2021	0	0	0	0	1	1
Germansweek	1412/23/FUL	Bovey Farm Germansweek EX21 5AG	Conversion of barn to dwelling	1	1	26/07/2023	0	0	0	0	1	1
Germansweek	4378/22/FUL	Eworthy Farm Eworthy Germansweek Beaworthy EX21 5AH	Conversion of an agricultural building to a dwelling	1	1	05/07/2023	0	0	0	0	1	1

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Germansweek	3137/20/FUL	Eworthy Methodist Church Eworthy Germansweek EX21 5AH	READVERTISEMENT (Revised plans recieved) Change of use from D1 (placesof worship) to C3 (dwelling house) to be used as holiday rental. Installation of log burner flue and solar hot water panels to roof	1	1	05/01/2021	0	0	1	1	0	0
Gulworthy	1015/21/FUL & 3577/22/FUL	Orestocks Boarding Kennels Crowndale Road Tavistock PL19 8JN	3577/22/FUL - READVERTISEMENT (amended plans & documents) Erection of dwelling 1015/21/FUL (Kennels/Cattery to be demolished). 1015/21/FUL - Change of use of kennels to single dwellings (resubmission of 3223/20/FUL)	1	1	11/10/2023	0	0	0	0	1	1
Gulworthy	1551/20/FUL	Gulworthy Farm Gulworthy PL19 8JQ	Proposed conversion of small stone barn to form dwelling	1	1	04/01/2022	0	0	0	0	1	1
Gulworthy	2296/22/FUL	Morwell Down Bungalow Morwellham PL19 8JH	Application for a replacement dwelling (retrospective)	1	0	17/01/2023	0	0	0	0	0	1
Hatherleigh	2765/21/PDM	Barn 1, Fishleigh House, Hatherleigh, EX20 3QA	Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 5 no. dwellinghouses (ClassC3)	4	4	08/09/2021	0	0	0	0	4	4
Hatherleigh	3162/21/PDM	Barn at Higher Stockbeare Farm, Jacobstowe, EX20 3PZ	Application to determine if prior approval is required for proposed change of use of agricultural building to 3 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	3	3	29/10/2021	0	0	0	0	3	3



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Hatherleigh	4622/21/PDM	Langabeare Barn A386 Hatherleigh Road	Application to determine if prior approval is required for proposed change of use of agricultural building to 1 no dwelling house (Class C3) and for associated operational development (Class Q(a+b)	1	1	31/01/2022	0	0	0	0	1	1
Hatherleigh	4281/21/PDM	Lower Lower Hatherleigh EX20 3LF	Application to determine if prior approval is required for a proposed change of use of Agricultural buildings to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b)	1	1	14/01/2022	0	0	1	1	0	0
Hatherleigh	1499/21/PDM	Barn 2, Fishleigh House Road Past Hele Bridge Hatherleigh EX20 3QA	Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and associated operational development (Class Q(a+b))	1	1	14/06/2021	0	0	0	0	1	1
Hatherleigh	0121/19/OPA & 3197/20/ARM	Land At Reed Down Higher Street Hatherleigh Devon EX20 3JF	3197/20/ARM - Application for approval of reserved matters following outline approval 0121/19/OPA for single dwelling 0121/15/FUL - Outline application with all matters reserved for single dwelling	1	1	10/06/2021	0	0	1	1	0	0
Hatherleigh	0794/17/FUL & 3439/20/OPA & 3842/23/ARM (Decision outstanding)	Land at Red Lane Hatherleigh Devon	3439/20/OPA-Outline Planning Application with all matters reserved for erection of detached dormer bungalow. 0794/17/FUL-Application for Outline approval for a detached dormer style bungalow with all matters reserved.	1	1	21/12/2020	0	0	0	0	1	1

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Hatherleigh	3091/15/FUL	South Moor Road From Langabear Moor To So Jacobstowe Devon EX20 3PZ	Replacement of existing dwelling and outbuildings with a single dwelling.	1	0	04/04/2016	0	0	0	1	0	0
Highampton	0124/22/FUL	Town Barton Farm Highampton EX21 5LE	Removal of open sided barn to be replace with two new dwellings	2	2	08/06/2022	0	0	0	0	2	2
Highampton	3625/23/PDM	Barn At Ss 497 053, Highampton	Application to determine if prior approval is required for a proposedchange of use of agricultural buildings/barns to 1 No dwellinghouse(class C3) & for associated development (Class Q (a+b))	1	1	14/12/2023	0	0	0	0	1	1
Highampton	2947/22/OPA	Lower Venton Farm Highampton EX21 5LJ	Outline application with some matters reserved (access, appearance, landscaping, layout & scale) for construction of a permanent rural workers dwelling & garage with associated works	1	1	11/01/2023	0	0	0	0	1	1
Highampton	2838/21/PDM & 3714/21/FUL	Barn Adj to Greenacres Farm, highampton, EX21 5LU	3714/21/FUL - Conversion of barn to dwelling. 2838/21/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 No. dwelling (Class C3)	1	1	22/12/2021	0	0	1	1	0	0
Highampton	1804/19/FUL	Bella Vista Burdon Lane Highampton Devon EX21 5LX	Erection of new dwelling	1	1	05/08/2019	0	0	1	1	0	0

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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)	1	1	17/05/2019	0	0	1	1	0	0
Iddesleigh	4402/22/PDM	Higher Broadpark Barn Iddesleigh EX19 8BN	Application to determine if prior approval is required for proposed change of use of agricultural building to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	03/02/2023	0	0	0	0	2	2
Inwardleigh	3793/23/PDM	Barn At Sx 559 994, Barn at Hillside Farm, Inwardleigh	Application to determine if prior approval is required for a proposed change of use of agricultural barn to 1No dwellinghouse (class C3) & for associated development (Class Q (a+b))	1	1	21/02/2024	0	0	0	0	1	1
Inwardleigh	1326/17/FUL & 2288/20/FUL	Lower Eastwood Farm Okehampton EX20 3AE	2288/20/FUL - Demolition of two existing buildings and construction of new eco-dwelling, ancillary garage and barn with associated landscaping 1326/17/FUL - Single eco-dwelling to replace 2No. residential dwellinghouses given prior approval under LPA Ref. 00954/2015	1	1	02/11/2020	0	0	1	1	0	0
Inwardleigh	3913/16/PDM	Goldburn Farm Inwardleigh	Notification for Prior Approval for a Proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.	1	1	23/01/2017	0	0	1	1	0	0
Kelly	2154/22/FUL	Cleave Farm Kelly PL16 0HL	Proposed agricultural workers dwelling	1	1	06/09/2022	0	0	1	1	0	0
Kelly	0082/19/FUL & 2064/21/CLE	Former Kennels adjoining Grattons Kelly PL16 0HQ	2064/21/CLE - Lawful development certificate for existing material commencement of building operations in accordance with condition 1 of planning consent 0082/19/FUL (Proposed change of use of agricultural barn (historically used as kennels) into a dwelling) 0082/19/FUL - Proposed change of use of agricultural barn (historically used as kennels) into a dwelling	1	1	22/03/2019	0	0	1	1	0	0

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Lamerton	2269/22/FUL	Candolim Tavistock PL19 8NR	Change of Use of building from staff accommodation, Sui generis, to a single dwellinghouse, C3, (Resubmission of 4557/21/FUL).	1	1	24/04/2023	0	0	0	0	1	1
Lamerton	2382/17/FUL & 1103/20/ARC	Lower Hill Farm Road Past Lower Hill Farm Lamerton PL19 8RR	RE ADVERTISEMENT (CHANGE OF APPLICANT)Change of use of existing barn (barn 1) to holiday let and change of use of existing holiday let (barn 2) to a dwelling.	1	1	07/04/2020	0	0	1	1	0	0
Lifton	4116/17/OPA & 4762/21/ARM	Borough House Fore Street Lifton PL16 0BH	4762/21/ARM - Application for approval of reserved matters, seeking approval for access, appearance, landscaping, layout, and scale following outline approval 4116/17/OPA. 4116/17/OPA - Outline planning application with all matters reserved for the erection of 5 dwellings, following demolition of existing agricultural building	5	5	26/09/2022	0	0	5	5	0	0
Lifton	0195/23/FUL	New Barn Launceston PL15 9QX	Replacement Dwelling (Prev agricultural dwelling which is not residential)	1	1	04/09/2023	0	0	1	1	0	0
Lifton	2531/21/OPA	Wooladon Farm Liftondown PL16 0DD	Outline application with some matters reserved for erection of a dwelling for a farm manager together with access driveway	1	1	03/05/2022	0	0	0	0	1	1
Lifton	3678/20/PDM & 1580/21/FUL	Cart Lodge Farm (Barn 'B') Launceston PL15 9QX	1580/21/FUL - Proposed conversion of barn to dwelling including alterations and extensions, erection of garage, extension to approved residential curtilage and landscape scheme (previous approval 3678/20/PDM 3678/20/PDM - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse(Class C3) and for associated operational development (Class Q(a+b))	1	1	11/01/2022	0	0	0	0	1	1

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Lifton	01014/2015 & 2412/19/ARM	Smallacombe Lifton Lifton Devon PL16 0EB	01014/2015-Application for the erection of a dwelling. 2412/19/ARM - Approval of reserved matters following outline approval 01014/2015	1	1	08/10/2019	0	0	1	1	0	0
Meeth	3784/23/FUL	Tarka, Eastern Town, Meeth, EX20 3EP	Change of use from a holiday cottage (Sui Generis) to full residential dwelling	1	1	26/01/2024	0	0	0	0	1	1
Milton Abbot	2156/23/PDM	Westcott Farm, Brentor, PL19 0NJ	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 3 No dwellinghouse(class C3) & for associated development (Class Q (a+b))	3	3	19/01/2024	0	0	0	0	3	3
Milton Abbot	1610/20/FUL	Barn at Sx 415 809 Meadwell Kelly PL16 0HJ	Conversion of agricultural building to dwelling	1	1	25/05/2022	0	0	0	0	1	1
Milton Abbot	4077/21/PDM	Barn at Willesley, Cardwell Farm Longcross Milton Abbot Tavistock PL19 0PY	Application to determine if prior approval is required for a proposed change of use of Agricultural building to 1 no. dwellinghouse (Class C3)	1	1	31/03/2022	0	0	0	0	1	1
Milton Abbot	0676/20/FUL	Longbrook Farm Milton Abbot PL19 0PR	Conversion of barn to dwelling	1	1	22/04/2020	0	0	1	1	0	0
Milton Abbot	0887/17/FUL & 0013/21/CLE	Land Adjacent To April Cottage Chillaton Lifton PL16 0HR	0013/21/CLE - Confirmed that there has been a start on site. Proposed erection of 2 bedroom dwelling	1	1	26/10/2017	0	0	1	1	0	0

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North Tawton	3043/15/OPA & 2531/19/ARM & 0379/20/ARM & 0439/20/FUL & 2630/20/ARM & 2944/20/ARM & 0720/20/ARM & 2900/20/FUL & 0846/21/FUL & 3222/21/FUL & 4269/21/FUL	Land Adjacent To Bouchers Hill Road From Bouchiers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	4269/21/ARM - Application for reserved matters, seeking approval for access, appearance, landscaping, layout and scale, following outline approval 3043/15/OPA. 3222/21/FUL - Proposed dwelling, access and services (3043/15/OPA). 0088/22/FUL - REvised plans Plot 8 - Proposed dwelling, access and services (3043/15/OPA). 0846/21/FUL - Plot 8 Proposed dwelling, access and services 2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage inreplacement of existing barn. 0720/20/ARM - Plot 3 Approval of reserved matters following outline approval reference 3043/15/OPA. 2944/20/ARM - Plot 6 Lethern's Meadow Land Adjacent To Bouchers Hill North Tawton 2630/20/ARM - Plot 2, Land Adjacent To Bouchers Hill North Tawton . 0439/20/FUL -Self Build Plot 8 Bouchers Hill North Tawton Application for proposed dwelling, access and services. 0379/20/ARM - Approval of reserved matters on plot 4 for Access, Appearance, Landscaping, Layout and Scale, following outline approval 3043/15/OPA 2531/19/ARM - Application for approval of reserved matters for access and layout only following outline approval 3043/15/OPA. 3043/15/OPA Outline application for proposed development of nine self build homes	9	9	16/10/2019	7	7	0	0	2	2
North Tawton	3987/20/FUL	Land at SX 665 019 East of Devonshire House Essington North Tawton EX20 2EX	Construction of five dwellings and associated works	5	5	15/03/2023	0	0	0	0	5	5

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North Tawton	3254/17/OPA & 1648/21/ARM	Land Adjacent To Richina Drive Yeo Lane North Tawton EX20 2EA	1648/21/ARM - Application for approval of reserved matters following outline approval 3254/17/OPA for residential development of two dwellings. 3254/17/OPA Outline planning application with all matters reserved for residential development of two dwellings	2	2	13/05/2022	0	0	0	0	2	2
North Tawton	1382/23/FUL	Lakeway United Church North Street North Tawton EX20 2ES	READVERTISEMENT (revised Site Location Plan) Change of use from church(Use Class F1) to dwelling (Use Class C3)	1	1	15/08/2023	0	0	1	1	0	0
North Tawton	0033/21/FUL	7 Webbs Orchard North Tawton Devon EX20 2FE	Provision of detached dwelling and garage, with new detached garage to existing dwelling	1	1	06/09/2021	0	0	0	0	1	1
North Tawton	2900/20/FUL	Land Adjacent To Bouchers Hill Road From Bouchers Close Past The Holt North Tawton Devon to be know as Lethern's Meadow	2900/20/FUL - Plot 10 Erection of new 4 bedroom detached dwelling with attached garage in replacement of existing barn.	1	1	07/10/2020	0	0	0	0	1	1
Northlew	3424/22/PDM	Horrathorn Farm Northlew EX20 3BT	Application to determine if prior approval is required for a proposed change of use of agricultural building to 4No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	4	4	13/12/2022	0	0	0	0	4	4
Northlew	3340/22/PDM	Muddy Udders Farm Northlew EX20 3NG	Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	06/01/2023	0	0	0	0	2	2

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Northlew	3068/22/PDM & 0801/23/FUL	Higher Eastcott Northlew EX20 3PT	0801/23/FUL - Conversion of a redundant barn to a single dwelling. 3068/22/PDM - Application to determine if prior approval is required for proposed change of use of barn to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	30/06/2023	0	0	0	0	1	1
Northlew	1272/21/FUL	Kesterfield Northlew EX20 3PN	Conversion and extension of barn to dwelling, and extension of previously approved residential curtilage (reference 0051/18/FUL)	1	1	27/08/2021	0	0	0	0	1	1
Northlew	1358/20/PDM	Overlake Farm Northlew EX20 3NG	Application to determine if prior approval if required for proposed change of use of agricultural building to dwellinghouse (Class C3) andfor associated building works (Class Q(a+b))	1	1	17/06/2020	0	0	1	1	0	0
Northlew	4025/18/FUL & 1871/18/FUL	East Kimber Farm Northlew EX20 3NG	4025/18/FUL - Proposed conversion of barn into dwelling and garage (Resubmission of 1871/18/FUL) 1871/18/FUL - Proposed barn conversion into dwelling	1	1	28/01/2019	0	0	1	1	0	0
Northlew	3815/16/FUL & 1383/20/CLE	Building On At Higher Southcombe Northlew Okehampton EX20 3PD	1383/20/CLE - Certificate of lawfulness for commencement of works of planningapproval 3815/16/FUL (use of redundant dairy building as a dwelling) 3815/16/FUL - Change of use of agricultural building to dwelling	1	1	31/05/2017	0	0	0	0	1	1
Northlew	2862/20/FUL & 2699/23/FUL	Nethercott Farm Southcott EX20 4NL	2699/23/FUL-Erection of replacement dwelling, garage & outbuilding for ancillaryuse, including demolition of existing buildings (resubmission of1308/23/FUL & 1972/22/FUL). 2862/20/FUErection of replacement residential dwelling and garage, two replacement outbuildings for ancillary domestic use, including demolition of existing buildings	1	0	19/01/2024	0	0	0	1	0	0
Okehampton	3751/23/FUL	Moorview, 69, Exeter Road, Okehampton, EX20 1QF	Reconfiguration of former supported living scheme together with single storey extension & replacement of existing conservatory to provide 8 x 1 bed self-contained units & facilities	8	8	07/03/2024	0	0	0	0	8	8



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Okehampton	4291/20/FUL	The Plume Of Feathers Hotel 38 Fore Street Okehampton EX20 1HB	Part retrospective conversion of existing derelict buildings to form 7 self contained flats	7	6	12/04/2021	2	3	1	1	3	3
Okehampton	00861/2014 & 3891/16/FUL & 2777/15/FUL & 0947/17/VAR	3 Kempley Road, Okehampton, Devon Planning app 3891/16/FUL gives an address of Former Site Of Bobs Garage Park Row Okehampton EX20 1DS	0947/17/VAR - Variation of conditions 2, 8 & 15, confirmation of compliance with conditions 1, 3 & 4 and removal of conditions 12 & 13 of planning consent 3891/16/FUL 3891/16/FUL - This is a revised proposal to extant approval 2777/15/FUL & previously 00861/2014 and Conservation Area Consent 00862/2014. Work has commenced on converting the existing stable block as per 2777/15/FUL. The original Fire station has not been demolished, it is now proposed to retain & convert this to a 3 bed dwelling. 2777/15/FUL - Addition of second floor flat (THIS WILL NOW CREATE 2 X 2 BED FLATS) to park row frontage and increase size of unit 1 to join neighbouring property (alterations to consent 00861/2014). 00861/2014 - Demolition of existing building and construction of 2 two-bedroom dwellings, 1 two-bedroom flat, and conversion of existing stone building to 2 one-bedroom houses with associated parking, access and open space.	6	6	07/02/2017	2	2	1	1	3	3
Okehampton	1642/23/FUL	21 East Street Okehampton EX20 1AT	Conversion of existing mixed use development to include/provide 4 dwellings (resubmission of 4129/22/FUL)	4	4	21/08/2023	0	0	0	0	4	4
Okehampton	2175/22/FUL	Ink Print 3 Station Road Okehampton EX20 1DY	READVERTISEMENT (Amended description & amended plans) Change of use of retail unit (Class E) to residential use (Class C3) & conversion of buildings to provide three additional flats	4	3	28/10/2022	0	0	3	4	0	0

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Okehampton	0484/17/FUL	Upcott House Upcott Hill Okehampton EX20 1SQ	Change of use from B & B and sub-division into 4 flats	4	3	13/04/2017	2	3	1	1	0	0
Okehampton	3101/19/FUL & 1709/23/ful	2 Church Court, 3 St James Street Okehampton Devon EX20 1DJ	1709/23/FUL - Conversion of shop into two flats (Use Class C3) (part retrospective) (3101/19/FUL). 3101/19/FUL - Conversion of shop (A 1) into two flats (C3)	2	2	08/12/2023	0	0	2	2	0	0
Okehampton	1836/23/FUL	40, Fore Street, Okehampton, EX20 1HB	Conversion of former bank to commercial unit with two self-contained flats	2	2	06/10/2023	0	0	0	0	2	2
okehampton	3501/21/FUL	Mount Prospect High Street Okehampton	Construction of 2 dwellings (Resubmission of 1929/21/FUL	2	2	09/12/2021	0	0	0	0	2	2
Okehampton	00938/2015	Land Adjacent To Castleford Castle Road Okehampton Devon EX20 1DD	READVERTISEMENT (Revised Plans Received) Erection of two residential dwellings	2	2	30/08/2017	0	0	1	1	1	1
Okehampton	0945/23/OPA	Land Adjacent To 69b Exeter Road Okehampton	Outline planning application with all matters reserved for construction of dwelling & associated works	1	1	06/07/2023	0	0	0	0	1	1
Okehampton	1162/23/FUL	Ink Print, Wykeham House 3 Station Road Okehampton EX20 1DY	To convert the four flat conversion into a five flat conversion (Retrospective)	1	1	22/06/2023	0	0	1	1	0	0

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Okehampton	3979/19/OPA & 0329/23/ARM	45 New Road Okehampton Devon EX20 1JE	0329/23/ARM - Application for approval of reserved matters following outline approval 3979/19/OPA (outline application with some matters reserved for erection of one dwelling) landscaping & layout. 3979/19/OPA - Outline application with some matters reserved for erection of one dwelling (Resubmission of 2573/18/OPA)	1	1	05/06/2023	0	0	0	0	1	1
Okehampton	1771/17/FUL & 0176/22/FUL	Land adjacent to 10 Upper Crooked Meadow Okehampton EX20 1WW	0176/22/FUL - New dwelling 1771/17/FUL - New dwelling	1	1	23/05/2022	0	0	0	0	1	1
okehampton	3578/21/FUL	The Annex to the rear of Bank 40 Fore Street Okehampton EX20 1EY	Change of use to form residential dwelling	1	1	21/03/2022	0	0	1	1	0	0
Okehampton	0091/21/POD	20-21 Fore Street Okehampton EX20 1AJ	Application to determine if prior approval if required for proposed change of use from offices (Class B1(a)) to 1 no. flat (Class C3)	1	1	03/03/2021	0	0	1	1	0	0
Okehampton	2614/18/OPA & 0967/19/ARM	Upcott House Upcott Hill Okehampton EX20 1SQ	2614/18/OPA - Outline application with all matters reserved for proposed dwelling (resubmission of 1572/18/OPA). 0967/19/ARM - Application for approval of reserved matters following outline approval 2614/18/OPA for proposed dwelling	1	1	21/05/2019	0	0	1	1	0	0
Okehampton	2128/16/FUL	7 Wonnacotts Road Okehampton Devon EX20 1LX	Erection of two bedroom detached bungalow with parking space	1	1	21/09/2016	0	0	1	1	0	0

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Okehampton Hamlets	2793/17/FUL & 3247/20/FUL	Barns adjacent to Lower Chichacott Chichacott Road Okehampton Devon EX20 IRS	3247/20/FUL - Creation of 1 no. dwelling to include the erection of detached heritagestyle garage (amendment to elevation design approved 2793/17/FUL). 2793/17/FUL - Application for proposed barn conversion to two dwellings	2	2	29/01/2021	1	1	1	1	0	0
Okehampton Hamlets	2007/20/PDM	Knowle Farm Barn Brightley Okehampton EX20 IRH	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b))	1	1	18/01/2021	0	0	1	1	0	0
Sampford Courtenay	4198/21/FUL	Barns at Reddaway Farm Okehampton EX20 ISG	Conversion and change of use of three traditional agricultural buildings to three dwellings and associated work	3	3	22/03/2022	0	0	3	3	0	0
Sampford Courtenay	0460/20/PDM & 1378/21/FUL	Station Farm Sampford Courtenay Devon EX20 2SP	1378/21/FUL - Demolition of existing agricultural building, replacement dwelling & associated landscaping following class Q approval 0460/20/PDM. 0460/20/FUL - Notification for prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))	2	2	17/09/2021	0	0	0	0	2	2
Sampford Courtenay	2902/20/FUL & 0242/20/PDM & 2563/16/PDM & 1431/16 & 4133/21/CLE	Main Barn Clover Hill Farm Sampford Courtenay Devon EX20 2SA	4133/21/CLE - Certificate of Lawfulness for existing use to confirm material commencement relating to application reference 2902/20/FUL0242/20/PDM - Notification for prior approval for proposed change of use of agricultural building to 2 no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b)). 2563/16/PDM - Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated operational development (Class Q(a+b))one to be a carers dwelling.	2	2	14/12/2020	0	0	0	0	2	2

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Sampford Courtenay	1335/22/OPA & 3420/23/ARM	Furze Down Farm Okehampton EX20 1SG	3420/23/ARM - Application for approval of reserved matters following outline approval 1335/22/OPA including design, layout, landscaping & scale for agricultural workers dwelling (resubmission of 1868/23/ARM). 1335/22/OPA - Outline application with some matters reserved for Agricultural workers dwelling (only access considered)	1	1	09/02/2024	0	0	0	0	1	1
Sampford Courtenay	2042/23/PDM	East Rowden Farm Sampford Courtenay EX20 2SE	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 1 No dwellinghouse (class C3) & for associated development (Class Q (a+b))	1	1	04/08/2023	0	0	0	0	1	1
Sampford Courtenay	1324/23/PDM	Little Incott Farm Sampford Courtenay EX20 2SW	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 1 No dwellinghouse (class C3) & associate development (Class Q (a+b))	1	1	27/06/2023	0	0	0	0	1	1
Sampford Courtenay	2595/22/PDM & 3484/23/FUL	Barn at SS 630 003 Cricket Farm Sampford Courtenay EX20 2TF	3484/23/FUL - Proposal for a new build 3-bed dwelling & garage with associated landscaping 2595/22/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural building to No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	14/03/2024	0	0	0	0	1	1
Sampford Courtenay	2349/22/PDM & 0496/22/PDM	The Stable Town Meadow Sampford Courtenay EX20 2TB	2349/22/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b)). 0496/22/PDM - Application to determine if prior approval is required for proposed change of use of agricultural buildings to 1 no dwelling house (Class C3) and for associated operational development (Class Q (a+b))	1	1	24/08/2022	0	0	0	0	1	1
Sampford Courtenay	1567/22/PDM	Bude Farm Exbourne EX20 3QU	Application to determine if prior approval is required for a proposed change of use of agricultural building to 1 No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	01/07/2022	0	0	1	1	0	0

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Sampford Courtenay	3585/18/FUL & 2563/21/FUL	Oxenpark Barn Sampford Courtenay EX20 2AD	2563/218/FUL - Partial demolition of existing barn (with consent for conversion to a new dwelling) and erection of new build dwelling and associated works. 2585/18/FUL - Conversion of an agricultural building to residential dwelling to include change of use of agricultural land to residential garden and erection of timber framed car port.	1	1	07/03/2022	0	0	1	1	0	0
Sampford Courtenay	00430/2015 (0364/16/VAR)	Barn At Solland Farm Exbourne Okehampton Devon EX20 3QT to be known as 'Orchard Barn'	Conversion and part rebuild of stone and cob barn into 2-bed dwelling. (Application for removal or variation of a condition following grant of planning permission. ( 00430/2015) Conditional Approval)	1	1	09/06/2015	0	0	1	1	0	0
Sampford Courtenay	03314/2012	Land Adjacent To I Brook Close, Sampford Courtenay, Devon	Erection of dwelling	1	1	11/03/2013	0	0	1	1	0	0
Sourton	2267/22/PDM (different barn on same farm as 3603/20/FUL)	Higher Hewton Farm Thorndon Cross EX20 4NQ	Application to determine if prior approval is required for a proposed change of use of agricultural building to 2No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	2	2	22/08/2022	0	0	0	0	2	2
Sourton	4335/22/PDM	Land West of Quarry Farm Bridestowe EX20 4QE	Application to determine if prior approval is required for proposed change of use of agricultural building to 1No. dwellinghouse (Class C3) and for associated operational development (Class Q (a+b))	1	1	01/02/2023	0	0	0	0	1	1

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Sourton	3603/20/FUL Different barn on same farm to 2267/22/PDM)	Higher Hewton Farm Thorndon Cross EX20 4NQ	Application for provision of a rural workers dwelling	1	1	21/06/2021	0	0	0	0	1	1
South Tawton	1199/19/FUL	Langdown Farm Spreyton EX17 5AZ	Demolition of existing buildings, stopping up of existing access followed by erection of three detached dwellings, landscaping and associated development together with new access	3	3	18/09/2019	2	2	1	1	0	0
South Tawton	4225/21/PDM & 0553/23/PDM	West Nymph Farm South Tawton EX20 2RJ	0553/23/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings/barns to 2No (class C3) & for associated development (Class Q (a+b)). 4225/21/PDM - Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 5No. dwellinghouses (Class C3) and for associated operational development (Class Q (a+b))	2	2	17/04/2023	0	0	0	0	2	2
South Tawton	3184/23/PDM	Great Collybeer, South Tawton, EX20 2LX	Application to determine if prior approval is required for a proposed change of use of agricultural buildings/ barns to 1No dwellinghouse & associated development (Class Q (a+b))	1	1	20/11/2023	0	0	0	0	1	1
Spreyton	1440/16/FUL & 4509/218/CLE	South Nethercott Barn Whiddon Down Devon EX20 2QZ	4509/21/CLE - Certificate of lawfulness to confirm lawful commencement of planning approval 1440/16/FUL. 1440/16/FUL -Change of use from redundant agricultural barns and adjoining stable to 4 dwellings	4	4	09/08/2016	0	0	1	1	3	3
Spreyton	1912/20/FUL & 2558/21/FUL	Barn at Downhayes Spreyton Crediton EX17 5AR	2558/21/FUL - Demolition of the existing agricultural building and erection of 2 dwellings with associated works. 1912/20/FUL - Provision of two dwellings and associated works (resubmission of 0005/20/FUL)	2	2	08/03/2022	0	0	2	2	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Spreyton	2135/20/PDM (Same site but different building to 1690/22/FUL)	Spreyton House Spreyton EX17 5AH	Application to determine if prior approval is required for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3) and for associated building works (Class Q(a+b))	2	2	25/08/2020	0	0	2	2	0	0
Spreyton	1690/22/FUL (Same site but different building to 2135/20/PDM)	Spreyton House Spreyton EX17 5AH	Conversion of one agricultural building into two dwellings (Use Class C3) and the change of use of one dwelling and ancillary facilities into offices (Use Class E	2	1	20/10/2022	0	0	1	2	0	0
Spreyton	1037/17/FUL & 1671/20/FUL & 1579/21/FUL	Skywood Spreyton EX17 5AF	1579/21/FUL - Application for permanent dwelling (in replacement of existing home to be removed) including detached garage and solar roof. 1671/20/FUL - Erection of permanent dwelling (in replacement of existing home to be removed) 1037/17/FUL - Renewal of existing consent to replace mobile home with permanent dwelling (previous application 00408/4014, decision notice issued 03/06/2014)	1	1	09/03/2022	0	0	1	1	0	0
Spreyton	1046/20/PDM	Barn SE of Nethercott Farm Nethercott Lane Spreyton Crediton EX17 5DZ	Notification for prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) and for associated operational development (Class Q(a+b)) (resubmission of 3540/19/PDM)	1	1	18/05/2020	0	0	1	1	0	0
Stowford	1644/20/FUL	Orchard Studio Stowford Lewdown EX20 4BZ	Erection of live/work dwelling	1	1	19/08/2020	0	0	1	1	0	0
Stowford	0518/20/FUL	The Barns Portgate Lewdown EX20 4PZ	Application for change of use of barn from agricultural to residential	1	1	09/04/2020	0	0	1	1	0	0



Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Sydenham Damerel	3481/22/FUL & 0817/20/FUL	Chriss Cottage Townlake PL19 8PQ	3481/22/FUL Amendments to the dwelling, built slightly different from the approved plans of planning consent 0817/20/FUL & the erection of a garage (retrospective). 0817/20/FUL - Demolition of existing dwelling and erection of single storey dwelling	1	0	10/01/2023	0	0	0	0	0	1
Tavistock	1355/19/FUL Appeal Number APP/Q1153/W/22/3297128	10 Ford Street, Tavistock, Devon, PL19 8DY	READVERTISEMENT (Revised plans received) Erection of 6 flats, 1 cottage and associated car parking (Resubmission of 2147/17/FUL)	7	7	22/09/2022	0	0	0	0	7	7
Tavistock	0393/18/FUL & 3790/20/FUL	Land adjacent to Fernside Crease Lane Tavistock PL19 8EW	3790/20/FUL - Planning application for amendment to elevation of plot 3 on application 0393/18/FUL and minor extension to the rear 0393/18/FUL - Residential development for 4 no. dwellings with garages, external parking and new access off Crease Lane (resubmission of 2686/16/FUL)	4	4	14/01/2021	3	3	1	1	0	0
Tavistock	1318/23/FUL	20, Plymouth Road, Tavistock, PL19 8AY	READVERTISEMENT (Amended location plan) Conversion of existing offices into three flats of varying sizes, associated courtyard area & soft landscaping to front	3	3	10/01/2024	0	0	0	0	3	3
Tavistock	2518/18/FUL	22 West Street Tavistock PL19 8AN	Demolition of existing single storey garage/storage building and erection of 3 x 2-bedroom dwelling.	3	3	05/09/2019	0	0	3	3	0	0
Tavistock	4600/21/OPA & 2159/23/ARM	Sunnymead Launceston Road Tavistock PL19 8NG	2159/23/ARM - Application for reserved matters following outline approval 4600/21/OPA (with all matters reserved, except access for erection of 2 dwellings). 4600/21/OPA - Outline application with some matters reserved for erection of two 4 bedroom dwellings	2	2	20/09/2023	0	0	2	2	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
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	2	2	23/01/2020	0	0	2	2	0	0
Tavistock	1939/17/FUL	Land Adjacent To Lynares Maudlins Lane Tavistock PL19 8ED	New bungalow at Garden Site of Lynares with a garage and utility room undercroft, revised design from lapsed approval including, change of external materials for upper floor walls and modification of balcony. New dwelling at Old Ruin Site constructed within the existing stone walls, which are to be restored and conserved, shed to be removed and existing retaining walls and boundary walls	2	2	11/08/2017	1	1	1	1	0	0
Tavistock	3053/23/FUL	7, Plymouth Road, Tavistock, PL19 8AU	Proposed change of use of lower ground floor & ground floor from Natural Health Centre to residential & change of use of coach house from Natural Health Centre to ancillary residential accommodation	1	1	17/11/2023	0	0	0	0	1	1
Tavistock	3178/19/FUL & 0535/23/FUL	First & Second floors, 1 West Street Tavistock Devon PL19 8AD	0535/23/FUL - Proposed conversion of first & second floor back to residential use & new garden wall at rear. 3178/19/FUL - Change of use to first and second floor from commercial use to residential	1	1	09/10/2023	0	0	1	1	0	0
Tavistock	2487/22/FUL	23 Deer Park Road Tavistock PL19 9HG	Demolition of existing detached dwelling and construction of two replacement detached dwellings	2	1	02/02/2023	0	0	1	2	0	0
Tavistock	3267/22/FUL	19 Plymouth Road Tavistock PL19 8AU	Change of use from office to residential	1	1	06/01/2023	0	0	0	0	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	2400/22/FUL	Merriment House Priory Gardens Whitchurch PL19 9NZ	New dwelling including new access (previous extant permission for three new dwellings, one already built under application reference 8746/2006/TAV)	1	1	25/11/2022	0	0	1	1	0	0
Tavistock	3432/21/FUL	2 Kilworthy Hill Tavistock PL19 0AS	Change of use of existing entrance building serving first floor access, change of use of formerly A4/Sui Generis to C3 use (dwelling), closing of single door opening in east gable to separate proposed use class	1	1	29/06/2022	0	0	0	0	1	1
Tavistock	3555/20/FUL & 4253/22/FUL	2 Rowland Bailey Garden Tavistock PL19 0RB	4253/22/FUL - Amendment of the approved dwelling 3555/20/FUL (detached three bedroom dwelling with integral garage) to include additional ensuite bedroom above the proposed garage. 3555/20/FUL - Application for detached three bedroom dwelling with integral garage	1	1	01/12/2021	0	0	1	1	0	0
Tavistock	1622/21/FUL	Land at 22 Glanville Road Tavistock PL19 0EB	Erection of detached 4 bedroom two storey house with parking spaces	1	1	05/10/2021	0	0	0	0	1	1
Tavistock	4309/20/FUL	2 Drake Road Tavistock PL19 0AU	Conversion of first floor offices to two bedroom flat	1	1	06/07/2021	0	0	1	1	0	0
Tavistock	2672/19/FUL	Alma Cottage Church Hill Whitchurch Devon PL19 9ED	Proposed conversion of 2 no. barns, one to a residential unit and one to a holiday unit.	2	1	07/04/2020	0	0	1	2	0	0
Tavistock	3138/18/FUL & 1032/19/ARC & 4497/21/CLP	20 Canons Way Monksmead Tavistock PL19 8BJ	4497/21/CLP - Application for a Lawful Development Certificate for a Proposed use or development. Two storey side extension and subdivision of existing dwelling to form 1 No. 3 bed house and 1 No. 2 bed house	2	1	10/12/2018	0	0	0	1	1	1

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Tavistock	3484/19/OPA & 2569/22/ARM	124a Old Exeter Road Tavistock Devon PL19 0JB	2569/22/ARM - Application for approval of reserved matters following outline approval 3484/19/OPA relating access, appearance, landscaping, layout and scale. 3484/19/OPA- Outline application with details of access for the erection of dwelling as replacement for one flat in existing property.	2	0	23/12/2022	0	0	0	0	0	2
Tavistock	2753/21/FUL	Aconlea Old Exeter Road Tavistock PL19 0JW	Application for replacement dwelling	1	0	12/01/2022	0	0	0	0	0	1
Tavistock	1997/23/FUL	Pixon Villas Pixon Lane Tavistock	Change of use of ground floor flat to offices	-1	-1	03/08/2023	0	0	0	0	-1	-1
Tavistock	00889/2014 (0224/16/ARC, 0396/16/VAR, 2051/18/ARC)	Land Adjacent To 3 Stannary Bridge Road, Tavistock, Devon	Change of use of former foundry building to use as a single dwelling, demolition of outbuildings and construction of a single dwelling. 0224//16/ARC - Application for approval of details reserved by conditions 5 & 7 of approval (00889/2014) Discharge of condition Approved - 0396/16/VAR Variation of condition (No.2) of planning consent (00889/2014) to allow for changes to design of proposal Conditional Approval, 2051/18/ARC - Application for approval of details reserved by condition 5, 7, 8 and 11 of planning consent 0396/16/VAR	2	2	26/09/2014	1	1	0	0	1	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.	1	1	16/03/2015	0	0	1	1	0	0

Parish Name	Application Number	Address	Description	Total number of approved units	Net gain on site	Date granted	Total dwellings completed to date (Net)	Total dwellings completed to date (Gross)	Number of dwellings Under Construction (Net)	Number of dwellings Under Construction (Gross)	Number of dwellings committed and not yet started (Net)	Number of dwellings committed and not yet started (Gross)
Thrushelton	1227/20/OPA & 4183/21/ARM & 3141/22/ARM & 3204/22/ARM	Slaughterhouse Road From South View To Lobhill Cross Lewdown	3204/22/ARM - Application for approval of reserved matters following outline approval 1277/20/OPA in relation to plot 2.3141/22/ARM -Application for approval of reserved matters for access, appearance, landscape, layout & scale for plot 3 following outline approval (1277/20/OPA) 4183/21/ARM - Application for approval of reserved matters, seeking approval for access, appearance, landscaping, layout, and scale following outline approval (1277/20/OPA) to Plot 1 1277/20/OPA - Outline application with some matters reserved for construction of 5 dwellings, associated access, estate road and private gardens	5	5	13/05/2021	1	1	1	1	3	3
Thrushelton	3685/21/FUL	Orchard Barton Lewdown EX20 4QJ	Proposed conversion of barn to permanent residential (resubmission of 2757/21/FUL)	1	1	09/08/2022	0	0	1	1	0	0
Thrushelton	1841/22/FUL	Mobile Home, Widdacombe Barns Lewdown EX20 4EA	Replacement dwelling (Resubmission of 3252/21/FUL)	1	0	26/01/2023	0	0	0	0	0	1
<b>Totals</b>									<b>93</b>	<b>106</b>	<b>150</b>	<b>159</b>

# **APPENDIX 8**

**Small sites windfall allowance – historic  
evidence**

**Windfall Data Plymouth LPA Area**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2006-2024	Average 2006-2024
<b>Windfall completions on sites less than 5 dwellings:</b>	41	37	17	29	23	31	29	14	18	19	28	30	12	27	24	27	20	34	460	26
<b>Conversions Plymouth LPA area (net change less than 5):</b>	46	54	57	31	31	14	8	13	21	11	26	30	34	39	39	20	13	21	508	28
<b>Communal accomodation (net change less than 5):</b>										2	-3	3	6	-3	0	2	-12	0	-5	
<b>Student accommodation (net change less than 5)*:</b>									0	0	0	1	0	0	0	0	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	63	49	21	55	964	54
<b>Number of windfall completions that are garden development:</b>	16	13	4	10	16	17	15	5	9	3	12	11	9	15	9	8	6	8	186	10
<b>Total excluding garden development:</b>	71	78	70	50	38	28	22	22	30	29	39	53	43	48	54	41	15	47	778	43
<b>Demolitions (under 5 dwellings):</b>	-1	-1	0	-1	-6	-6	0	-1	0	-5	-2	-1	-2	0	-2	0	-7	-1	-36	-2

**Windfall allowance (average total excluding garden development (43) minus average demolitions under 5 (2) = 41) 41**

\*student accom included in windfall completions prior to 2014

## APPENDIX 8

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

The supply contains an allowance for future delivery on future small windfall sites (excluding-garden land). The combined annualised allowance for the 2 LPA areas is 105dpa. 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 2023/24. 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 (13) between April 2011 and March 2024 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 74dpa, the annual windfall allowance rate in the South Hams for the 2024 Monitoring Point forecast is the same as in the previous 2023 Monitoring Point forecast. At 31dpa, the annual windfall allowance rate in West Devon for the 2024 Monitoring Point forecast is also identical to the previous 2023 Monitoring Point forecast. The previous forecast informed the December 2023 Housing Position Statement.

There was a marked increase in both the South Hams and West Devon LPA areas due to the overall rise in net completions on small sites, particularly in 2017/18 and the 2/3 years that immediately followed. The rise reflected the impact of Government rural housing policy and the trend in Use Class Q<sup>2</sup> development in the area. The decrease in both LPA areas in more recent years is due to the overall fall in net completions on small sites but the annual

<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



average remains the same for the second consecutive year (76 in South Hams LPA and 42 in West Devon LPA). The LPAs are also mindful of the number of small sites under construction at end March 2024 in each LPA area which can reasonably be expected to be completed in 2024/25, and the extent of other small site commitments that are non-garden windfalls. It is therefore realistic to expect the historic small windfall (excluding garden land) trends to continue.

**Sustainable village allowance (circa 550 dwellings) South Hams and West Devon TTVPA**

Provision in the order of 550 dwellings are sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area. Development proposals can come forward through neighbourhood plans with local people responding to local needs and opportunities or development proposals through the planning application process where there is no neighbourhood plan. To date, only a small number of sites have been delivered through neighbourhood plans or developments at sustainable villages. The 5 year land supply includes 140 dwellings with planning consent that count against this allowance and beyond the 5 year period, a supply of an average 20 dwellings per annum are included in the TTV supply forecast from Year 6 to the end of the plan period.

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

<b>South Hams and West Devon LPAs Small Windfalls*</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>Total 2011-2024</b>	<b>Average 2011-2024</b>	<b>Adjustment to avoid overlap with NP@</b>	<b>Small Wind-fall rate in trajectory</b>
<b>South Hams</b>																	
Windfall Completions on sites less than 10 dwellings:*	80# (111)	65	70	86	64	75	137	157	109	125	94	113	86	1261	97		
Communal accommodation (net change less than 10)							0	0	3	0	0	0	0	3	0		
Number of windfall completions that are Garden Development:	30	23	15	18	17	27	26	23	14	21	15	11	10	250	19		
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>104</b>	<b>79</b>	<b>102</b>	<b>76</b>	<b>990**</b>	<b>76</b>	<b>- 1.25</b>	<b>74 to 75 dpa</b>
<b>West Devon</b>																	
Windfall Completions on sites less than 10 dwellings:*	42	28	33	26£	51\$	45	87	77	75	46	56	48	38	652	50		
Communal accommodation (net change less than 10)							4	2	12	4	0	0	0	22	2		
Number of windfall completions that are Garden Development:	13	19	7	12	25	3	7	8	8	3	13	9	4	131	10		
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>47</b>	<b>43</b>	<b>39</b>	<b>34</b>	<b>543</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>177</b>	<b>151</b>	<b>122</b>	<b>141</b>	<b>110</b>	<b>1533</b>	<b>118</b>	<b>-12</b>	<b>105 to 107 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 I 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 2024 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 2023 Housing Position Statement. None of the new small site commitments in the South Hams approved in 2023/2024 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 2024 supply forecast. The historic annual rate of unadjusted small windfall (excluding garden land) delivery in the South Hams between 2011 and 2024 is 76dpa (see Table 1 in Appendix 8). Subtracting a discount of 2dpa from this results in the adjusted small windfall (excluding garden land) rate of 74dpa.

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 74dpa.

- b) West Devon: The 2024 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 comprised:
    - small commitments consented in 2018/19 at Land at the Highwayman Inn, Sourton (+5dws) and Workshop rear of Meadows Edge, Exbourne

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<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 I

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

- (+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 was a large windfall site commitment – with consent for 17 dwellings on this site.<sup>4</sup>. Therefore these 10 dwellings needed to be discounted to avoid double counting with the small windfalls forecast.
  - 7 dwellings that had been listed as potential neighbourhood plan allowance supply in TP3(rev) Appendix 7.6 but which were excluded because they were on a potential supply site that is in the AONB (see TP3(rev2) Appendix 7.6-Annex 1 para 11 (C2) Page 171).

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

The 37 dwellings are therefore deducted from the original 167 dwellings discounted from small windfalls. This leaves 130 dwellings to be discounted from the overall small non-garden land windfall forecast for the remainder of the JLP. This relates to the 11 year period 2022/23 to 2033/34 (ie to the end of the JLP plan period). Dividing the total discount of 130 dwellings by 11 equates to the annual discount of 11.82 dws dpa.

The historic annual rate of unadjusted small windfall (excluding garden land) delivery in West Devon between 2011 and 2024 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.

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<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 sites with consent for communal  
accommodation and list of losses  
forecast in the 5YLS**

**Plymouth LPA - Demolitions and Conversion Loss Forecast, 2024-2029**

Application Number	Site Address	2024-25	2025-26	2026-27	2027-28	2028-29
22/02133/FUL	1 - 5 Manor Street Plymouth PL1 1TL	-1				
21/01044/FUL	86 Beaumont Road	-1				
20/00453/FUL	17 Dale Avenue	-1				
23/00802/FUL	14 Victoria Place	-1				
23/01191/FUL	119 Howard Road	-1				
20/00785/FUL	118 Cremyll Street	-1				
23/00934/FUL	10 Brunel Terrace	-1				
20/01859/FUL	11 Carlton Terrace Eldad Hill	-2				
22/00878/FUL	Land At Poole Park Road, Savage Road, Roberts Road & Roope Close	-36	-42			
23/00954/FUL	3 Beechwood Avenue		-1			
24/00006/FUL	20 Thornville Terrace		-2			
22/00564/FUL	20A Tresluggan Road		-3			
23/01163/FUL	140 - 186 Healy Place		-42			
20/01737/FUL	Talbot Gardens		-48			
<b>Year Totals</b>		-45	-138	0	0	0
		<b>Total</b>				-183

OFFICIAL

**C2 South Hams**

**South Hams LPA - C2 communal accommodation forecast (net) with ratio of 1.8 units per bed space applied, 2024 - 2029**

Application number	Address	Units	Bedspaces	Impact on Supply (with ratio applied to bedspaces)				
				2024-25	2025-26	2026-27	2027-28	2028-29
0957/20/FUL	Lower Hood Barns, Dartington, TQ9 6AB	1	8	4	0	0	0	0
1867/21/ARM	Land South Of Junction Between Townstal Rd and Nelson Rd, Dartmouth, TQ6 0LB	1	61	0	34	0	0	0
4165/17/FUL	Development site at SX809597 Steamer Quay Road, Totnes	1	68	0	0	0	38	0
<b>Plan Period Total</b>								<b>76</b>

**C2 West Devon**

**There are no C2 sites in West Devon.**

# **APPENDIX 10**

**Progress towards JLP Policy Area and  
LPA monitoring targets at 2024  
monitoring point**



## **Progress towards Joint Local Plan (JLP) Policy Area and Local Planning Authority (LPA) monitoring targets at 2024 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 (2014-2024)

1.2 A total of 7,725 dwellings (net) have been provided in the first 10 years of the plan period. Table 1 in Appendix A provides a breakdown by year by type of development.

1.3 At the 2024 monitoring point the PPA is in a shortfall position of 1,775 dwellings against the annualised monitoring target of 950dpa. It is clear that the impact of COVID-19 and the national lockdowns together with the impacts of inflation and rising interest rates have impacted upon delivery and construction activity during the last 4 years. This has been recognised by Government through the adjustments made to the Housing Delivery Test measurements. To ensure the JLP is on track a net additional supply of 11,275 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. The net supply identified in Plymouth<sup>2</sup> and the South Hams<sup>3</sup> part of the PPA totals 11,743 dwellings which is 468 dwellings above the 11,275 dwellings that ought to be identified to remain on track in the policy area. There is minimal flexibility in the supply which represents a headroom of 2.5% above policy target. This is due to a delivery on a number of sites moving back in the trajectory and beyond 2034 due to the current significant Macroeconomic factors affecting housing delivery nationally. No action is therefore required at this point to address supply in the PPA. The LPA's however continue to proactively focus efforts on bringing forward delivery of the sites and dwellings identified in years 6 to 10 of the housing trajectory which include some of the actions set out in the JLP Housing Implementation Strategy<sup>4</sup>

1.4 At the 2024 monitoring point a total of 9,508 dwellings have consent<sup>5</sup> in the PPA of which 870 dwellings had commenced construction. A total of 17,233 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2024, which represents 91% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites and deliverability issues, however house builders could choose to increase delivery rates and implement their consents earlier.

1.5 A total of 616 dwellings had commenced construction in the 2023/24 monitoring year. Although dwelling starts for the year are slightly up on last year (599) they remain at low

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<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.

<sup>2</sup> See appendix 11 of this Position Statement

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

<sup>4</sup> JLP Housing Implementation Strategy is set out in Para 3.33 of the adopted JLP

<sup>5</sup> Over 10 years' worth of the policy target annualised

levels. This is primarily due to significant macroeconomic factors such as: Brexit, COVID 19, Inflation and rising interest rates. These factors have severely affected: build costs, the supply of materials and labour, disposable income, decisions to buy and sell and the availability/affordability of mortgages. Reduced disposable income and reduced affordability of mortgages due to high inflation and significant increases in interest rates significantly reduces demand. The factors above affect low-value areas such as Plymouth where the majority of sites allocated and consented remaining to be delivered are on land previously developed and are more costly to develop. Nationally housebuilders have indicated that they envisage housing output will continue to fall in the short-term. The Office for Budget Responsibility forecasts that average mortgage are likely to remain above 4% into 2029 and that house prices are unlikely to return to 2022 levels until well into 2027. Dwelling starts at Sherford remain high (294) and have increased by 8% on last year (272), however Sherford is a greenfield site within the South Hams urban fringe where values are significantly higher than within the city. It is also important to note that 50% of the delivery this year was affordable housing units (84 transfers from open market) and approx. 50% of the 345 dwellings under construction at the monitoring point are affordable housing units and include substantial transfers from originally intended open market units.

### 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 10 years of the plan period (2014-2024) = 1,547 dwellings at an average of 155dpa. Although there is a shortfall of 728 dwellings at the 2024 monitoring point this is due to large scale regeneration programmes in Devonport, North Prospect & Barne Barton in the early part of the plan period. These regeneration schemes have resulted in 740 losses (within the plan period) of poor quality affordable houses being replaced by a supply of high quality affordable housing that will continue to deliver over the next few years. Gross affordable housing delivery has been very strong across the plan period averaging 229 dwellings per annum. A sufficient supply of housing is identified in the remainder of the plan period which should be sufficient to provide enough affordable homes to meet the policy target by the end of the plan period (See paragraph 1.3 above and paragraphs 5.19 to 5.21 of the main report). No further action is required at this point to address supply in the PPA.

## 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 (2014-2024)

- 2.2 A total of 5,813 dwellings (net) have been provided in the first 10 years of the plan period. Table 2 in Appendix A provides a breakdown by year by type of development.

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<sup>6</sup> As the HR, HDT and 5YHLS is at the whole plan level, the targets relating to policy areas become monitoring targets to ensure the JLP strategy is on track to be delivered.

- 2.3 At the 2024 monitoring point the TTVPA is in a surplus position of 1,963 dwellings against the annualised monitoring target of 385dpa. To ensure the JLP is on track, a net additional supply of 1,887 dwellings over the remaining plan period (2024-2034) ought to 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 4,633 dwellings which is 2,776 dwellings above the 1,887 dwellings that ought to be identified to remain on track in the policy area. There is sufficient flexibility in the supply identified which represents a headroom of 36% above policy target. No action is therefore required at this point to address supply in the TTVPA.
- 2.4 At the 2024 monitoring point a total of 3,566 dwellings have consent<sup>9</sup> in the TTVPA of which 765 dwellings had commenced construction. A total of 9,379 dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2024, which represents 122% of the Policy Area monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS 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 466 dwellings had commenced construction in the 2023/24 monitoring year which is a 44% decrease on last year and reflects the challenging macroeconomic factors that have led to low demand that is now also affecting high value areas. Nationally housebuilders are reporting significant reductions in output are envisaged at least in the short term. Despite the significant falls in dwelling starts the forecast for 2024/25 remains high at 610 dwellings (net), which would increase the surplus position in the TTVPA to 2,188 at the 2025 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 10 years of the plan period (2014-2024) = 1,223 dwellings at an average of 122dpa and a surplus position of 198 dwellings at the 2024 monitoring point. A sufficient supply of housing is identified in the remainder of the plan period which should provide enough affordable homes to meet the policy target (See paragraph 2.3 above and paragraphs 5.19 to 5.21 of the main report). No further action is required at this point to address supply in the TTVPA.

### 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 (2014-2024)

- 3.2 A total of 6,798 dwellings (net) have been provided in the first 10 years of the plan period. Table 3 in Appendix A provides a breakdown by year by type of development.

<sup>7</sup> See appendix 11 of this Position Statement

<sup>8</sup> See appendix 11 of this Position Statement

<sup>9</sup> 9 years' worth of the policy target annualised.

- 3.3 At the 2024 monitoring point the Plymouth LPA remains in a surplus position of 198 dwellings against the annualised monitoring target of 660dpa, albeit the surplus has substantially reduced over recent years due to significant macroeconomic factors affecting sales and deliverability. To ensure the JLP is on track, a net additional supply of 6,402 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. The net supply identified in the Plymouth LPA<sup>10</sup> totals 7,270 dwellings which is 868 dwellings above the 6,402 dwellings that ought to be identified to remain on track in the Plymouth LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 7% above the monitoring target. No action is therefore required at this point to address supply in the Plymouth LPA.
- 3.4 At the 2024 monitoring point a total of 5,110 dwellings have consent<sup>11</sup> in the Plymouth LPA area of which 524 dwellings had commenced construction. A total of 11,908 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2024, which represents 90% of the Plymouth LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS due to phasing on large sites and deliverability issues, however house builders could choose to increase delivery rates and implement their consents earlier.
- 3.5 A total of 322 dwellings had commenced construction in the 2023/24 monitoring year, which is a marginal increase on last year but remains low compared to the early part of the plan period, which can be attributed to the effects of Brexit, COVID-19, inflation and rising interest rates on construction activity (see paragraph 1.5 above). There were however 524 dwellings under construction at the 2024 monitoring point, but some sites have stalled activity. The forecast for next year (2024/25) remains low at 230 net additional dwellings therefore it is envisaged that the Plymouth LPA area will move into a shortfall position of 232 dwellings at the 2025 monitoring point against the monitoring target when annualised.

### 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 10 years of the plan period (2014-2024) = 1,210 dwellings at an average of 121dpa. However, 1,961 new affordable homes (gross) from development have been delivered over the period 2014-24 at an average of 196 dwellings per annum. There have been 740 demolitions of poor quality affordable dwellings early in the plan period at 3 major regeneration areas (Devonport, North Prospect and Barne Barton). Higher quality affordable homes have replaced these dwellings and continue to be delivered at North Prospect and Barne Barton within the 5YHLS.

## 4.0 South Hams LPA

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

<sup>10</sup> See appendix 11 of this Position Statement

<sup>11</sup> Over 7 years' worth of the monitoring target annualised

Net additional dwellings to the stock since the plan base date (2014-2024)

- 4.2 A total of 4,644 dwellings (net) have been provided in the first 10 years of the plan period. Table 4 in appendix A provides a breakdown by year by type of development.
- 4.3 At the 2024 monitoring point South Hams LPA is in a shortfall position of 506 dwellings against the annualised monitoring target of 515dpa for the whole of South Hams LPA. Delivery against the South Hams LPA monitoring target was expected to be behind in the early part of the plan period 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. The 3 housebuilders at Sherford have delivered approx. 700 dwellings less than previously envisaged by this time, due primarily to the significant macroeconomic factors that have occurred over the past 5 or 6 years. Delivery in the last 4 years has been above the annualised monitoring target as the delivery rate at Sherford has now significantly increased since it's early phases. A deliverable supply is identified above the annualised target in each of the years in the 5YLS.<sup>12</sup> To ensure the JLP is on track, a net additional supply of 5,656 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. The net supply identified in the South Hams LPA<sup>13</sup> totals 7,175 dwellings which is 1,519 dwellings above the 5,656 dwellings that ought to be identified to remain on track in the South Hams LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 15%. No action is therefore required at this point to address supply in the South Hams LPA.
- 4.4 At the 2024 monitoring point a total of 6,303 dwellings have consent<sup>14</sup> in the South Hams LPA area of which 816 dwellings had commenced construction. A total of 10,947 net dwellings have therefore either been delivered, are currently under construction or have planning consent at April 2024, which represents 106% of the South Hams LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS 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 536 dwellings had commenced construction in the 2023/24 monitoring year which although high, is the lowest figure since 2019/20 and a 31% decrease on last year (777). The fall in dwelling starts is primarily due to recent macroeconomic factors i.e. inflation and high interest rates which have reduced demand and therefore housebuilders have slowed or reduced output. The forecast for next year (2024/25) remains high at 654 dwellings (net), which would further reduce the shortfall in the South Hams LPA area to 367 dwellings at the 2025 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 10 years of the plan period (2014-2024) = 1,177 dwellings at an average of 118dpa.

<sup>12</sup> See Table 7 in the Main Report and Appendix 3

<sup>13</sup> See appendix 11 of this Position Statement

<sup>14</sup> Over 12 years' worth of the monitoring target annualised

## 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 (2014-2024)

5.2 A total of 2,096 dwellings (net) have been provided in the first 10 years of the plan period. Table 5 in Appendix A provides a breakdown by year by type of development.

5.3 At the 2024 monitoring point the West Devon LPA's surplus position has increased significantly to 496 dwellings against the annualised monitoring target of 160dpa. To ensure the JLP is on track, a net additional supply of 1,104 dwellings over the remaining plan period (2024-2034) ought to be identified in the supply. The net supply identified in the West Devon LPA<sup>15</sup> totals 1,931 dwellings which is 827 dwellings above the 1,104 dwellings that ought to be identified to remain on track in the West Devon LPA area. There is sufficient flexibility in the supply identified which represents a headroom of 26%. No action is therefore required at this point to address supply in the West Devon LPA.

5.4 At the 2024 monitoring point a total of 1,661 dwellings have consent<sup>16</sup> in the West Devon LPA area of which 295 dwellings had commenced construction. A total of 3,757 net dwellings therefore have either been delivered, are currently under construction or have planning consent at April 2024, which represents 117% of the West Devon LPA monitoring target. It should be noted that not all dwellings with consent appear in the 5YHLS 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 224 dwellings had commenced construction in the 2023/24 monitoring year which although high, is the lowest figure since 2018/19 and a 34% decrease on last year (340). The fall in dwellings starts in primarily due to recent macroeconomic factors i.e. inflation and high interest rates which have reduced demand and therefore housebuilders have slowed or reduced output. The forecast for next year (2024/25) remains high at 273 dwellings (net), which would increase the surplus position to 609 dwellings in the West Devon LPA area at the 2025 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 10 years of the plan period (2014-2024) = 383 dwellings at an average of 38 dwellings per annum.

<sup>15</sup> See appendix 11 of this Position Statement

<sup>16</sup> Over 10 years' worth of the monitoring target annualised

## 6.0 Conclusion

- 6.1 At the 2024 monitoring point delivery at the whole plan level is 188 dwellings ahead of target. The supply identified in the next 5 years and the remainder of the plan period within the 2 Policy Areas and the 3 LPA areas is sufficient to meet the whole plan housing requirement and affordable housing targets by 2034 with flexibility and headroom. The supply identified in each area within the plan period is also on track to meet the JLP's Policy Area and LPA monitoring targets by 2034. Furthermore, after only 10 years into the 20 year plan period, 99.7% (26,612 dwellings) of the whole plan Housing Requirement (26,700 dwellings) has either been delivered, is under construction or has planning consent.

Table I: Net additions to the dwelling stock in the PPA by development type (2014-2024)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014- 2024
Small Sites	25	30	33	31	14	29	29	49	24	34	298
Small Sites Student	0	0	0	1	0	0	0	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	4	0	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	32	47	39	59	22	17	21	298
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	2	0	4	12
<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>88</b>	<b>75</b>	<b>41</b>	<b>55</b>	<b>619</b>
Large Sites	686	887	472	476	315	296	76	17	64	28	3,317
Large Sites Student	65	67	58	386	15	60	363	39	0	64	1,117
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	0	0	20
Large Extra Care	0	40	0	0	0	12	0	0	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	36	24	236
Number of which are Affordable Dwellings	214	380	112	121	107	86	25	5	5	24	1,079
<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>508</b>	<b>92</b>	<b>100</b>	<b>116</b>	<b>4,742</b>
Allocated sites	100	145	129	489	615	401	397	285	496	372	3,429
Number of which are Affordable Dwellings	19	29	23	191	286	99	68	79	210	192	1,196
<b>Total Allocated</b>	<b>100</b>	<b>145</b>	<b>129</b>	<b>489</b>	<b>615</b>	<b>401</b>	<b>397</b>	<b>285</b>	<b>496</b>	<b>372</b>	<b>3,429</b>
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-35	-46	-927
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	-24	-26	-740
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-12	0	-138
<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>671</b>	<b>448</b>	<b>590</b>	<b>497</b>	<b>7,725</b>
<b>Total Net Affordable Dwellings</b>	<b>30</b>	<b>363</b>	<b>26</b>	<b>312</b>	<b>320</b>	<b>185</b>	<b>-160</b>	<b>86</b>	<b>191</b>	<b>194</b>	<b>1,547</b>



Table 2: Net additions to the dwelling stock in the TTVPA by development type (2014-2024)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014-2024
Small Sites including conversions and change of use	118	123	120	224	234	182	167	148	157	124	1,597
Small Sites Student	0	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	15	4	0	0	0	25
Small Extra Care	0	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	2	0	6	4	10	12	3	37
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	0	0	5
<b>Total Small Sites Net</b>	<b>118</b>	<b>123</b>	<b>120</b>	<b>230</b>	<b>236</b>	<b>203</b>	<b>175</b>	<b>158</b>	<b>169</b>	<b>127</b>	<b>1,659</b>
Large Sites	175	408	347	148	108	123	64	93	83	130	1,679
Large Sites Student	0	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	-13	29	0
Large Extra Care	0	0	0	60	0	0	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	0	0	83
Number of which are Affordable Dwellings	93	105	156	73	43	18	20	65	26	42	641
<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>114</b>	<b>105</b>	<b>70</b>	<b>201</b>	<b>1,822</b>
Allocated sites	0	46	55	207	163	269	386	387	456	363	2,332
Number of which are Affordable Dwellings	0	0	30	64	43	72	84	80	114	90	577
<b>Total Allocated Net</b>	<b>0</b>	<b>46</b>	<b>55</b>	<b>207</b>	<b>163</b>	<b>269</b>	<b>386</b>	<b>387</b>	<b>456</b>	<b>363</b>	<b>2,332</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>675</b>	<b>650</b>	<b>695</b>	<b>691</b>	<b>5,813</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>104</b>	<b>145</b>	<b>140</b>	<b>132</b>	<b>1,223</b>

Table 3: Net additions to the dwellings stock in the Plymouth LPA area by development type (2014-2024)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014- 2024
Small Sites	25	30	33	30	12	27	25	47	20	34	283
Small Sites Student	0	0	0	1	0	0	0	0	0	0	1
Small Site Communal Accommodation	0	6	0	3	8	1	0	4	0	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0	0
Small Site Conversions	21	13	27	31	47	39	59	22	17	21	297
Number of which are Affordable Dwellings	0	0	6	0	0	0	0	2	0	4	12
<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>84</b>	<b>73</b>	<b>37</b>	<b>55</b>	<b>603</b>
Large Sites	686	887	472	476	315	253	76	17	41	28	3,251
Large Sites Student	65	67	58	386	15	60	363	39	0	64	1,117
Large Site Communal Accommodation	0	0	0	0	6	0	14	0	0	0	20
Large Extra Care	0	40	0	0	0	12	0	0	0	0	52
Large Site Conversions	6	8	21	11	9	30	55	36	36	24	236
Number of which are Affordable Dwellings	214	380	112	121	107	64	20	5	0	24	1,047
<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>508</b>	<b>92</b>	<b>77</b>	<b>116</b>	<b>4,676</b>
Allocated sites	100	145	129	465	584	287	265	180	318	111	2,584
Number of which are Affordable Dwellings	19	29	23	188	274	69	54	43	129	63	891
<b>Total Allocated</b>	<b>100</b>	<b>145</b>	<b>129</b>	<b>465</b>	<b>584</b>	<b>287</b>	<b>265</b>	<b>180</b>	<b>318</b>	<b>111</b>	<b>2,584</b>
Demolition's and conversion Loss	-203	-63	-144	-2	-113	-13	-306	-2	-35	-46	-927
Number of demolitions which are Affordable Dwellings	-203	-46	-115	0	-73	0	-253	0	-24	-26	-740
Communal Accommodation Loss	0	-4	-39	-29	-33	-3	-16	-2	-12	0	-138
<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>535</b>	<b>341</b>	<b>385</b>	<b>236</b>	<b>6,798</b>
<b>Total Net Affordable Dwellings</b>	<b>30</b>	<b>363</b>	<b>26</b>	<b>309</b>	<b>308</b>	<b>133</b>	<b>-179</b>	<b>50</b>	<b>105</b>	<b>65</b>	<b>1,210</b>

Table 4: Net additions to the dwellings stock in the South Hams LPA area by development type (2014-2024)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014-2024
Small Sites including conversions and change of use	86	64	75	139	159	109	125	94	113	86	1,050
Small Sites Student	0	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	0	0	3	0	0	0	0	3
Small Extra Care	0	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	-1	0	6	4	9	12	3	33
Number of which are Affordable Dwellings	5	0	0	0	0	0	0	0	0	0	5
<b>Total Small Sites Net</b>	<b>86</b>	<b>64</b>	<b>75</b>	<b>138</b>	<b>159</b>	<b>118</b>	<b>129</b>	<b>103</b>	<b>125</b>	<b>89</b>	<b>1,086</b>
Large Sites	91	330	227	95	102	106	65	67	46	90	1,219
Large Sites Student	0	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	0	0	0	0	-13	0	-13
Large Extra Care	0	0	0	60	0	0	0	0	0	0	60
Large Site Conversions	0	5	0	0	14	2	50	12	0	0	83
Number of which are Affordable Dwellings	37	75	139	62	43	45	23	57	5	19	505
<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>115</b>	<b>79</b>	<b>33</b>	<b>90</b>	<b>1,349</b>
Allocated sites	0	29	24	218	190	281	299	345	393	430	2,209
Number of which are Affordable Dwellings	0	0	18	55	55	71	54	86	152	176	667
<b>Total Allocated Net</b>	<b>0</b>	<b>29</b>	<b>24</b>	<b>218</b>	<b>190</b>	<b>281</b>	<b>299</b>	<b>345</b>	<b>393</b>	<b>430</b>	<b>2,209</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>543</b>	<b>527</b>	<b>551</b>	<b>609</b>	<b>4,644</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>77</b>	<b>143</b>	<b>157</b>	<b>195</b>	<b>1,177</b>

Table 5: Net additions to the dwellings stock in the West Devon LPA area by development type (2014-2024)

Breakdown of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2014-2024
Small Sites including conversions and change of use	32	59	45	87	77	75	46	56	48	38	563
Small Sites Student	0	0	0	0	0	0	0	0	0	0	0
Small Site Communal Accommodation	0	0	0	4	2	12	4	0	0	0	22
Small Extra Care	0	0	0	0	0	0	0	0	0	0	0
Mobile and Temporary	0	0	0	3	0	0	0	1	0	0	4
Number of which are Affordable Dwellings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Small Sites Net</b>	<b>32</b>	<b>59</b>	<b>45</b>	<b>94</b>	<b>79</b>	<b>87</b>	<b>50</b>	<b>57</b>	<b>48</b>	<b>38</b>	<b>589</b>
Large Sites	84	78	120	53	6	60	21	26	60	55	563
Large Sites Student	0	0	0	0	0	0	0	0	0	0	0
Large Site Communal Accommodation	0	0	0	0	-16	0	0	0	0	29	13
Large Extra Care	0	0	0	0	0	0	0	0	0	0	0
Large Site Conversions	0	0	0	0	0	0	0	0	0	0	0
Number of which are Affordable Dwellings	56	30	17	11	0	0	2	8	26	29	179
<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>21</b>	<b>26</b>	<b>60</b>	<b>84</b>	<b>576</b>
Allocated sites	0	17	31	13	4	102	197	147	241	179	931
Number of which are Affordable Dwellings	0	0	12	12	0	26	44	30	43	37	204
<b>Total Allocated Net</b>	<b>0</b>	<b>17</b>	<b>31</b>	<b>13</b>	<b>4</b>	<b>102</b>	<b>197</b>	<b>147</b>	<b>241</b>	<b>179</b>	<b>931</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>268</b>	<b>230</b>	<b>349</b>	<b>301</b>	<b>2,096</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>46</b>	<b>38</b>	<b>69</b>	<b>66</b>	<b>383</b>

# **APPENDIX II**

**JLP Supply Trajectories 2014-34+**

**by LPA**











Policy	Site Name	Planning Application Number	Planning Status and site development progress as at end March 2024	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
	140 - 186 HEALY PLACE PLYMOUTH PL2 1BE	23/01163/FUL	Planning permission - Not Yet Started	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	0	0	0	0	0	
	FORMER NORTH PROSPECT LIBRARY GREATLANDS PLACE PLYMOUTH PL2 3JG	23/01747/REM 22/00312/OUT	Planning Permission - Not Yet Started	8	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	
	LAND ADJACENT TO LANCASTER GARDENS, FORMER WHITLEIGH YOUTH CLUB WHITLEIGH PLYMOUTH PL5 4AA	22/01012/FUL	Planning permission - Not Yet Started	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
	UNIT 1, BROOKLANDS 680 BUDSHEAD ROAD PLYMOUTH PL6 5XR	23/01014/S73	Planning permission - Not Yet Started	7	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	
	59 THE BROADWAY PLYMOUTH PL9 7AF	23/01643/GP3	Planning permission - Not Yet Started	14	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	
	24 THE BROADWAY PLYMOUTH PL9 7AS	23/01738/GP3	Planning permission - Not Yet Started	9	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	
	MILLSTONES COUNTRY HOTEL, 436 - 438 TAVISTOCK ROAD PLYMOUTH PL6 7HQ	20/00531/FUL	Planning permission - Not Yet Started	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	
<b>Large Sites Completions and Commitments (students)</b>																										
	LONGFIELD HOUSE, GREENBANK ROAD	13/01103/FUL	Complete 2014/15	65	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	ROYAL INSURANCE BUILDING	15/01225/FUL	Complete 2016/17	30	0	28	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	HAMPTON COTTAGES	15/01364/FUL	Complete 2015/16	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	119 MAYFLOWER STREET	17/00505/FUL	Complete 2017/18	60	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	BECKLEY COURT, ARMADA WAY	15/01143/FUL	Complete 2017/18	290	0	0	0	290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	75 CORNWALL STREET	15/00173/FUL	Complete 2017/18	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	LAND OFF BEAUMONT ROAD	11/00577/FUL	Complete 2018/19	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	BELGRAVE SNOOKER CLUB, BELGRAVE ROAD	15/02137/FUL	Complete 2019/20	43	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	84-86 NORTH ROAD EAST	17/01953/FUL	Complete 2019/20	17	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	DERRY'S DEPARTMENT STORE, 88 ROYAL PARADE	17/00586/S73M	Complete 2020/21	205	0	0	0	0	0	0	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CRESCENT POINT, THE CRESCENT	14/01264/FUL	Complete 2020/21	137	0	0	0	0	0	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY	14/01228/FUL	Complete 2021/22 (Site also completed 12 residential units listed in large site completion section)	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	47A NORTH ROAD EAST	15/01251/FUL	Complete 2021/22	39	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	
	TAMAR HOUSE, ST ANDREWS CROSS	21/00500/FUL	Complete 2020/21	77	0	0	56	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	41 NORTH HILL	17/02091/FUL	Complete 2023/24	64	0	0	0	0	0	0	0	0	0	64	0	0	0	0	0	0	0	0	0	0	0	
	MAYFLOWER HOUSE, 178 TO 184 ARMADA WAY	15/01622/FUL	Planning permission - Not Yet Started	140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	0	0	0	
	17-19 MAYFLOWER STREET	16/00554/FUL	Planning permission - Not Yet Started	162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	162	0	0	0	
<b>Allocated Sites</b>																										
<b>PLY7</b>	COLIN CAMPBELL COURT		Allocated	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	60	111	
<b>PLY7</b>	6 - 7 Derrys Cross Plymouth PL1 2SN	23/00706/FUL	Planning permission - Not Yet Started	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	
<b>PLY10</b>	CORNWALL STREET EAST		Allocated	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	0	
<b>PLY10</b>	170 - 174 Armada Way Plymouth PL1 1LB	23/01274/FUL	Under Construction	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	
<b>PLY11</b>	CORNWALL STREET WEST		Allocated	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	0	0	
<b>PLY12</b>	NEW GEORGE STREET WEST		Allocated	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	
<b>PLY13</b>	ROYAL ASSURANCE SITE, ARMADA WAY		Allocated	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	
<b>PLY14</b>	21 DERRY'S CROSS (FOOT ANSTEY OFFICES, DERRY'S CROSS)		Planning permission - Not Yet Started	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0	0	0	

Policy	Site Name	Planning Application Number	Planning Status and site development progress as at end March 2024	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
PLY15	CIVIC CENTRE	19/00439/FUL	Planning permission - Not Yet Started	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144	0	0	104	0	0
PLY23	PLYMOUTH FRUIT SALES		Allocated	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0	0	0	0
PLY24	SUTTON ROAD WEST		Planning permission - Not Yet Started	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	60
PLY24	SUTTON ROAD WEST	19/01487/S73	Complete 2023/24	14	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0
PLY25	SUGAR HOUSE, SUTTON HARBOUR	18/01245/FUL 20/02046/FUL	Planning permission - Not Yet Started	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	60	0	50	0
PLY27	REGISTRY OFFICE, LOCKYER STREET		Allocated	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	0	0	0
PLY28	LAND NORTH OF CLIFF ROAD, THE HOE		Allocated	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	0	0	0
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY ROAD		Outline Consent	325	0	0	0	0	0	0	0	0	0	0	0	0	0	70	0	0	115	0	140	0	0
PLY29	MILLBAY WATERFRONT - LAND AT MILLBAY, MILLBAY ROAD PLOT A2		Complete 2020/21	137	0	0	0	0	0	10	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - PLOT C2, LAND AT MILLBAY, MILLBAY ROAD		Under Construction	80	0	0	0	0	0	0	0	0	0	0	0	0	80	0	0	0	0	0	0	0	0
PLY29	MILLBAY WATERFRONT - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE		Planning permission - Not Yet Started	142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	34	0	64	0
PLY29	MILLBAY WATERFRONT - PLOT C1		Planning permission - Not Yet Started	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0
PLY30	Land At Bath Street Plymouth PL1 3LT	22/02109/FUL	Planning permission - Not Yet Started	136	0	0	0	0	0	0	0	0	0	0	0	0	0	80	0	56	0	0	0	0	0
PLY31	BATH STREET EAST		Allocated	323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	50	248
PLY32	STONEHOUSE BARRACKS		Allocated	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	320
PLY36.2	MOUNT WISE DEVONPORT AREA A		Allocated	145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	145	0	0	0	0
PLY36.3	MOUNT WISE DEVONPORT AREA D	17/01134/FUL	Complete 2022/23	73	0	0	0	0	0	0	0	0	73	0	0	0	0	0	0	0	0	0	0	0	0
PLY36.4	MILLFIELDS TRUST, 278 UNION STREET		Allocated	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	0	0	0	0	0
PLY36.5	BROADREACH SITE, RICHMOND WALK		Allocated	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0
PLY38	DERRIFORD COMMERICAL CENTRE		Allocated	664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	614
PLY39	DS12 - GLACIS PARK		Allocated	638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	100	100	288
PLY40	SEATON NEIGHBOURHOOD - LAND AT SEATON NEIGHBOURHOOD	12/02027/OUT	Under Construction	439	0	0	0	0	0	0	0	0	0	0	0	0	40	27	60	60	60	60	60	72	0
PLY40	SEATON NEIGHBOURHOOD - LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD	14/01665/REM	Complete 2017/18	105	0	35	65	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - LAND AT SEATON NEIGHBOURHOOD	16/00601/REM	Complete 2019/20	119	0	0	0	62	49	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - CHARLTON CRESCENT (Land To The West Of Phase 9, Seaton Neighbourhood (Palmerston Heights) Plymouth )	21/02071/FUL	Under Construction	50	0	0	0	0	0	0	0	0	0	0	19	31	0	0	0	0	0	0	0	0	0
PLY40	SEATON NEIGHBOURHOOD - PHASE 6	19/01486/FUL	Complete 2022/23	19	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	LAND AT SEATON NEIGHBOURHOOD (PHASE 9)	18/00082/REM	Complete 2022/23	128	0	0	0	0	0	0	12	89	27	0	0	0	0	0	0	0	0	0	0	0	0
PLY40	LAND AT SEATON NEIGHBOURHOOD (PHASE 13)	22/00435/REM	Planning permission - Not Yet Started	63	0	0	0	0	0	0	0	0	0	0	0	10	20	33	0	0	0	0	0	0	0
PLY46.6	ISLAND FARMHOUSE, PLYMBRIDGE ROAD		Allocated	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
PLY46.7	DS15 - QUARRY FIELDS (LAND AT TAMERTON FOLIOT ROAD)	21/01368/S73 19/01680/FUL	Under Construction	38	0	0	0	0	0	0	0	0	10	7	0	21	0	0	0	0	0	0	0	0	0
PLY46.8	BT DEPOT		Allocated	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87
PLY46.9	LAND ADJACENT TO PLUMER ROAD	16/00163/FUL	Allocated	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0
PLY50	SALTRAM MEADOW - PLYMSTOCK QUARRY, THE RIDE	07/01094/OUT	Outline Consent	733	0	0	0	0	0	0	0	0	0	0	0	0	0	58	100	100	100	100	100	175	



Policy	Site Name	Planning Application Number	Planning Status and site development progress as at end March 2024	Total in Trajectory	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+	
PLY59.17	CHAUCER WAY SCHOOL	15/00858/OUT	Allocated	6	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
PLY59.18	FORMER LAKESIDE RESIDENTIAL HOME	16/01973/FUL	Complete 2018/19	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.1	REDWOOD DRIVE, PLYMPTON	16/00150/FUL	Complete 2019/20	190	0	0	0	37	61	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.2	FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE	17/00371/AMD	Complete 2018/19	28	0	0	0	17	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.3	FORMER PLYMPTON HOSPITAL	16/02233/FUL	Complete 2019/20	54	0	0	0	6	42	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.5	LAND AT 60 VINERY LANE		Allocated	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
PLY60.7	LAND BETWEEN UNDERCLIFF ROAD AND BARTON ROAD, TURNCHAPEL	17/01246/FUL	Complete 2021/22	7	0	0	0	0	1	0	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.8	ERRILL RETAIL PARK, PLYMOUTH ROAD		Allocated		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.9	LAND AT PLYMPTON HOUSE	17/01675/S73 17/01676/S73 15/02229/FUL & 15/02230/FUL	Complete 2020/21	14	0	0	0	0	4	2	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY60.10	LAND OFF NEWNHAM ROAD, COLEBROOK		Allocated	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0
PLY60.10	LAND OFF NEWNHAM ROAD, COLEBROOK (PLANNING APPLICATION ADDRESSED AS LAND OFF COLEBROOK ROAD)	17/01216/FUL	Planning permission - Not Yet Started	43	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0
PLY48	NP05 'SHERFORD NEW COMMUNITY' LAND SOUTH/SOUTHWEST OF A38	15/00519/REM BOVIS	Under Construction	115	0	0	4	72	31	-1	3	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	15/00517/REM and 16/00287/REM TAYLOR WIMPEY	Under Construction	133	0	0	0	13	70	28	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	15/00518/REM LINDEN 15/00958/REM(AN OTHER CONSENT FOR 25)	Complete (PCC elements)	44	0	0	3	21	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PLY48	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	19/00225/REM (8 within PCC)	Complete 2022/23	8	0	0	0	0	0	0	0	3	5	0	0	0	0	0	0	0	0	0	0	0	0	0

Table LPA2: Plymouth LPA Area -SUPPLY SUMMARY - All Supply Categories

PLYMOUTH LPA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+			
<b>SUPPLY CATEGORIES</b>																									
Allocated Sites	8,728	100	145	129	465	584	287	268	180	318	111	92	245	448	518	310	706	745	869	956	1,252	2,063			
Large Sites Total (Completions and Commitments)	4,078	692	935	493	487	324	295	149	53	77	52	85	95	167	108	66	0	0	0	0	0	0	0	0	0
Large Sites Student Accommodation (Completions and Commitments)	1,419	65	67	58	386	15	60	363	39	0	64	0	0	0	0	0	0	0	162	140	0	0	0	0	0
Small Sites (Completions and Commitments)	745	46	43	60	62	59	66	63	69	37	55	101	63	20	1	0	0	0	0	0	0	0	0	0	0
Small Sites 10% allowance for future lapsing (applied only to commitments not started)	-10	0	0	0	0	0	0	0	0	0	0	-3	-5	-2	0	0	0	0	0	0	0	0	0	0	0
Small Windfalls Forecast	287	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41	41	41	41	41	41	41	41	0
Communal Accommodation (Net) (Completions and Commitments)	-63	0	2	-39	-26	-19	-2	-2	2	-12	0	0	0	0	0	0	33	0	0	0	0	0	0	0	0
Demolition and Conversion Loss (Completions and Commitments)	-1,116	-203	-63	-144	-2	-113	-13	-306	-2	-35	-46	-45	-138	0	0	0	-6	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>14,068</b>	<b>700</b>	<b>1,129</b>	<b>557</b>	<b>1,372</b>	<b>850</b>	<b>693</b>	<b>535</b>	<b>341</b>	<b>385</b>	<b>236</b>	<b>230</b>	<b>260</b>	<b>633</b>	<b>668</b>	<b>417</b>	<b>774</b>	<b>786</b>	<b>1,072</b>	<b>1,137</b>	<b>1,293</b>	<b>2,063</b>			

















Policy	SOUTH HAMS LPA Site Name	Planning Application Number	Planning Status at end March 2024	Total in Trajectory	Dwellings Delivered 2014-2024	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
	Oak Tree Field, Tristford Road, HARBETON	3628/17/FUL	Planning permission Not Yet Started	12																	6	6				
	Land Off School Road, STOKE FLEMING	1554/17/OPA 1109/18/ARM	Under construction	20	13										13	7										

**Table LPA4: South Hams LPA Area -SUMMARY SUMMARY - All Supply Categories**

SOUTH HAMS LPA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
Plymouth Fringe ALLOCATIONS	5,276	0	0	0	24	31	114	110	105	178	246	316	350	350	322	350	556	556	556	556	556	2,324
Plymouth Fringe Large Site Commitments/Completions	103	0	0	0	0	0	43	22	0	23	15	0	0	0	0	0	0	0	0	0	0	0
Plymouth Fringe Small Sites - Commitments/Completions	21	0	0	0	2	2	2	4	2	4	0	1	1	1	1	1	0	0	0	0	0	0
South Hams Large Sites ALLOCATIONS	2,618	0	29	24	194	159	167	162	240	215	184	197	117	199	147	115	119	144	115	50	41	312
South Hams Large Sites Commitments/Completions	1,607	91	335	227	155	116	40	104	55	23	57	41	63	85	120	30	30	22	13	0	0	0
South Hams Small Sites Commitments/Completions	1,429	86	64	75	137	157	107	121	92	109	86	79	79	79	79	79	0	0	0	0	0	0
Discount for small sites lapsing	-50	0	0	0	0	0	0	0	0	-12	0	0	-10	-10	-10	-8	0	0	0	0	0	0
South Hams NEIGHBOURHOOD PLAN/SUSTAINABLE VILLAGE ALLOWANCE	198	0	0	0	0	0	25	16	24	12	18	16	0	20	25	0	6	6	10	10	10	40
South Hams SMALL WINDFALL ALLOWANCE	518	0	0	0	0	0	0	0	0	0	0	0	0	0	74	74	74	74	74	74	74	0
South Hams COMMUNAL ACCOMMODATION (Net)	66	0	0	0	0	0	3	0	0	-13	0	4	34	0	38	0	0	0	0	0	0	0
South Hams MOBILE and TEMPORARY (Net)	33	0	0	0	-1	0	6	4	9	12	3	0	0	0	0	0	0	0	0	0	0	0
<b>SOUTH HAMS -Plymouth Fringe Sub TOTAL</b>	<b>5,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>33</b>	<b>159</b>	<b>136</b>	<b>107</b>	<b>205</b>	<b>261</b>	<b>317</b>	<b>351</b>	<b>351</b>	<b>323</b>	<b>351</b>	<b>556</b>	<b>556</b>	<b>556</b>	<b>556</b>	<b>556</b>	<b>2,324</b>
<b>SOUTH HAMS South Hams Sub TOTAL</b>	<b>6,419</b>	<b>177</b>	<b>428</b>	<b>326</b>	<b>485</b>	<b>432</b>	<b>348</b>	<b>407</b>	<b>420</b>	<b>346</b>	<b>348</b>	<b>337</b>	<b>283</b>	<b>373</b>	<b>473</b>	<b>290</b>	<b>229</b>	<b>246</b>	<b>212</b>	<b>134</b>	<b>125</b>	<b>352</b>
<b>SOUTH HAMS LPA TOTAL</b>	<b>11,819</b>	<b>177</b>	<b>428</b>	<b>326</b>	<b>511</b>	<b>465</b>	<b>507</b>	<b>543</b>	<b>527</b>	<b>551</b>	<b>609</b>	<b>654</b>	<b>634</b>	<b>724</b>	<b>796</b>	<b>641</b>	<b>785</b>	<b>802</b>	<b>768</b>	<b>690</b>	<b>681</b>	<b>2,676</b>





Policy	WEST DEVON LPA Site Name	Planning Application Number	Planning Status at end March 2024	Total in Trajectory	Dwellings Delivered 2014-2024	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
TTV19.3	Brook Lane, TAVISTOCK	00233/2015/O 0955/17/FUL & 3862/19/ARC	Planning Permission - Not Yet Started	23														10	13							
TTV19.4	The Trendle, TAVISTOCK	2092/16 FUL 4121/17/FUL	Complete	13	12						12				1											
TTV24.1	Woolacombe Road, BERE ALSTON		Allocation	30																		15	15			
TTV24.2	South of Woolacombe Road, BERE ALSTON		Allocation	20																				10	10	
TTV24.8	Hatherleigh Market, HATHERLEIGH	1794/18/FUL	Under Construction	102	89							25	30	34		13										
TTV24.9	Hatchmoor, HATHERLEIGH		Allocation	50																				30	20	
TTV24.10	Glenhaven, LIFTON	2873/22/ARM 2536/20/OPA	Detailed Planning Permission on part (54 dws) - Under construction Outline Planning Permission on part (68 dws) - Not yet Started	122												15	30	19	30	28						
TTV24.15	Batheway Fields, NORTH TAWTON	01037/2013 F	Complete	61	61		17	31	13																	

Table LPA6: West Devon LPA Area -SUPPLY SUMMARY - All Supply Categories

WEST DEVON LPA TRAJECTORY SUMMARY ACTUAL AND FORECAST HOUSING SUPPLY 2014-2034	Total 2014-2034	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034/35+
Allocated Sites	2,200	0	17	31	13	4	102	197	147	241	179	162	185	173	173	129	95	110	112	45	85	0
Large Sites Commitments/Completions	648	84	78	120	53	6	60	21	26	60	44	41	2	35	18	0	0	0	0	0	0	0
Small sites Commitments/Completions	806	32	59	45	87	77	75	46	56	48	38	50	50	50	50	43	0	0	0	0	0	0
Discount for small sites lapsing	-23	0	0	0	0	0	0	0	0	0	0	-5	-5	-5	-5	-3	0	0	0	0	0	0
Neighbourhood Plan/Sustainable Village Allowance	140	0	0	0	0	0	0	0	0	0	11	25	0	40	10	4	10	10	10	10	10	140
Small Windfall Allowance	217	0	0	0	0	0	0	0	0	0	0	0	0	0	31	31	31	31	31	31	31	0
Communal Dwellings	35	0	0	0	4	-14	12	4	0	0	29	0	0	0	0	0	0	0	0	0	0	0
MOBILE and TEMPORARY	4	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>WEST DEVON LPA TOTAL (NET)</b>	<b>4,027</b>	<b>116</b>	<b>154</b>	<b>196</b>	<b>160</b>	<b>73</b>	<b>249</b>	<b>268</b>	<b>230</b>	<b>349</b>	<b>301</b>	<b>273</b>	<b>232</b>	<b>293</b>	<b>277</b>	<b>204</b>	<b>136</b>	<b>151</b>	<b>153</b>	<b>86</b>	<b>126</b>	<b>140</b>