

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '04 - March '05

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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 (not incl barn conv)	Built on B'field Windfall Sites (not incl barn conv)	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	1805	562	156	801	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

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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 2005 to March 2006
Explanatory Notes on Affordable Housing Provision

BARNSTAPLE : Affordable Housing Capacity of **64** Units of which **0** are Under Construction and **51** are Still Outstanding with **13** Completions in Land Availability Year 2006/2007.

BRATTON FLEMING : Affordable Housing Capacity of **15** Units of which **4** are Under Construction and **11** are Still Outstanding in Land Availability Year 2006/2007.

BRAUNTON : Affordable Housing Capacity of **39** Units of which **0** are Under Construction and **35** are Still Outstanding with 4 Completions in Land Availability Year 2006/2007.

CHULMLEIGH : Affordable Housing Capacity of **1** Unit with **1** Completion in Land Availability Year 2006/2007.

COMBE MARTIN : Affordable Housing Capacity of **1** Unit of which **1** is Under Construction in Land Availability Year 2006/2007.

EAST ANSTEY* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Under Construction in Land Availability Year 2006/2007.

EAST DOWN* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Under Construction in Land Availability Year 2006/2007.

FREMINGTON : Affordable Housing Capacity of **43** Units of which **4** are Under Construction and **2** are Still Outstanding with **37** Completions in Land Availability Year 2006/2007.

GEORGEHAM : Affordable Housing Capacity of **4** Units with **4** Completions in Land Availability Year 2006/2007.

ILFRACOMBE : Affordable Housing Capacity of **5** Units of which **4** are Under Construction and **1** is Still Outstanding in Land Availability Year 2006/2007.

KENTISBURY* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2006/2007.

LOXHORE* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2006/2007.

SOUTH MOLTON : Affordable Housing Capacity of **76** Units of which **17** are Under Construction and **43** are Still Outstanding with **16** Completions in Land Availability Year 2006/2007.

TAWSTOCK* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **2** Units of which **1** is Under Construction and **1** is Still Outstanding in Land Availability Year 2006/2007.

WITHERIDGE : Affordable Housing Capacity of **15** Units of which **4** are Under Construction and **11** are Still Outstanding in Land Availability Year 2006/2007.

TOTALS :

Total Capacity = **269** Under Construction = **37** Built = **75** Outstanding = **157**

