

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '08 - March '09

Parish	Current Site Capacity	Total U/C	Allocated Sites U/C	Total Extant P Ps	Allocated Extant P Ps	Total Built April '08 to March '09	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 '06 to March '09	Total Built April '01 to March '09
Arlington	1	1	0	0	0	0	0	0	0	0	2
Ashford	2	0	0	2	0	0	0	0	0	0	4
Atherington	15	4	0	8	0	3	0	0	0	6	7
Barnstaple	870	60	16	744	553	66	63	20	43	259	703
Berrynarbor	13	5	0	6	0	2	0	0	0	8	18
Bishops Nympton	30	13	5	15	0	2	1	1	0	10	25
Bishops Tawton	14	1	0	11	0	2	1	1	0	2	7
Bittadon	1	0	0	1	0	0	0	0	0	1	1
Bratton Fleming	14	7	0	3	0	4	2	2	0	22	32
Braunton	204	52	5	106	3	46	46	42	4	64	156
Burrington	16	0	0	12	3	4	0	0	2	7	10
Brayford	11	1	0	2	0	8	3	3	0	9	19
Chittlehamholt	3	1	0	1	0	1	1	1	0	1	1
Chittlehampton	16	7	0	5	0	4	2	2	0	17	21
Chulmleigh	25	10	0	13	0	2	1	1	0	13	63
Combe Martin	45	16	0	20	6	9	8	8	0	22	82
East Anstey	7	6	0	0	0	1	1	1	0	1	9
East/West Buckland	2	2	0	0	0	0	0	0	0	5	8
East Down	5	4	0	1	0	0	0	0	0	1	3
East Worlington	5	4	0	1	0	0	0	0	0	0	0
Filleigh	0	0	0	0	0	0	0	0	0	0	0
Fremington	174	16	4	137	114	21	19	19	0	113	247
Georgeham	52	21	0	18	0	13	9	9	0	31	65
George Nympton	6	3	0	1	0	2	2	2	0	2	3
Goodleigh	1	0	0	1	0	0	0	0	0	0	6
Heanton Punchardon	7	1	0	6	0	0	0	0	0	6	8
Ilfracombe	459	125	0	272	44	62	58	58	0	244	499
Instow	14	2	0	10	0	2	2	2	0	7	15
Kentisbury	9	2	0	2	0	5	0	0	0	5	7
Kings Nympton	26	8	0	17	0	1	0	0	0	2	12
Knowstone	2	1	0	0	0	1	0	0	0	1	2
Landkey	22	5	3	16	4	1	0	0	0	8	175
Loxhore	3	2	0	1	0	0	0	0	0	2	4
Mariansleigh	3	2	0	1	0	0	0	0	0	0	1

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Parish	Current Site Capacity Net	Total U/C	Allocated Sites U/C	Total Extant P Ps	Allocated Extant P Ps	Total Built April '08 to March '09	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 '06 to March '09	Total Built April '01 to March '09
Marwood	10	4	0	6	0	0	0	0	0	11	21
Meshaw	5	2	0	1	0	2	0	0	0	4	6
Molland	2	0	0	1	0	1	0	0	0	1	1
Mortehoe	52	12	0	28	0	12	12	12	0	71	223
Newton Tracey	4	2	0	1	0	1	0	0	0	3	14
North Molton	54	12	2	41	35	1	1	1	0	2	13
Pilton West	0	0	0	0	0	0	0	0	0	3	5
Queens Nympton	2	0	0	2	0	0	0	0	0	1	1
Rackenford	6	6	0	0	0	0	0	0	0	5	10
Romansleigh	3	0	0	3	0	0	0	0	0	2	3
Rose Ash	13	5	0	7	0	1	0	0	0	2	5
S'leigh/W'leigh	1	0	0	0	0	1	0	0	0	3	4
Shirwell	16	7	0	9	0	0	0	0	0	4	8
South Molton	189	17	8	129	81	43	6	6	36	200	369
Stoke Rivers	9	7	0	1	0	1	1	1	0	1	4
Swimbridge	0	0	11	0	4	0	0	0	0	2	27
Tawstock	17	1	0	15	0	1	0	0	0	9	24
Twitchen	1	0	0	1	0	0	0	0	0	0	0
West Anstey	4	2	0	2	0	0	0	0	0	0	2
West Down	23	10	0	9	0	4	4	4	0	10	31
Westleigh	2	1	0	0	0	1	0	0	0	1	3
Witheridge	42	15	10	17	8	10	0	0	0	36	89
TOTALS	2532	485	64	1706	855	341	243	196	85	1240	3078
Greater Barnstaple	903	64	16	768	553	71	68	25	43	328	955
	36%	13%	25%	45%	65%	21%	28%	13%	51%	26%	31%

Greater Barnstaple											
Barnstaple	870	60	16	744	553	66	63	20	43	259	703
Fremington	25	4	0	16	0	5	5	5	0	62	151
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~	93
Pilton West	0	0	0	0	0	0	0	0	0	2	2
Tawstock	8	0	0	8	0	0	0	0	0	5	6
Total	903	64	16	768	553	71	68	25	43	328	955

Land Availability April 2008 to March 2009
Explanatory Notes

To Note : The Total Built figure for April '08 to March '09 includes 29 new dwellings that may not have required building regulation approval as they are either changes of use, retrospective/certificates of lawfulness or variation of conditions or where Building Control have archived a file as no work has been undertaken for a number of years. Following site inspections the following have been written off as built:-

27 Sticklepath Terrace, Barnstaple (1)	Beara Farm, Ilfracombe (1)
34 Sticklepath Terrace, Barnstaple (1)	17 St James Place, Ilfracombe (3)
3 Park Lane, Barnstaple (1)	77 Chambercombe Road, Ilfracombe (2)
West Radley Farmhouse, Bishops Nympton (1)	25 Crofts Lea Park, Ilfracombe (1)
10 The Village, Saunton, Braunton (1)	Halls Green, Marlborough Road, Ilfracombe (1)
Castle Inn, High Street, Combe Martin (1)	2A The Caravan, Higher Slade Road, Ilfracombe (1)
Anchorage, Wood Lane, Combe Martin (1)	West Leigh Farm, Combe Martin (3)
Penhill Nurseries, Fremington (1)	Middle Hill Farm, Knowstone (1)
Middleborough House, Croyde (1)	Southover, Springfield Road, Woolacombe (1)
North Woodhouse, Woodhouse Farm, George Nympton (1)	Denver Flats, South Street, Woolacombe (3)
Forge Cottage, George Nympton (1)	Lower Ashtown Farm, Rose Ash (1)

New housing figures provided by Building Control and the NHBC for April 2008 to March 2009 show that there were **312 (net)** completions.

Summary

Building Control/NHBC completions	312
Retrospective/Lawful/Vary Conditions	29
TOTAL Completions	341

ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '08 - March '09

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ANNUAL HOUSING LAND AVAILABILITY SURVEY

April '08 - March '09

Parish	Total Number of Affordable Dwellings	Number of Affordable Dwellings U/C	Number of Affordable Dwellings Built	Number of Affordable Dwellings Extant	Losses April '08 to March '09	Demolitions April '08 to March '09	Retro/Lawful April '08 to March '09	Mobile Home /Caravans April '08 to March '09	Conv. Built April '08 to March '09 (not incl barn conv)	Barn Conv. Built April '08 to March '09
Marwood*	1	1	0	0	0	0	0	0	0	0
Meshaw	0	0	0	0	0	0	0	0	0	2
Molland	0	0	0	0	0	0	0	0	0	0
Mortehoe	0	0	0	0	0	0	4	0	5	0
Newton Tracey	0	0	0	0	0	0	0	0	0	1
North Molton	9	0	0	9	0	0	0	0	1	0
Pilton West	0	0	0	0	0	1	0	0	0	0
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	1	0	0	1
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	0
Shirwell*	1	0	0	1	0	0	0	0	0	0
South Molton	35	0	21	14	0	0	0	0	4	0
Stoke Rivers	0	0	0	0	0	0	0	0	1	0
Swimbridge	0	0	0	0	0	0	0	0	0	0
Tawstock*	1	0	0	1	0	0	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	1	0	0	1	0	0	0	0	0	0
Westleigh	0	0	0	0	0	0	0	0	0	1
Witheridge	6	0	6	0	0	0	0	0	0	0
TOTALS	390	22	98	270	0	5	29	7	64	25
Greater Barnstaple	187 48%	0 0%	37 38%	150 56%	0 ~	1 20%	3 10%	0 0%	1 2%	0 0%

Greater Barnstaple										
Barnstaple	187	0	37	150	0	0	3	0	1	0
Fremington	0	0	0	0	0	0	0	0	0	0
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~
Pilton West	0	0	0	0	0	1	0	0	0	0
Tawstock	0	0	0	0	0	0	0	0	0	0
Total	187	0	37	150	0	1	3	0	1	0

Land Availability April 2008 to March 2009 Explanatory Notes on Affordable Housing Provision

BARNSTAPLE : Affordable Housing Capacity of **187** Units of which **0** are Under Construction and **150** are Still Outstanding with **37** Completions in Land Availability Year 2008/2009.

BISHOPS NYMPTON : Affordable Housing Capacity of **2** Units of which **2** are Under Construction with **0** Completions in Land Availability Year 2008/2009.

Land Availability April 2008 to March 2009
Explanatory Notes on Affordable Housing Provision

BARNSTAPLE : Affordable Housing Capacity of **187** Units of which **0** are Under Construction and **150** are Still Outstanding with **37** Completions in Land Availability Year 2008/2009.

BISHOPS NYMPTON : Affordable Housing Capacity of **2** Units of which **2** are Under Construction with **0** Completions in Land Availability Year 2008/2009.

BRAUNTON : Affordable Housing Capacity of **57** Units of which **8** are Under Construction and **34** are Still Outstanding with **15** Completions in Land Availability Year 2008/2009.

BURRINGTON : Affordable Housing Capacity of **3** Units of which **0** are Under Construction and **0** are Still Outstanding with **3** Completions in Land Availability Year 2008/2009.

BRAYFORD : Affordable Housing Capacity of **5** Units of which **0** are Under Construction and **0** are Still Outstanding with **5** Completions in Land Availability Year 2008/2009.

CHULMLEIGH : Affordable Housing Capacity of **1** Unit of which **0** are Under Construction and **1** is Still Outstanding with **0** Completions in Land Availability Year 2008/2009.

COMBE MARTIN : Affordable Housing Capacity of **7** Units of which **3** are Under Construction and **3** are Still Outstanding with **1** Completion in Land Availability Year 2008/2009.

EAST ANSTEY* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Complete in Land Availability Year 2008/2009.

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 2008/2009.

FREMINGTON : Affordable Housing Capacity of **43** Units of which **0** are Under Construction and **33** are Still Outstanding with **10** Completions in Land Availability Year 2008/2009.

GEORGEHAM : Affordable Housing Capacity of **6** units of which **5** are Under Construction **1** is Still Outstanding in Land Availability Year 2008/2009.

GEORGE NYMPTON* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Under Construction in Land Availability Year 2008/2009.

ILFRACOMBE : Affordable Housing Capacity of **14** Units of which **0** are Under Construction and **14** are Still Outstanding in Land Availability Year 2008/2009.

INSTOW : Affordable Housing Capacity of **3** Units of which **0** are Under Construction and **3** are Still Outstanding in Land Availability Year 2008/2009.

KENTISBURY* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Under Construction in Land Availability Year 2008/2009.

KINGS NYMPTON : Affordable Housing Capacity of **4** Units of which **4** are Still Outstanding in Land Availability Year 2008/2009.

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 2008/2009.

MARWOOD* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Under Construction in Land Availability Year 2008/2009.

NORTH MOLTON : Affordable Housing Capacity of **9** Units of which **9** are Still Outstanding in Land Availability Year 2008/2009.

SHIRWELL* : Affordable Housing Capacity in the form of a 'Local Needs Dwelling' of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2008/2009.

SOUTH MOLTON : Affordable Housing Capacity of **35** Units of which **0** are Under Construction and **14** are Still Outstanding with **21** Completions in Land Availability Year 2008/2009.

Land Availability April 2008 to March 2009
Explanatory Notes on Affordable Housing Provision

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 2008/2009.

WEST DOWN : Affordable Housing Capacity of **1** Unit of which **1** is Still Outstanding in Land Availability Year 2008/2009.

WITHERIDGE : Affordable Housing Capacity of **6** Units of which **0** are Under Construction and **0** are Still Outstanding with **6** Completions in Land Availability Year 2008/2009.

TOTALS :

*Denotes where a 'Local Needs Dwelling' is Approved

Total Capacity = **390** Under Construction = **22** Built = **99** Outstanding = **270**

The 3 affordable units built in Lynton have been counted towards the affordable housing targets for North Devon due to NDC assisting with grant aiding the scheme. However, the figure has not been counted above towards housing land availability 2008/2009 as the site is within Exmoor National Park and will form part of their HLA survey. Therefore, the total affordable housing provided in North Devon for 2008/2009 is 99 units. This is calculated in the following way:- 102 affordable dwellings (reported to SMT by MJE) minus 3 units at Lynton (within Exmoor National Park) = 102-3 = 99 affordable dwellings for North Devon.

