

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '04 - March '05

| Parish | Total Site Capacity | Total U/C | Allocated Sites U/C | Total Extant P Ps | Allocated Extant P Ps | Total Built April '04 to March '05 | Built on B'field Sites <small>(not incl barn conv)</small> | Built on B'field Windfall Sites <small>(not incl barn conv)</small> | Built on Allocated Sites | Total Built April '95 to March '05 | Total Built April '01 to March '05 |
|--------------------|---------------------|-----------|---------------------|-------------------|-----------------------|------------------------------------|---|--|--------------------------|------------------------------------|------------------------------------|
| Arlington | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 2 | 2 |
| Ashford | 25 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 0 | 33 | 28 |
| Atherington | 13 | 9 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 13 | 9 |
| Barnstaple | 395 | 131 | 74 | 209 | 124 | 55 | 35 | 26 | 27 | 678 | 295 |
| Berrynarbor | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 9 | 8 |
| Bishops Nympton | 16 | 6 | 3 | 6 | 0 | 4 | 1 | 1 | 0 | 46 | 11 |
| Bishops Tawton | 12 | 1 | 0 | 10 | 0 | 1 | 0 | 0 | 0 | 21 | 3 |
| Bittadon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bratton Fleming | 12 | 3 | 0 | 5 | 0 | 4 | 0 | 0 | 0 | 12 | 5 |
| Braunton | 100 | 29 | 15 | 40 | 3 | 31 | 17 | 17 | 1 | 187 | 76 |
| Burrington | 6 | 2 | 0 | 2 | 0 | 2 | 1 | 1 | 0 | 7 | 2 |
| Brayford | 9 | 2 | 0 | 4 | 0 | 3 | 2 | 2 | 0 | 18 | 10 |
| Chittlehamholt | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Chittlehampton | 13 | 2 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 16 | 3 |
| Chulmleigh | 63 | 40 | 26 | 23 | 15 | 0 | 0 | 0 | 0 | 70 | 7 |
| Combe Martin | 38 | 6 | 0 | 15 | 0 | 17 | 15 | 15 | 0 | 97 | 58 |
| East Anstey | 3 | 1 | 0 | 1 | 0 | 1 | 1 | 1 | 0 | 9 | 8 |
| East/West Buckland | 5 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 6 | 1 |
| East Down | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| East Worlington | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Filleigh | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fremington | 176 | 56 | 25 | 73 | 48 | 47 | 4 | 4 | 41 | 1129 | 81 |
| Georgeham | 25 | 3 | 0 | 18 | 0 | 4 | 1 | 1 | 0 | 72 | 32 |
| George Nympton | 2 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 1 |
| Goodleigh | 2 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 9 | 6 |
| Heanton Punchardon | 13 | 5 | 0 | 6 | 0 | 2 | 2 | 2 | 0 | 40 | 2 |
| Ilfacombe | 394 | 130 | 0 | 147 | 29 | 117 | 108 | 92 | 16 | 484 | 218 |
| Instow | 16 | 6 | 0 | 9 | 0 | 1 | 1 | 1 | 0 | 8 | 5 |
| Kentisbury | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Kings Nympton | 10 | 4 | 0 | 2 | 0 | 4 | 2 | 2 | 0 | 14 | 7 |
| Knowstone | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 |
| Landkey | 28 | 5 | 1 | 18 | 13 | 5 | 0 | 0 | 3 | 597 | 162 |
| Loxhore | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 2 |
| Mariansleigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 |

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April '04 - March '05

| Parish | Total Site Capacity | Total U/C | Allocated Sites U/C | Total Extant P Ps | Allocated Extant P Ps | Total Built April '04 to March '05 | Built on B'field Sites <small>(not incl barn conv)</small> | Built on B'field Windfall Sites <small>(not incl barn conv)</small> | Built on Allocated Sites | Total Built April '95 to March '05 | Total Built April '01 to March '05 |
|---------------------------|---------------------|------------|---------------------|-------------------|-----------------------|------------------------------------|---|--|--------------------------|------------------------------------|------------------------------------|
| Marwood | 10 | 4 | 0 | 2 | 0 | 4 | 1 | 1 | 0 | 19 | 8 |
| Meshaw | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 2 |
| Molland | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Mortehoe | 95 | 45 | 0 | 24 | 8 | 26 | 26 | 26 | 0 | 188 | 124 |
| Newton Tracey | 6 | 3 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 14 | 10 |
| North Molton | 17 | 5 | 1 | 7 | 3 | 5 | 0 | 0 | 2 | 23 | 8 |
| Pilton West | 3 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 1 |
| Queens Nympton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Rackenford | 8 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 6 | 3 |
| Romansleigh | 4 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Rose Ash | 4 | 1 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 6 | 1 |
| S'leigh/W'leigh | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Shirwell | 10 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 6 | 1 |
| South Molton | 191 | 27 | 11 | 107 | 89 | 57 | 18 | 18 | 39 | 247 | 125 |
| Stoke Rivers | 3 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 2 |
| Swimbridge | 16 | 2 | 0 | 4 | 1 | 10 | 6 | 6 | 0 | 77 | 24 |
| Tawstock | 9 | 1 | 0 | 7 | 0 | 1 | 1 | 1 | 0 | 36 | 13 |
| Twitchen | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Anstey | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 4 | 2 |
| West Down | 5 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 34 | 19 |
| Westleigh | 3 | 0 | 0 | 2 | 0 | 1 | 1 | 1 | 0 | 4 | 2 |
| Witheridge | 20 | 4 | 0 | 10 | 0 | 6 | 4 | 4 | 0 | 61 | 49 |
| TOTALS | 1804 | 562 | 156 | 800 | 333 | 442 | 276 | 251 | 129 | 4343 | 1440 |
| Greater Barnstaple | 520 29% | 159 28% | 99 63% | 264 33% | 169 51% | 97 22% | 36 13% | 27 11% | 68 53% | 2060 47% | 436 30% |
| Greater Barnstaple | | | | | | | | | | | |
| Barnstaple | 395 | 131 | 74 | 209 | 124 | 55 | 35 | 26 | 27 | 678 | 295 |
| Fremington | 119 | 27 | 25 | 50 | 45 | 42 | 1 | 1 | 41 | 973 | 48 |
| Landkey (upto March 03) | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ | 399 | 93 |
| Tawstock | 6 | 1 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| Total | 520 | 159 | 99 | 264 | 169 | 97 | 36 | 27 | 68 | 2060 | 436 |

Land Availability April 2004 to March 2005
Explanatory Notes

To Note : The Total Built figure for April '04 to March '05 includes **56** new dwellings that may not have required building regulation approval as they are either changes of use, retrospective/certificates of lawfulness, mobile homes or variation of conditions. Following site inspections the following have been written off as built: -

| | |
|---|-------------------------------------|
| Tarka Holiday Park, Braunton Road, Ashford (25) | 6 Burlington Close, Barnstaple (1) |
| Unit 3, Lion Mills, Barnstaple (2) | Fairview House, Barnstaple (1) |
| Westerholme, Burlington Grove, Barnstaple (1) | 26 Litchdon Street, Barnstaple (1) |
| The Shippen, Lion Yard, Bradiford (1) | Southwood Fish Farm (1) |
| Goulds Farm, Nethercott (1) | Woodlands Caravan, Brayford (1) |
| Kestrels, East Anstey (1) | Kittiwell House Hotel, Georgeham(1) |
| Torrs Vale, Torrs Park Road, Ilfracombe (5) | 3 Oxford Grove (4) |
| 1 Adelaide Terrace (2) | 9 Hele Bay Holiday Flats (1) |
| 46 St Brannocks Road (1) | Francis Cottages (1) |
| Huxford Holding, Kings Nympton (1) | 6 Seymour Bungalows, Woolacombe(1) |
| 3 Smallacre Cottages, Woolacombe (1) | 3 East Street, South Molton (1) |
| West Ashridge, Horwood (1) | |

The Built figure for April 04 to March 05 includes **41** Completions that were also identified through site visits during the summer of 2004. **8** of these completions were subsequently confirmed as completed by Building Control/NHBC within the land availability figures as being completed during April 04 to March 05. (See attached Report)

These units had been identified through a request by the Planning Inspector as part of the Local Plan Inquiry (June 2004) in order to examine the land availability data where developments had been under construction for 5 years or longer. Further details are within the document 'Report on Dwellings classed as Under Construction for Housing Roundtable Session (11-8-04)'.

A further **14** dwellings have been written off as built following site visits that confirmed the whole development was completed. In land availability part of the development had remained as either under construction or outstanding :-

Hele Valley Holiday Park, Dovedale Close, Ilfracombe (6)
Land off Velator Drive, Braunton (4)
Land r/o 33 & 35 Home Farm Road, Fremington (2)
7 Queen Street, South Molton (2)

Additional site visits were carried out as part of a clarification exercise in order to establish the accurate number of built dwellings on site so as to write off the outstanding units which were completed in previous years but were still showing on land availability as either under construction or outstanding.

New housing figures provided by Building Control and the NHBC for April 2004 to March 2005 show that there were **339** completions.

Summary

| | |
|-----------------------------------|------------|
| Building Control/NHBC completions | 339 |
| Retrospective/Lawful | 56 |
| LPI site visits | 33 |
| Historic Completions | 14 |
| TOTAL Completions | 442 |

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '04 - March '05

| Parish | Total Number of Affordable Dwellings | Number of Affordable Dwellings U/C | Number of Affordable Dwellings Built | Number of Affordable Dwellings Extant | Losses April '04 to March '05 | Demolitions April '04 to March '05 | Retro/Lawful April '04 to March '05 | Mobile Home /Caravans April '04 to March '05 | Conv. Built April '04 to March '05 <small>(not incl barn conv)</small> | Barn Conv. Built April '04 to March '05 |
|--------------------|--------------------------------------|------------------------------------|--------------------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|---|---|
| Arlington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Ashford | 25 | 0 | 25 | 0 | 0 | 0 | 0 | 25 | 0 | 0 |
| Atherington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Barnstaple | 50 | 24 | 8 | 18 | 0 | 2 | 6 | 0 | 20 | 0 |
| Berrynarbor | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bishops Nympton | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 |
| Bishops Tawton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Bittadon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bratton Fleming | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 2 |
| Braunton | 3 | 3 | 0 | 0 | 1 | 0 | 1 | 0 | 11 | 1 |
| Burrington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Brayford | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 |
| Chittlehamholt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chittlehampton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chulmleigh | 10 | 9 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Combe Martin | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 9 | 1 |
| East Anstey* | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |
| East/West Buckland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Down | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Worlington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Filleigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fremington | 59 | 33 | 3 | 23 | 0 | 0 | 0 | 0 | 1 | 0 |
| Georgeham | 4 | 0 | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 1 |
| George Nympton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Goodleigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Heanton Punchardon | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ilfacombe | 28 | 8 | 20 | 0 | 0 | 0 | 13 | 0 | 51 | 0 |
| Instow | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kentisbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kings Nympton | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 |
| Knowstone | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landkey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Loxhore | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mariansleigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '04 - March '05

| Parish | Total Number of Affordable Dwellings | Number of Affordable Dwellings U/C | Number of Affordable Dwellings Built | Number of Affordable Dwellings Extant | Losses April '04 to March '05 | Demolitions April '04 to March '05 | Retro/Lawful April '04 to March '05 | Mobile Home /Caravans April '04 to March '05 | Conv. Built April '04 to March '05 <small>(not incl barn conv)</small> | Barn Conv. Built April '04 to March '05 |
|--------------------|--------------------------------------|------------------------------------|--------------------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|---|---|
| Marwood | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Meshaw | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Molland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mortehoe | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 14 | 0 |
| Newton Tracey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| North Molton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Pilton West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Queens Nympton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rackenford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Romansleigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rose Ash | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| S'leigh/W'leigh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shirwell | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| South Molton | 61 | 2 | 39 | 20 | 1 | 1 | 0 | 0 | 13 | 0 |
| Stoke Rivers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Swimbridge* | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Tawstock* | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |
| Twitchen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Anstey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| West Down | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Westleigh | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| Witheridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTALS | 249 | 79 | 101 | 69 | 2 | 4 | 27 | 27 | 127 | 29 |
| Greater Barnstaple | 72 29% | 33 42% | 11 11% | 28 41% | 0 0% | 2 50% | 6 22% | 0 0% | 20 16% | 0 0% |

| Greater Barnstaple | | | | | | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|----------|----------|----------|----------|-----------|----------|
| Barnstaple | 50 | 24 | 8 | 18 | 0 | 2 | 6 | 0 | 20 | 0 |
| Fremington | 22 | 9 | 3 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Landkey (upto March 03) | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ | ~ |
| Tawstock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 72 | 33 | 11 | 28 | 0 | 2 | 6 | 0 | 20 | 0 |

**Land Availability April 2004 to March 2005
Explanatory Notes on Affordable Housing Provision**

ASHFORD : Affordable Housing Capacity of **25** Units with **25** Completions in the form of a temporary use of existing holiday caravans in Land Availability Year 2004/2005.

BARNSTAPLE : Affordable Housing Capacity of **50** Units of which **24** are Under Construction and **18** are Still Outstanding with **8** Completions in Land Availability Year 2004/2005.

BISHOPS NYMPTON : Affordable Housing Capacity of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2004/2005.

BRAUNTON : Affordable Housing Capacity of **3** Units of which **3** are Under Construction in Land Availability Year 2004/2005.

CHULMLEIGH : Affordable Housing Capacity of **10** Units of which **9** are Under Construction and **1** is Still Outstanding in Land Availability Year 2004/2005.

COMBE MARTIN : Affordable Housing Capacity of **2** Units with **2** Completions in Land Availability Year 2004/2005.

EAST ANSTEY* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit with **1** Still Outstanding in Land Availability Year 2004/2005.

FREMINGTON : Affordable Housing Capacity of **59** Units of which **33** are Under Construction and **23** are Still Outstanding with **3** Completions in Land Availability Year 2004/2005.

GEORGEHAM : Affordable Housing Capacity of **4** Units of which **4** are Still Outstanding in Land Availability Year 2004/2005.

HEANTON PUNCHARDON : Affordable Housing Capacity of **2** Units with **2** Completions in Land Availability Year 2004/2005.

ILFRACOMBE : Affordable Housing Capacity of **28** Units of which **8** are Under Construction with **20** Completions in Land Availability Year 2004/2005.

SOUTH MOLTON : Affordable Housing Capacity of **61** Units of which **2** are Under Construction and **20** are Still Outstanding with **39** Completions in Land Availability Year 2004/2005.

SWIMBRIDGE* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **2** Units with **2** Completions in Land Availability Year 2004/2005.

TAWSTOCK* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2004/2005.

TOTALS :

Total Capacity = **249** Under Construction = **79** Built = **101** Outstanding = **69**