

# **ANNUAL HOUSING LAND AVAILABILITY SURVEY**

**April '12 - March '13**

Parish	Current Site Capacity	Total U/C	Allocated Sites U/C	Total Extant P Ps	Allocated Extant P Ps	Total Built April '12 to March '13	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 '13	Total Built April '11 to March '13
Arlington	1	0	0	0	0	1	0	0	0	1	1
Ashford	0	0	0	0	0	0	0	0	0	0	0
Atherington	0	0	0	0	0	0	0	0	0	11	4
Barnstaple	842	134	36	656	489	52	47	47	0	409	62
Berrynarbor	6	2	0	4	0	0	0	0	0	17	5
Bishops Nympton	16	5	0	2	0	9	0	0	0	29	10
Bishops Tawton	14	2	0	3	0	9	9	9	0	14	11
Bittadon	2	0	0	1	0	1	0	0	0	2	1
Bratton Fleming	11	3	0	7	0	1	0	0	0	27	1
Braunton	106	53	1	51	2	2	1	1	0	161	10
Burrington	0	0	0	0	0	0	0	0	0	12	0
Challacombe	1	0	0	1	0	0	0	0	0	1	1
Brayford	2	2	0	0	0	0	0	0	0	9	0
Chittlehamholt	1	1	0	0	0	0	0	0	0	1	0
Chittlehampton	3	3	0	0	0	0	0	0	0	21	1
Chulmleigh	44	1	0	31	0	12	1	1	0	40	18
Combe Martin	42	10	0	32	6	0	0	0	0	39	1
East Anstey	1	1	0	0	0	0	0	0	0	1	0
East/West Buckland	10	9	0	1	0	0	0	0	0	7	0
East Down	2	2	0	0	0	0	0	0	0	4	0
East Worlington	9	4	0	4	0	1	0	0	0	2	2
Filleigh	2	0	0	2	0	0	0	0	0	0	0
Fremington	70	10	0	12	0	48	23	5	30	273	78
Georgeham	21	4	0	8	0	9	0	0	0	54	14
George Nympton	5	3	0	1	0	1	1	1	0	5	1
Goodleigh	5	1	0	3	0	1	1	1	0	3	1
Heanton Punchardon	18	1	0	6	0	11	0	0	0	19	12
Ilfracombe	289	53	0	166	15	70	67	25	42	441	104
Instow	16	3	0	8	0	5	5	5	0	13	5
Kentisbury	5	5	0	0	0	0	0	0	0	6	1
Kings Nympton	19	8	0	9	0	2	2	2	0	9	2
Knowstone	1	0	0	1	0	0	0	0	0	2	1
Landkey	35	11	0	14	0	10	7	7	2	27	10
Loxhore	1	1	0	0	0	0	0	0	0	3	0
Mariansleigh	1	1	0	0	0	0	0	0	0	0	0

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Parish	Current Site Capacity	Total U/C	Allocated Sites U/C	Total Extant P Ps	Allocated Extant P Ps	Total Built April '12 to March '13	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 '13	Total Built April '11 to March '13
Marwood	5	3	0	2	0	0	0	0	0	13	0
Meshaw	3	2	0	0	0	1	0	0	0	7	2
Molland	1	0	0	1	0	0	0	0	0	1	0
Mortehoe	35	15	0	17	0	3	2	2	0	86	10
Newton Tracey	5	2	0	1	0	2	0	0	0	5	2
North Molton	52	7	5	44	30	1	0	0	0	11	1
Pilton West	1	1	0	0	0	0	0	0	0	4	0
Queens Nympton	0	0	0	0	0	0	0	0	0	3	1
Rackenford	3	3	0	0	0	0	0	0	0	7	2
Romansleigh	2	0	0	2	0	0	0	0	0	3	0
Rose Ash	3	3	0	0	0	0	0	0	0	6	0
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	4	0
Shirwell	3	1	0	0	0	2	2	2	0	14	5
South Molton	109	43	5	61	35	5	4	3	1	270	19
Stoke Rivers	2	1	0	1	0	0	0	0	0	7	0
Swimbridge	3	3	0	0	0	0	0	0	0	22	10
Tawstock	11	3	0	4	0	4	0	0	0	36	24
Twitchen	0	0	0	0	0	0	0	0	0	0	0
West Anstey	1	0	0	1	0	0	0	0	0	0	0
West Down	6	3	0	1	0	2	1	1	0	16	2
Westleigh	0	0	0	0	0	0	0	0	0	3	0
Witheridge	9	2	0	3	0	4	0	0	2	63	11
<b>TOTALS</b>	<b>1855</b>	<b>425</b>	<b>47</b>	<b>1161</b>	<b>577</b>	<b>269</b>	<b>173</b>	<b>112</b>	<b>77</b>	<b>2244</b>	<b>446</b>
Greater Barnstaple	877 47%	142 33%	36 77%	667 57%	489 85%	68 25%	49 28%	49 44%	0 0%	528 24%	106 24%
Greater Barnstaple											
Barnstaple	842	134	36	656	489	52	47	47	0	409	62
Fremington	26	5	0	7	0	14	2	2	0	90	24
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~	~
Pilton West	0	0	0	0	0	0	0	0	0	2	0
Tawstock	9	3	0	4	0	2	0	0	0	27	20
<b>Total</b>	<b>877</b>	<b>142</b>	<b>36</b>	<b>667</b>	<b>489</b>	<b>68</b>	<b>49</b>	<b>49</b>	<b>0</b>	<b>528</b>	<b>106</b>

**Land Availability April 2012 to March 2013**  
**Explanatory Notes**

**To Note:** The Total Built figure for April '12 to March '13 includes 59 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 or the development has been completed by an unknown 'Approved Inspector'. Following site inspections the following housing developments have been written off as built:-

Dunraven, Barnstaple (4)	Former Glendower Hotel, Ilfracombe (1)
Garden of Four Winds, Park Ave., B'ple (8)	Nat West Bank, High Street, Ilfracombe (1)
Land at Beara Lane, Bratton Fleming (1)	77 Chambercombe Road, Ilfracombe (1)
Woolmers Farm, Bickington (4)	Old Pump House, Mortehoe (1)
Land off Lane Head Close, Croyde (7)	Quarryside, Upper Clay Park, Mortehoe (1)
Little Lilly Cottage, Goodleigh (1) <b>Affordable unit</b>	Copplestone Farm, Newton Tracey (2)
RMB Chivenor, Heanton (10)	Tennacott Farm, Tawstock (1)
Stable Workshop, South Burrow Road, Ilfracombe (3)	Buttercombe Barton, West Down (1)
Cavendish Hotel, Larkstone Tce, Ilfracombe (12)	

New housing figures provided by Building Control and the NHBC for April 2012 to March 2013 show that there were 210 **(net)** completions.

**Summary**

Building Control/NHBC completions	210
Retrospective/Lawful/Vary Conditions etc.	59
<b>TOTAL Completions for LA Year 2012/2013</b>	<b>269</b>



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**April '12 - March '13**

Parish	Total Number of Affordable Dwellings	Number of Affordable Dwellings U/C	Number of Affordable Dwellings Built	Number of Affordable Dwellings Extant	Losses April '12 to March '13	Demolitions April '12 to March '13	Retro/Lawful Vary Cond. April '12 to March '13	Mobile Home /Caravans April '12 to March '13	Conv. Built April '12 to March '13 <small>(not incl barn conv)</small>	Barn Conv. Built April '12 to March '13
Arlington	0	0	0	0	0	0	0	0	0	0
Ashford	0	0	0	0	0	0	0	0	0	0
Atherington	0	0	0	0	0	0	0	0	0	0
Barnstaple	224	6	25	193	0	7	0	0	17	0
Berrynarbor	1	0	0	1	0	0	0	0	0	0
Bishops Nympton	3	1	2	0	0	0	0	0	0	0
Bishops Tawton	0	0	0	0	0	0	0	0	8	0
Bittadon	0	0	0	0	0	0	0	0	0	0
Bratton Fleming	3	0	0	3	0	0	0	0	0	0
Braunton	46	29	0	17	0	2	0	0	0	0
Burrington	0	0	0	0	0	0	0	0	0	0
Challacombe	0	0	0	0	0	0	0	0	0	0
Brayford	1	1	0	0	0	0	0	0	0	0
Chittlehamholt	0	0	0	0	0	0	0	0	0	0
Chittlehampton	0	0	0	0	0	0	0	0	0	0
Chulmleigh	18	0	10	8	0	0	0	0	1	0
Combe Martin	7	0	0	7	0	0	0	0	0	0
East Anstey	0	0	0	0	0	0	0	0	0	0
East/West Buckland	3	2	0	1	0	0	0	0	0	0
East Down*	1	1	0	0	0	0	0	0	0	0
East Worlington	2	0	0	2	0	0	0	0	0	1
Filleigh	1	0	0	1	0	0	0	0	0	0
Fremington	3	0	3	0	0	1	0	0	0	2
Georgeham	5	0	5	0	0	2	0	0	0	2
George Nympton*	1	1	0	0	0	0	0	0	0	0
Goodleigh	1	0	1	0	0	0	1	0	1	0
Heanton Punchardon	0	0	0	0	0	1	0	0	0	0
Ilfracombe	14	1	0	13	0	0	2	0	19	0
Instow	8	0	5	3	0	0	0	0	0	0
Kentisbury*	4	4	0	0	0	1	0	0	0	0
Kings Nympton	4	0	0	4	0	0	0	0	2	0
Knowstone	0	0	0	0	0	0	0	0	0	0
Landkey	6	0	6	0	0	0	0	0	0	0
Loxhore*	0	0	0	0	0	0	0	0	0	0
Mariansleigh	0	0	0	0	0	0	0	0	0	0

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April '12 - March '13

Parish	Total Number of Affordable Dwellings	Number of Affordable Dwellings U/C	Number of Affordable Dwellings Built	Number of Affordable Dwellings Extant	Losses April '12 to March '13	Demolitions April '12 to March '13	Retro/Lawful Vary Cond. April '12 to March '13	Mobile Home /Caravans April '12 to March '13	Conv. Built April '12 to March '13 <small>(not incl barn conv)</small>	Barn Conv. Built April '12 to March '13
Marwood*	3	2	0	1	0	0	0	0	0	0
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	2	0
Newton Tracey	0	0	0	0	0	0	0	0	0	2
North Molton	17	0	0	17	0	0	0	0	0	0
Pilton West	0	0	0	0	0	0	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	1	0	0	0	0
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	0
Shirwell*	1	0	1	0	0	0	0	0	2	0
South Molton	11	2	0	9	0	0	0	0	0	0
Stoke Rivers	0	0	0	0	0	0	0	0	0	0
Swimbridge*	1	1	0	0	0	1	0	0	0	0
Tawstock	0	0	0	0	0	0	1	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	0	1	0	1	0
Westleigh	0	0	0	0	0	0	0	0	0	0
Witheridge	0	0	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>389</b>	<b>51</b>	<b>58</b>	<b>280</b>	<b>0</b>	<b>16</b>	<b>7</b>	<b>0</b>	<b>53</b>	<b>8</b>
Greater Barnstaple	224	6	25	193	0	7	0	0	17	2
	58%	12%	43%	69%	0%	44%	0%	0%	32%	25%

Greater Barnstaple										
Barnstaple	224	6	25	193	0	7	0	0	17	0
Fremington	0	0	0	0	0	0	0	0	0	2
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~
Pilton West	0	0	0	0	0	0	0	0	0	0
Tawstock	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>224</b>	<b>6</b>	<b>25</b>	<b>193</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>2</b>

**Land Availability April 2012 to March 2013 - Explanatory Notes on Affordable Housing Provision**

**BARNSTAPLE** : Affordable Housing Capacity of 224 units of which 6 units are Under Construction, 193 units are Still Outstanding and 25 units were Completed in Land Availability Year 2012/2013.

**BERRYNARBOR** : Affordable Housing Capacity of 1 unit of which 1 unit is Still Outstanding in Land Availability Year 2012/2013.

**BISHOPS NYMPTON** : Affordable Housing Capacity of 3 units of which 1 unit is Under Construction and 2 units were Completed in Land Availability Year 2012/2013.

**BRATTON FLEMING** : Affordable Housing Capacity of 3 units of which 3 units are Still Outstanding in Land Availability Year 2012/2013.

**BRAUNTON** : Affordable Housing Capacity of 46 units of which 29 units are Under Construction and 17 units are Still Outstanding in Land Availability Year 2012/2013.

**BRAYFORD** : Affordable Housing Capacity of 1 unit of which 1 unit is Under Construction in Land Availability Year 2012/2013.

**CHULMLEIGH** : Affordable Housing Capacity of 18 units of which 8 units are Still Outstanding and 10 units were Completed in Land Availability Year 2012/2013.

**COMBE MARTIN** : Affordable Housing Capacity of 7 units of which 7 units are Still Outstanding in Land Availability Year 2012/2013.

**EAST & WEST BUCKLAND\*** : Affordable Housing Capacity of 3 units of which 2 units are Under Construction and 1 unit in the form of a 'Local Needs Dwelling' is Still Outstanding in Land Availability Year 2012/2013.

**EAST DOWN\*** : Affordable Housing Capacity of 1 unit in the form of a 'Local Needs Dwelling' of which 1 unit is Under Construction in Land Availability Year 2012/2013.

**EAST WORLINGTON** : Affordable Housing Capacity of 2 units of which 2 units are Still Outstanding in Land Availability Year 2012/2013.

**FILLEIGH\*** : Affordable Housing Capacity of 1 unit in the form of a 'Local Needs Dwelling' of which 1 unit is Still Outstanding in Land Availability Year 2012/2013.

**FREMINGTON** : Affordable Housing Capacity of 3 units of which 3 units were Completed in Land Availability Year 2012/2013.

**GEORGEHAM** : Affordable Housing Capacity of 5 units of which 5 units were Completed in Land Availability Year 2012/2013.

**GEORGE NYMPTON\*** : Affordable Housing Capacity of 1 unit in the form of a 'Local Needs Dwelling' of which 1 unit is Under Construction in Land Availability Year 2012/2013.

**GOODLEIGH** : Affordable Housing Capacity of 1 unit of which 1 unit was Completed in Land Availability Year 2012/2013.

**ILFRACOMBE** : Affordable Housing Capacity of 14 units of which 1 unit is Under Construction and 13 units are Still Outstanding in Land Availability Year 2012/2013.

**INSTOW** : Affordable Housing Capacity of 8 units of which 3 units are Still Outstanding and 5 units were Completed in Land Availability Year 2012/2013.

**KENTISBURY\*** : Affordable Housing Capacity of 4 units of which 4 units are Under Construction including 1 unit in the form of a 'Local Needs Dwelling' are Under Construction in Land Availability Year 2012/2013.

**KINGS NYMPTON** : Affordable Housing Capacity of 4 units of which 4 units are Still Outstanding in Land Availability Year 2012/2013.

**LANDKEY** : Affordable Housing Capacity of 6 units of which 6 units were Completed in Land Availability Year 2012/2013.

**MARWOOD\*** : Affordable Housing Capacity in the form of 3 'Local Needs Dwellings' of which 2 units are Under Construction and 1 unit is Still Outstanding in Land Availability Year 2012/2013.

**NORTH MOLTON** : Affordable Housing Capacity of 17 units of which 17 units are Still Outstanding in Land Availability Year 2012/2013.

**SHIRWELL\*** : Affordable Housing Capacity of 1 unit in the form of a 'Local Needs Dwelling' of which 1 unit was Completed in Land Availability Year 2012/2013.

**SOUTH MOLTON** : Affordable Housing Capacity of 11 Units of which 2 units are Under Construction and 9 units are Still Outstanding in Land Availability Year 2012/2013.

**SWIMBRIDGE** : Affordable Housing Capacity in the form of 1 'Local Needs Dwellings' of which 1 unit is Under Construction in Land Availability Year 2012/2013.

\*Denotes where a 'Local Needs Dwelling' is approved

TOTALS :

Total Capacity = **389**    Under Construction = **51**    Built = **58**    Outstanding = **280**