

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '05 - March '06

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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 '05 to March '06	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 '06	Total Built April '01 to March '06
Marwood	10	5	0	3	0	2	1	1	0	21	10
Meshaw	4	1	0	3	0	0	0	0	0	3	2
Molland	3	1	0	2	0	0	0	0	0	1	0
Mortehoe	102	42	8	32	0	28	28	28	0	216	152
Newton Tracey	5	2	0	2	0	1	0	0	0	15	11
North Molton	14	4	0	5	3	3	1	1	1	26	11
Pilton West	3	0	0	2	0	1	0	0	0	2	2
Queens Nympton	0	0	0	0	0	0	0	0	0	2	0
Rackenford	10	6	0	1	0	2	1	1	0	8	5
Romansleigh	5	1	0	3	0	1	0	0	0	4	1
Rose Ash	4	0	0	2	0	2	0	0	0	8	3
S'leigh/W'leigh	2	1	0	0	0	1	0	0	0	2	1
Shirwell	12	3	0	6	0	3	1	1	0	9	4
South Molton	309	31	29	227	202	44	14	14	30	291	169
Stoke Rivers	3	1	0	1	0	1	1	1	0	4	3
Swimbridge	6	2	0	3	0	1	0	0	0	78	25
Tawstock	8	6	0	0	0	2	1	1	0	38	15
Twitchen	1	0	0	1	0	0	0	0	0	0	0
West Anstey	0	0	0	0	0	0	0	0	0	4	2
West Down	6	1	0	3	0	2	1	1	0	36	21
Westleigh	2	1	0	1	0	0	0	0	0	4	2
Witheridge	20	1	0	15	0	4	2	2	0	65	53
TOTALS	2322	509	118	1100	469	437	249	161	222	4755	1852
Greater Barnstaple	801 34%	121 24%	58 49%	323 29%	216 46%	190 43%	106 43%	42 26%	146 66%	2250 47%	626 34%
Greater Barnstaple											
Barnstaple	669	81	28	314	216	148	104	40	106	826	443
Fremington	126	35	30	9	0	41	1	1	40	1014	89
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	399	93
Tawstock	6	5	0	0	0	1	1	1	0	11	1
Total	801	121	58	323	216	190	106	42	146	2250	626

Land Availability April 2005 to March 2006
Explanatory Notes

To Note : The Total Built figure for April '05 to March '06 includes **26** 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 or where Building Regulations approval was not sought. Following site inspections the following have been written off as built:-

Ashfield Cottage, Ashford (1)	11 Hele Bay Holiday Apartments, Watermouth Road, Ilfracombe (1)
Dolly's Cottage & Barn Cottage, Humes Farm, Bradiford, B'ple (2)	19 Hele Bay Holiday Apartments, Watermouth Road, Ilfracombe (1)
5 Rock Avenue, B'ple (4)	19 Hele Bay Holiday Apartments, Watermouth Road, Ilfracombe (1)
1 Elgar Close, B'ple (1)	Worlington House, New Road, Instow (1)
12 Summerland Street, B'ple (1)	Lady Darnley's Cottage, Pixford (1)
Land at Long Lane (Pt Os 0075), Berry Down, Berrynarbor (1)	The Courtyard Restaurant, South Street, Woolacombe (1)
Dene Cottage, Birdswell Lane, Berrynarbor (1)	7 Seymour Bungalows, Sandy Lane, Woolacombe (1)
Narracott Cottage, Narracott, Bratton Fleming (1)	Land at Ashwater, (Pt Os 1500) (1)
Staddons, 16 North Street, Braunton (1)	2 East Street, South Molton (1)
14 Hillsborough Terrace, Ilfracombe (1)	Owls Roost, West Down (1)
2 Larkstone Villas, Ilfracombe (1)	Annexe to Stevmar, Shackhayes, Combe Martin (1)

A further **25** 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 :-

Land off Castle Park Road, Whiddon Valley, B'ple (20)
South West Precision, Mill Road, B'ple (1)
Moorland Garth, Bratton Fleming (1)
Plot 15, Land adj. Prospect Lodge, Lower Park Road, Braunton (1)
Dales House, South Molton Street, Chulmleigh (1)
St. Brannocks House, 62 St. Brannocks Road (1)

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 2005 to March 2006 show that there were **383** completions. However, following the formulation of land availability, it was found that **1** dwelling completed under Building Regulations did not benefit from any Planning Approval. It was therefore decided to remove this completion from the overall figure until the proposal has the benefit of formal planning permission, making the final completions figure **382**. The property that was included but has now been removed has been listed below.

2 Westgate House, South Street, Woolacombe (1)

Also, not included on the monthly completions list were **4** additional dwellings as noted below which should be added to the overall completions figure of **382** making a final figure of **386** completions.

Plot 42, Silver Leat, B'ple (1)
Seven Hills, Torrs Park, Ilfracombe (3)

Summary

Building Control/NHBC completions	386
Retrospective/Lawful	26
Historic Completions	25
TOTAL Completions	437

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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 '05 to March '06	Demolitions April '05 to March '06	Retro/Lawful April '05 to March '06	Mobile Home /Caravans April '05 to March '06	Conv. Built April '05 to March '06 (not incl barn conv)	Barn Conv. Built April '05 to March '06
Marwood	0	0	0	0	0	0	1	0	1	0
Meshaw	0	0	0	0	0	1	0	0	0	0
Molland	0	0	0	0	0	0	0	0	0	0
Mortehoe	0	0	0	0	0	0	2	0	23	0
Newton Tracey	0	0	0	0	0	0	0	0	0	0
North Molton	0	0	0	0	0	0	0	0	0	1
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	1	0
Romansleigh	0	0	0	0	0	1	0	0	0	1
Rose Ash	0	0	0	0	0	0	0	1	0	0
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	1
Shirwell	0	0	0	0	0	1	0	0	0	2
South Molton	76	8	4	64	0	2	1	0	11	0
Stoke Rivers	0	0	0	0	0	0	0	0	0	0
Swimbridge	0	0	0	0	0	1	0	0	0	1
Tawstock*	2	0	1	1	0	1	0	0	0	1
Twitchen	0	0	0	0	0	0	0	0	0	0
West Anstey	0	0	0	0	0	0	0	0	0	0
West Down	0	0	0	0	0	1	1	0	0	0
Westleigh	0	0	0	0	0	0	0	0	0	0
Witheridge	0	0	0	0	0	0	0	0	1	1
TOTALS	297	55	65	177	2	24	23	3	104	19

Greater Barnstaple	100 34%	20 36%	36 55%	44 25%	2 100%	3 13%	8 35%	0 0%	26 25%	2 11%
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Greater Barnstaple										
Barnstaple	77	13	24	40	2	2	8	0	26	2
Fremington	23	7	12	4	0	0	0	0	0	0
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~
Tawstock	0	0	0	0	0	1	0	0	0	0
Total	100	20	36	44	2	3	8	0	26	2

Land Availability April 2005 to March 2006
Explanatory Notes on Affordable Housing Provision

BARNSTAPLE : Affordable Housing Capacity of **77** Units of which **13** are Under Construction and **40** are Still Outstanding with **24** Completions in Land Availability Year 2005/2006.

BISHOPS NYMPTON : Affordable Housing Capacity of **1** Unit of which **1** is Under Construction in Land Availability Year 2005/2006.

BRATTON FLEMING : Affordable Housing Capacity of **15** Units of which **15** are Still Outstanding in Land Availability Year 2005/2006.

BRAUNTON : Affordable Housing Capacity of **38** Units of which **3** are Under Construction and **35** are Still Outstanding in Land Availability Year 2005/2006.

CHULMLEIGH : Affordable Housing Capacity of **10** Units of which **1** is Under Construction with **9** Completions in Land Availability Year 2005/2006.

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 2005/2006.

FREMINGTON : Affordable Housing Capacity of **60** Units of which **24** are Under Construction and **17** are Still Outstanding with **19** Completions in Land Availability Year 2005/2006.

GEORGEHAM : Affordable Housing Capacity of **4** Units of which **4** are Under Construction in Land Availability Year 2005/2006.

ILFRACOMBE : Affordable Housing Capacity of **12** Units of which **4** are Still Outstanding with **8** Completions in Land Availability Year 2005/2006.

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 2005/2006.

SOUTH MOLTON : Affordable Housing Capacity of **76** Units of which **8** are Under Construction and **64** are Still Outstanding with **4** Completions in Land Availability Year 2005/2006.

TAWSTOCK* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **2** Units of which **1** is Still Outstanding with **1** Completion in Land Availability Year 2005/2006.

TOTALS :

Total Capacity = **297** Under Construction = **55** Built = **65** Outstanding = **177**

