

NORTH DEVON's ANNUAL HOUSING LAND AVAILABILITY SURVEY

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April '14 - March '15

Parish	Current Site Capacity Net	Total U/C	Allocated Sites U/C	Total Consents Started	Allocated Sites Consent Started	Total Extant PPs	Allocated Extant PPs	Total Built April '14 to March '15	Built on PDL (not incl. Barn conv.)	Built on PDL Windfall (not incl. Barn conv.)	Built on Allocated Sites	Total Built April '06 to March '15	Total Built April '11 to March '15
Arlington	0	0	0	0	0	0	0	0	0	0	0	1	1
Ashford	1	1	0	0	0	0	0	0	0	0	0	1	1
Atherington	4	0	0	0	0	2	0	2	0	0	0	13	6
Barnstaple	772	49	9	0	0	684	380	39	23	23	0	538	191
Berrynarbor	11	3	0	0	0	1	0	7	0	0	0	24	12
Bishops Nympton	10	1	0	1	0	6	6	2	1	1	0	33	14
Bishops Tawton	6	1	0	0	0	4	0	1	1	1	0	16	13
Bittadon	0	0	0	0	0	0	0	0	0	0	0	3	2
Bratton Fleming	7	3	0	0	0	2	0	2	1	1	0	33	7
Braunton	87	25	2	1	0	41	3	20	15	14	1	210	59
Burrington	7	2	0	2	0	0	0	3	1	1	0	15	3
Challacombe	0	0	0	0	0	0	0	0	0	0	0	1	1
Brayford	0	0	0	0	0	0	0	0	0	0	0	11	2
Chittlehamholt	2	0	0	0	0	1	0	1	0	0	0	2	1
Chittlehampton	5	3	0	0	0	2	0	0	0	0	0	21	1
Chulmleigh	108	4	0	0	0	103	95	1	0	0	0	42	20
Combe Martin	33	4	0	0	0	23	6	6	3	3	0	47	9
East Anstey	24	14	0	8	0	1	0	1	0	0	0	2	1
East/West Buckland	2	0	0	0	0	1	0	1	0	0	0	17	10
East Down	4	2	0	0	0	0	0	2	0	0	0	6	2
East Worlington	6	1	0	0	0	1	0	4	0	0	0	8	8
Filleigh	1	0	0	0	0	0	0	1	0	0	0	1	1
Fremington	826	31	11	352	352	411	350	32	31	31	0	318	123
Georgeham	19	3	0	0	0	5	0	11	8	8	0	66	26
George Nympton	5	1	0	0	0	2	0	2	0	0	0	7	3
Goodleigh	4	0	0	0	0	4	0	0	0	0	0	5	3
Heanton Punchardon	157	0	0	150	150	4	0	3	1	1	0	23	16
Ilfracombe	179	47	0	9	0	85	0	38	31	31	0	500	163
Instow	10	0	0	0	0	8	0	2	0	0	0	16	8
Kentisbury	5	3	0	0	0	1	0	1	0	0	0	8	3
Kings Nympton	19	4	0	0	0	13	0	2	2	2	0	13	6
Knowstone	2	1	0	0	0	0	0	1	0	0	0	3	2
Landkey	286	7	5	0	0	257	250	22	1	1	19	67	50
Loxhore	1	0	0	0	0	0	0	1	0	0	0	4	1
Mariansleigh	1	0	0	0	0	1	0	0	0	0	0	1	1

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Marwood	3	1	0	0	0	0	0	2	0	0	0	16	3
Meshaw	2	1	0	0	0	0	0	1	0	0	0	8	3
Molland	1	0	0	0	0	1	0	0	0	0	0	1	0
Mortehoe	53	14	0	0	0	27	0	12	12	12	0	101	25
Newton Tracey	4	1	0	0	0	0	0	3	3	3	0	8	5
North Molton	80	1	0	0	0	74	23	5	0	0	3	24	14
Pilton West	1	1	0	0	0	0	0	0	0	0	0	4	0
Queens Nympton	0	0	0	0	0	0	0	0	0	0	0	3	1
Rackenford	2	0	0	0	0	0	0	2	1	1	0	10	5
Romansleigh	2	1	0	1	0	0	0	0	0	0	0	4	1
Rose Ash	2	2	0	0	0	0	0	0	0	0	0	6	0
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	0	0	4	0
Shirwell	6	3	0	2	0	1	0	0	0	0	0	14	5
South Molton	485	35	26	116	113	307	273	27	15	11	16	318	67
Stoke Rivers	3	1	0	0	0	1	0	1	0	0	0	8	1
Swimbridge	7	6	0	0	0	0	0	1	1	1	0	23	11
Tawstock	67	13	10	38	37	1	0	15	13	13	0	56	44
Twitchen	0	0	0	0	0	0	0	0	0	0	0	0	0
West Anstey	2	1	0	0	0	1	0	0	0	0	0	0	0
West Down	7	0	0	0	0	4	0	3	0	0	0	19	5
Westleigh	0	0	0	0	0	0	0	0	0	0	0	3	0
Witheridge	6	3	0	0	0	0	0	3	2	2	0	67	15
TOTALS	3337	294	63	680	652	2080	1386	283	166	161	39	2773	975
Greater Barnstaple	1322	85	30	118	117	1036	730	83	66	66	0	715	249
	40%	29%	48%	17%	18%	50%	53%	29%	40%	41%	0%	26%	26%
Greater Barnstaple													
Barnstaple	772	49	9	0	0	684	380	39	23	23	0	538	191
Fremington	485	24	11	80	80	351	350	30	30	30	0	130	34
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~	~	~	~
Pilton West	0	0	0	0	0	0	0	0	0	0	0	2	0
Tawstock	65	12	10	38	37	1	0	14	13	13	0	45	24
Total	1322	85	30	118	117	1036	730	83	66	66	0	715	249

Land Availability April 2014 to March 2015
Explanatory Notes

To Note: The Total Built figure for April '14 to March '15 includes 20 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. Also, following an extensive review of the housing land availability account during the Spring / Summer 2014, the LPA undertook a number of site inspections and the following housing developments have been written off as built (103 dwellings). Many of these sites are where Building Control have archived a file as no work has been undertaken for a number of years but the residential unit is essentially completed and occupied or where the development has been completed by an unknown 'Approved Inspector'. A separate report has been provided which identifies those sites that have been completed through site visits in 2014 (link attached below).

Quiet Waters, Atherington (1)	The Bungalow, 41A Hillcrest Road, B'ple (1)	The Barn, Brinscott Farm, Berrynarbor (1)
Barns at Bodstone Barton, Berrynarbor (5)	Radley Bungalow, East Radley, Bishop's Nympton (1)	Old Tennis Court, Higher Park Road, Branton (1)
Bridge House, Burrington (2)	Pennyhop, Burrington (1)	Thatchers Leggett, St Marys Road, Croyde (1)
Old Coach House & Roylands, Moor Lane, Croyde (1)	The Barn, St Marys Road, Croyde (1)	Flat 1 and Flat 1B Aaron Court, Foreland View, Ilfracombe (1)
The Nook, 61 Fore Street, Ilfracombe (1)	The Barn Annexe, Roachill Farm (1)	1 The Kennels, Cannington Farm, Witheridge (1)

New housing figures provided by Building Control and the NHBC for April 2014 to March 2015 shows there were 160 **(net)** completions.

Summary

Building Control/NHBC completions	160
Retrospective/Lawful/Vary Conditions/Site Visits etc.	123
TOTAL Completions for LA Year 2014/2015	283

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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 Started	Number of Affordable Dwellings Extant	Losses April '14 to March '15	Demolitions April '14 to March '15	Retro/Lawful/ VoC April '14 to March '15	Mobile Home/Caravan April '14 to March '15	Conversion Built April '14 to March '15 (not incl. Barn conv.)	Barn Conversion Built April '14 to March '15
Arlington	0	0	0	0	0	0	0	0	0	0	0
Ashford	0	0	0	0	0	0	0	0	0	0	0
Atherington	0	0	0	0	0	0	0	1	1	0	1
Barnstaple	142	0	11	0	131	0	0	1	0	13	0
Berrynarbor	1	0	0	0	1	0	0	6	0	0	6
Bishops Nympton	0	0	0	0	0	0	0	1	0	1	1
Bishops Tawton	0	0	0	0	0	0	0	0	0	0	0
Bittadon	0	0	0	0	0	0	0	0	0	0	0
Bratton Fleming	0	0	0	0	0	0	0	0	0	0	0
Braunton	21	4	4	0	13	0	0	0	0	4	0
Burrington	0	0	0	0	0	0	0	3	0	1	2
Challacombe	0	0	0	0	0	0	0	0	0	0	0
Brayford	0	0	0	0	0	0	1	0	0	0	0
Chittlehamholt	0	0	0	0	0	0	0	0	0	0	0
Chittlehampton	0	0	0	0	0	0	0	0	0	0	0
Chulmleigh	33	0	0	0	33	0	0	0	0	0	0
Combe Martin	5	0	0	0	5	0	0	0	0	3	1
East Anstey	9	9	0	0	0	0	0	0	0	0	1
East/West Buckland	2	0	1	0	1	0	0	0	0	0	1
East Down	2	1	1	0	0	0	0	0	0	0	1
East Worlington	0	0	0	0	0	0	0	0	0	0	1
Filleigh	0	0	0	0	0	0	0	0	0	0	0
Fremington	209	0	22	0	187	0	0	0	0	2	0
Georgeham	2	0	0	0	2	0	2	3	0	5	1
George Nympton	1	0	1	0	0	0	0	0	0	0	2
Goodleigh	0	0	0	0	0	0	0	0	0	0	0
Heanton Punchardon	40	0	0	40	0	0	0	0	0	0	0
Ilfracombe	10	1	0	0	9	0	0	2	0	28	0
Instow	3	0	0	0	3	0	0	0	0	0	1
Kentisbury	3	3	0	0	0	0	0	0	0	0	0
Kings Nympton	5	0	0	0	5	0	0	0	0	2	0
Knowstone	0	0	0	0	0	0	0	1	0	0	1
Landkey	82	0	12	0	70	0	1	0	0	1	0
Loxhore	0	0	0	0	0	0	0	0	0	0	1
Mariansleigh	1	0	0	0	1	0	0	0	0	0	0

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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 Started	Number of Affordable Dwellings Extant	Losses April '14 to March '15	Demolitions April '14 to March '15	Retro/Lawful/ VoC April '14 to March '15	Mobile Home/Caravan April '14 to March '15	Conversion Built April '14 to March '15 (not incl. Barn conv.)	Barn Conversion Built April '14 to March '15
Marwood	1	0	1	0	0	0	0	0	0	0	1
Meshaw	0	0	0	0	0	0	0	0	0	0	1
Molland	0	0	0	0	0	0	0	0	0	0	0
Mortehoe	2	0	0	0	2	0	0	0	0	8	0
Newton Tracey	3	0	3	0	0	0	0	0	0	0	0
North Molton	22	0	0	0	22	0	0	0	0	0	0
Pilton West	0	0	0	0	0	0	1	0	0	0	0
Queens Nympton	0	0	0	0	0	0	0	0	0	0	0
Rackenford	0	0	0	0	0	0	0	0	0	1	0
Romansleigh	0	0	0	0	0	0	0	0	0	0	0
Rose Ash	0	0	0	0	0	0	0	0	0	0	0
S'leigh/W'leigh	0	0	0	0	0	0	0	0	0	0	0
Shirwell	2	2	0	0	0	0	0	0	0	0	0
South Molton	103	11	6	35	51	0	0	0	0	4	0
Stoke Rivers	1	0	0	0	1	0	0	0	0	0	0
Swimbridge	2	1	0	0	1	0	1	0	0	1	0
Tawstock	17	0	5	12	0	0	0	0	0	1	1
Twitchen	0	0	0	0	0	0	0	0	0	0	0
West Anstey	0	0	0	0	0	0	0	0	0	0	0
West Down	0	0	0	0	0	0	0	0	0	0	2
Westleigh	0	0	0	0	0	0	0	0	0	0	0
Witheridge	0	0	0	0	0	0	0	1	1	1	0
TOTALS	724	32	67	87	538	0	6	19	2	76	26
Greater Barnstaple	283	0	38	12	233	0	0	1	0	14	0
	39%	0%	57%	14%	43%	0%	0%	5%	0%	18%	0%
Greater Barnstaple											
Barnstaple	142	0	11	0	131	0	0	1	0	13	0
Fremington	124	0	22	0	102	0	0	0	0	1	0
Landkey (upto March 03)	~	~	~	~	~	~	~	~	~	~	~
Pilton West	0	0	0	0	0	0	0	0	0	0	0
Tawstock	17	0	5	12	0	0	0	0	0	0	0
Total	283	0	38	12	233	0	0	1	0	14	0

Land Availability April 2014 to March 2015 - Explanatory Notes on Affordable Housing / Local Needs Provision

BARNSTAPLE : Affordable Housing Capacity of 142 units of which 0 units are Under Construction, 131 units are Still Outstanding and 11 units were Completed in Land Availability Year 2014/2015.

BERRYNARBOR : 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 2014/2015.

BRAUNTON : Affordable Housing Capacity of 21 units of which 4 units are Under Construction and 13 units are Still Outstanding and 11 units were Completed in Land Availability Year 2014/2015.

CHULMLEIGH : Affordable Housing Capacity of 33 units of which 33 units are Still Outstanding in Land Availability Year 2014/2015.

COMBE MARTIN : Affordable Housing Capacity of 5 units of which 5 units are Still Outstanding in Land Availability Year 2014/2015.

EAST ANSTEY : Affordable Housing Capacity of 9 units of which 9 units are Under Construction in Land Availability Year 2014/2015.

EAST & WEST BUCKLAND : Affordable Housing Capacity of 2 units of which 1 unit is Still Outstanding and 1 unit was Completed in Land Availability Year 2014/2015.

EAST DOWN : Affordable Housing Capacity of 2 units in the form of a 'Local Needs Dwelling' of which 1 unit is Under Construction and 1 unit was Completed in Land Availability Year 2014/2015.

FREMINGTON : Affordable Housing Capacity of 209 units of which 187 units are Still Outstanding and 22 units were Completed in Land Availability Year 2014/2015.

GEORGEHAM : Affordable Housing Capacity of 2 units of which 2 units were Still Outstanding in Land Availability Year 2014/2015.

GEORGE NYMPTON : Affordable Housing Capacity of 1 unit in the form of a 'Local Needs Dwelling' of which 1 unit was Completed in Land Availability Year 2014/2015.

HEANTON PUNCHARDON : Affordable Housing Capacity of 40 units of which 40 units have Started in Land Availability Year 2014/2015.

ILFRACOMBE : Affordable Housing Capacity of 10 units of which 1 unit is Under Construction and 9 units are Still Outstanding in Land Availability Year 2014/2015.

INSTOW : Affordable Housing Capacity of 3 units of which 3 units are Still Outstanding in Land Availability Year 2014/2015.

KENTISBURY : Affordable Housing Capacity of 3 units of which 3 units are Under Construction in Land Availability Year 2014/2015.

KINGS NYMPTON : Affordable Housing Capacity of 5 units of which 5 units are Still Outstanding in Land Availability Year 2014/2015.

LANDKEY : Affordable Housing Capacity of 82 units of which 70 units are Still Outstanding and 12 units were Completed in Land Availability Year 2014/2015.

MARIANSLEIGH : 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 2014/2015.

MARWOOD : Affordable Housing Capacity in the form of 1 'Local Needs Dwelling' of which 1 unit was Completed in Land Availability Year 2014/2015.

MORTEHOE : Affordable Housing Capacity of 2 units of which 2 units are Still Outstanding in Land Availability Year 2014/2015.

HORWOOD, LOVACOTT, NEWTON TRACEY : Affordable Housing Capacity of 3 units of which 3 units were Completed in Land Availability Year 2014/2015.

NORTH MOLTON : Affordable Housing Capacity of 22 units of which 22 units are Still Outstanding in Land Availability Year 2014/2015.

SHIRWELL : Affordable Housing Capacity of 2 units of which 2 units are Under Construction in Land Availability Year 2014/2015.

SOUTH MOLTON : Affordable Housing Capacity of 103 Units of which 11 units are Under Construction, 35 units have Started, 51 units are Still Outstanding and 6 units units were Completed in Land Availability Year 2014/2015.

STOKE RIVERS : 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 2014/2015.

SWIMBRIDGE : Affordable Housing Capacity in the form of 2 'Local Needs Dwellings' of which 1 unit is Under Construction and 1 unit is Still Outstanding in Land Availability Year 2014/2015.

TAWSTOCK : Affordable Housing Capacity of 17 units of which 12 units have Started and 5 units were Completed in Land Availability Year 2014/2015.

TOTALS :

Total Capacity = 708 Under Construction = 32 Built = 67 Consent Started = 87 Outstanding = 522