



# **North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016**

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## 1. Introduction

- 1.1 The Government's planning agenda encourages the presumption in favour of sustainable development as central to economic growth and improved economic performance. This includes a commitment to boost significantly the supply of housing (paragraph 47 – NPPF).
- 1.2 The National Planning Policy Framework (NPPF) states (paragraph 47) that local planning authorities should *'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements'*. It further advises that where there has been a record of *'persistent under delivery of housing, local planning authorities should increase the buffer from 5% to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*. In other words, a five year land supply doesn't just mean five years worth of our housing target.
- 1.3 North Devon Council (NDC) accepts that in their area, not enough new homes have been delivered to meet the Government's targets but analysis of the reasons behind this indicates that primarily, this is due to developers not building out the permissions they have at a fast enough rate and not because of a lack of permissions being granted by the LPA. Specifically for North Devon, in recent years only about 20% of live planning permissions are built out annually and in this context it is a matter of judgement for the decision maker as to whether the degree of under delivery of housing triggers the requirement to bring forward the additional supply of housing given the particular reasons for under delivery.
- 1.4 This paper sets out the housing supply position in North Devon as a local planning authority (excluding the area within Exmoor National Park) at 1<sup>st</sup> April 2016 as an update to the interim report published in October 2015. It is accepted the PPG only requires an annual housing assessment which should not normally need to be updated for a full twelve months unless significant new evidence comes to light but as the October statement was only an interim position, it is considered appropriate to provide a full years worth of figures from the statement published 1<sup>st</sup> April 2015.
- 1.6 The completions data has been derived from Building Control, NHBC and other Approved Inspectors received by North Devon Council between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016, as well as through site visits, local knowledge and updated information in order to update those housing developments that have been recorded as under construction or development started for a long period of time. In this instance a number of dwellings were considered to be completed as the properties were clearly built and occupied. In addition, data was collected for those applications that have a resolution to grant planning permission subject to the completion of a S106 agreement post 31<sup>st</sup> March 2016.

## 2. Land Supply Summary at 1<sup>st</sup> April 2016

2.1 The type of sites contributing to North Devon's housing land supply is shown in Table 1 below. The table identifies an assessed deliverable five-year housing land supply of **3,922 dwellings**, equating to a potential development rate of about **784 dwellings** per annum over the next five years to 31<sup>st</sup> March 2021. Details of the housing sites are set out in appendices one to five. The purpose of the appendices is twofold; firstly it confirms the types, location and expected delivery of supply and secondly it demonstrates that supply has not been double counted between the separate appendices.

**Table 1: Summary of Assessed Five-year Housing Land Supply**

SOURCE OF HOUSING SUPPLY	TOTAL SUPPLY (net)	DELIVERY IN 5 YEARS (net)	Appendix
<b>A) Unimplemented Sites with planning permission (at 31<sup>st</sup> March 2016)</b>			
Small Sites (1 to 4 dwellings)	226	192*	1f
Small Sites ~ Deemed Consent	82	70*	1g
Large (SHLAA) Sites (≥ 5 dwellings or ≥0.1ha)	1,814	1,379	1c
<b>B) Implemented Sites with planning permission (at 31<sup>st</sup> March 2016)</b>			
Large (SHLAA) Sites ~ dwellings under construction	413	404	1a
Small Sites ~ dwellings under construction	122	122	1d
Large (SHLAA) Sites ~ Uncommenced dwellings on commenced sites	613	613	1b
Small Sites ~ Uncommenced dwellings on commenced sites	4	4	1e
<b>C) Other Large Sites - 5 or more dwellings (at 31<sup>st</sup> March 2016)</b>			
Sites with PP subject to S106 agreement (Large Sites)	2,157	777	2A
Sites with PP subject to S106 agreement (Small Sites)	22	19*	2B
Additional Identified SHLAA supply	335	162	3
<b>D) Windfall Supply (small brownfield sites)</b>			
Expected windfall supply under the SHLAA threshold of five dwellings or sites under 0.1ha (60 d.p.a within years three, four and five)	180	180	5
<b>TOTAL (A+B+C+D)</b>	<b>5,968</b>	<b>3,922</b>	

\* A 15% discount rate for lapsed permissions has been applied

### 3. Housing Requirements / Targets

#### Identifying the level of housing provision to be delivered

- 3.1 The National Planning Policy Framework (NPPF - 2012) and Planning Practice Guidance (PPG - 2014) set out the preferred methodology for calculating the housing requirement for local authorities. These documents provide the starting point for assessing the future housing needs for the District. Previous versions of the Council's five year land supply statement have included assessments against both the Devon Structure Plan and the draft South West Regional Spatial Strategy. The Structure Plan was revoked in May 2013 and the draft RSS has never formed part of the Development Plan for North Devon, also now revoked (May 2013). It is clear from the PPG, recent High Court Judgements and appeal decisions<sup>1</sup> that both of these housing requirements are now out of date when considering the housing need, due to issues including the Plans being based on an out-of-date evidence base and the changes in Government policy on how to calculate the requirement. Therefore, the housing requirement within these Plans is no longer included within the five year housing supply statement for North Devon.
- 3.2 It is anticipated the joint North Devon and Torridge Local Plan will be adopted in the Spring of 2017 with a combined housing supply to meet a joint housing need across the Plan area<sup>2</sup>. Such an approach is advocated within the PPG which states *'where there is a joint plan, housing requirements and the need to identify a five year supply of sites can apply across the joint plan area. The approach being taken should be set out clearly in the plan'*. Until this time, the Council will set out a range of housing requirements against which to assess the five year land supply. These include both 'policy off' calculations for the Strategic Housing Market Assessment (update 2015) and the 'Policy on' positions of the Housing and Employment Study (2014), the Housing and Economic Needs Assessment (May 2016) and the draft joint North Devon and Torridge Local Plan requirement (Submission 10<sup>th</sup> June 2016)<sup>3</sup>.
- 3.3 The Planning Inspector for the Mead Park, Bickington Appeal (APP/X1118/A/14/2224465 – 19<sup>th</sup> May 2015) advocated a 'Policy On' housing requirement of 418 dwellings (Publication draft joint North Devon and Torridge Local Plan - June 2014) per annum for North Devon. Whilst the Inspector recognised this figure remains to be tested he concluded *'in the absence of any robust alternative I nonetheless consider it to be a reasonable reflection of objectively assessed housing need on which to evaluate whether or not there is a five year land supply in North Devon'* (paragraph 34). However, following Submission of the Plan (June 2016), which includes a number of Main Changes<sup>4</sup> the housing requirement has increased to 438 dwellings per annum. At this present time and following the evidence presented at the Mead Park appeal, the Inspector also concluded that North Devon has a record of persistent under delivery against the Local Plan target. Therefore it should apply a 20% buffer (paragraph 38). For reasons set out below from 3.19 onwards the Council disagrees with this approach.

<sup>1</sup> [APP/R0660/A/14/2216767 - Land north of Pool Lane Winterley Cheshire](#)

<sup>2</sup> [Paragraph 4.19A joint North Devon and Torridge Local Plan \(Submission June 2016\)](#)

<sup>3</sup> [North Devon and Torridge Local Plan Submission Draft \(June 2016\)](#)

<sup>4</sup> [North Devon & Torridge Local Plan Publication Draft Schedule of Proposed Main Changes \(March 2015\)](#)

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- 3.4 The PPG states the starting point for establishing the overall need for housing is the household projections published by the Department for Communities and Local Government. It is clear an element of caution should be applied when using these figures as the projections are trend based and they do not attempt to predict the impact that future Government policies, changing economic circumstances or other factors might have on demographic behaviour. Notwithstanding the limitations of the projections, the PPG is clear that household projections provide the starting point for this statement, albeit with an element of caution. However, this statement does not provide a specific reference to DCLG household projections as the most up to date figures at the time (2012) have been included within the Strategic Housing Market Assessment. Also, at the time of preparing this statement, the 2014 DCLG household projections were not available so have not been included as part of the housing requirements for North Devon.
- 3.5 The Northern Peninsula Strategic Housing Market Assessment (SHMA) Update was published in January 2015. The SHMA was further updated in December 2015 which incorporated 2012 based CLG household projections. To determine the demographic based housing requirement, an adjustment was additionally applied to take account of vacant homes, second homes and a backlog of affordable housing need. On this basis, the demographic based housing requirement is assessed to be **6,358** (5,769 + 589)<sup>5</sup> dwellings which has been adjusted to include vacant dwellings, second and holiday homes and the backlog of affordable housing. It should be noted that this figure has yet to be tested at Examination.
- 3.6 The publication draft of the joint North Devon and Torridge Local Plan was subject to consultation during the summer of 2014. The housing requirement set out in this document was the figure the Mead Park Inspector used to assess the five year housing land supply (418 dpa). In light of the new evidence produced since the end of the consultation period (including SHMA update and the Housing and Economic Needs Assessment<sup>6</sup>), representations received and the additional dwellings to be included as part of the duty to cooperate with Exmoor National Park, a revised housing requirement for the whole Local Plan area has been calculated and assessed as a housing need based on economic growth (the 'Policy-ON' position). The revised housing requirement is for a minimum of 17,220 dwellings across the two Districts<sup>7</sup> (see Table 5).
- 3.7 As this is a joint housing requirement, a further main change to the publication draft Local Plan is the addition of the following paragraph *"The overall housing requirements set out in Policy ST08 apply across the joint local plan area and are not disaggregated to an individual local planning authority. Equally, the need to identify a five year housing land supply will apply across the joint local plan area as a whole, rather than being applicable to each individual local planning authority<sup>8</sup>"*, such an approach to meeting the overall housing requirement in the Plan area is advocated

<sup>5</sup>Table 5.2 page 36 SHMA update (December 2015) 'Northern Peninsula HMA Strategic Housing Market Assessment: Implications of 2012-based Household Projections

<sup>6</sup> [Northern Devon Housing and Economic Needs Assessment \(GL Hearn Final Report May 2016\)](#)

<sup>7</sup> [MAC/30, North Devon and Torridge Local Plan: Publication Draft – Schedule of Proposed Main Changes \(March 2015\)](#)

<sup>8</sup> [MAC/31, North Devon and Torridge Local Plan: Publication Draft – Schedule of Proposed Main Changes \(March 2015\)](#)

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by the PPG<sup>9</sup>. Therefore, in calculating the overall requirement of 17,220 dwellings, the Plan has looked at the needs across both Districts without distinguishing between administrative boundaries.

- 3.8 As mentioned above, it is not appropriate to use the figure of 17,220 for two reasons: firstly the figure has been derived to be assessed across the northern Devon Plan area as a whole, not against individual local planning authorities. There is no separate figure for Full Objectively Assessed Need (FOAN) for the North Devon local planning authority. Secondly, it is as yet to be subject to public examination. Therefore, it carries limited weight at the present time. However, for the purpose of demonstrating a housing figure for North Devon to assess a five year land supply, the housing supply figure (8,768) as set out within the Submission draft document of the Local Plan is considered to be an appropriate guide. This provides a slightly higher need figure (438 dpa) than that agreed by the Inspector at the Mead Park appeal (418 dpa).
- 3.9 As further guidance, this paper also sets out the five year housing land supply position for North Devon Council against the 'Policy-On' figure of 10,137 dwellings from the Housing and Employment Study (2014) and 9,400 dwellings from the more recent Housing and Economic Needs Assessment (May 2016). These are indicative figures, which do not take in to account joint working and duty to co-operate between the two Councils across the Plan area. These figures also carry limited weight at the present time as again they have yet to be tested at a public examination.
- 3.10 Therefore, at 1<sup>st</sup> April 2016 there are four valid sources that provide future housing requirements (targets) for North Devon. Tables 2 – 5 establish the level of dwellings required based on the housing needs identified in:
- Table 2: Strategic Housing Market Assessment update (January 2015 with a further update in December 2015)<sup>10</sup>
  - Table 3: Housing and Employment Study (2014)
  - Table 4: Housing and Economic Needs Assessment (2016)
  - Table 5: Emerging Joint North Devon and Torridge Local Plan (Submission 2016)
- 3.11 The weight that can be attributed to individual housing targets will vary and is likely to change now the emerging Plan has been submitted to the Secretary of State (June 2016). Table 5 indicates the level of housing supply proposed in the emerging joint North Devon and Torridge Local Plan.
- 3.12 One thing is certain; the issue of whether North Devon can demonstrate a five year supply of deliverable housing is not straight forward. The eventual adoption of the emerging Local Plan will simplify matters by providing a joint housing requirement with Torridge District Council (TDC) against which to demonstrate a five year supply of housing land.

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<sup>9</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>10</sup> [Northern Peninsula Housing Market Area Strategic Housing Market Assessment \(SHMA\) Update Final Report January 2015](#)

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- 3.13 The following tables (2 to 5) seek to demonstrate a number of scenarios in terms of different calculation methods and % buffers towards identifying the five year housing requirement for North Devon. There are two recognised methods for calculating the five year housing land supply, both methods must apply either a 5% or 20% buffer. The first is the 'Sedgefield' method where the requirement and shortfall is spread over the first five years and secondly the 'Liverpool' method where the requirement and shortfall is spread over the Plan period.
- 3.14 The Council has previously worked on the principle, Sedgefield method (a) with the whole backlog added after the 5% and 20% buffer was applied to the five year requirement. However, evidence from recent appeal decisions would suggest the expected approach is for the buffer to be applied to both the requirement and the shortfall, Sedgefield method (b). The PPG clearly seeks to frontload any shortfall and apply the appropriate buffer. It is also considered by the Planning Advisory Service (PAS)<sup>11</sup> that this is the most appropriate order as it ensures the buffer is applied to the full requirement which represents all the need that exists. However, the principle of the most appropriate buffer for North Devon is discussed at paragraph 3.19 onwards.

### Housing Requirements (Targets)

<b>Table 2: Northern Devon Peninsula Strategic Housing Market Assessment (January/December 2015 update)</b>		<b>Total</b>
<b>Housing Requirement (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2031)</b>		
Housing requirement		6,358 (318 p.a.)
<b>Number of houses built (1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016)</b>		
Achieved development		1,239
<b>Residual unmet housing requirement (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2031)</b>		
Unmet (remaining) requirement		5,119
<b>Establishing a Five Year Requirement – 5% buffer</b>		
a) <u>Sedgefield Method</u> : (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 318 p.a.):1,590 <u>Minus Completions: 1,239</u> Undersupply/backlog = 351 Req to 31 <sup>st</sup> March 2021 (318 x 5 yrs) + 5% buffer: 1,670 Plus Backlog: 351 <b>Five Year Requirement: 2,021</b>		<b>2,021 Dwellings</b>
b) <u>Sedgefield Method</u> : (Deliver unmet requirement in first five years)		<b>2,038 Dwellings</b>



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<p>Req to date (5.0 yrs x 318 p.a.):1,590</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 351</p> <p>Req to 31<sup>st</sup> March 2021 (318 x 5 yrs) Plus Backlog + 5% buffer:</p> <p><b>Five Year Requirement: 2,038</b></p>	
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (5,119 / 15.0 yrs) = 341 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (341 x 5 yrs) = 1,705 dwgs</p> <p><b>Five Year Requirement : 1,705 dwgs x 5% buffer = 1,790 dwgs</b></p>	<p><b>1,790 Dwellings</b></p>
<b>Establishing a Five Year Requirement – 20% buffer</b>	
<p>a) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 318 p.a.):1,590</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 351</p> <p>Req to 31<sup>st</sup> March 2021 (318 x 5 yrs) + 20% buffer: 1,908</p> <p>Plus Backlog: 351</p> <p><b>Five Year Requirement: 2,259</b></p>	<p><b>2,259 Dwellings</b></p>
<p>b) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 318 p.a.):1,590</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 351</p> <p>Req to 31<sup>st</sup> March 2021 (318 x 5 yrs) Plus Backlog + 20% buffer:</p> <p><b>Five Year Requirement: 2,329</b></p>	<p><b>2,329 Dwellings</b></p>
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (5,119 / 15.0 yrs) = 341 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (341 x 5 yrs) = 1,590 dwellings</p> <p><b>Five Year Requirement : 1,590 dwgs x 20% buffer = 1,908 dwgs</b></p>	<p><b>1,908 Dwellings</b></p>

- 3.15 Against the SHMA update, the annualised requirement (318 dwellings) has **not** been delivered for the last 6 full years, although for the last 16 years from 2000, the annualised requirement has only failed to be achieved just 7 times, the majority of which is post recession. On this basis, there may be considered to be a record of 'persistent under delivery' (NPPF paragraph 47) so a 20% buffer may be considered appropriate in this instance although this is discussed further (see paragraphs 3.19 onward).

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Table 3: Northern Devon Housing and Employment Study (April 2014)	Total
<b>Housing Requirement (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2031)</b>	
Housing requirement	10,137 (507 p.a.)
<b>Number of houses built (1st April 2011 to 31<sup>st</sup> March 2016)</b>	
Achieved development	1,239
<b>Residual unmet housing requirement (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2031)</b>	
Unmet (remaining) requirement	8,898
<b>Establishing a Five Year Requirement – 5% buffer</b>	
a) <u>Sedgefield Method</u> : (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 507 p.a.): 2,535 <u>Minus Completions: 1,239</u> Undersupply/backlog = 1,296 Req to 31 <sup>st</sup> March 2021 (507 x 5 yrs) + 5% buffer: 2,662 Plus Backlog: 1,296 <b>Five Year Requirement: 3,958</b>	<b>3,958 Dwellings</b>
b) <u>Sedgefield Method</u> : (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 507 p.a.): 2,535 <u>Minus Completions: 1,239</u> Undersupply/backlog = 1,296 Req to 31 <sup>st</sup> March 2021 (507 x 5 yrs) Plus Backlog + 5% buffer: <b>Five Year Requirement: 4,023</b>	<b>4,023 Dwellings</b>
c) <u>Liverpool Method</u> : (Deliver undersupply over remaining plan period) Annualised unmet req to 2031 (8,898 / 15.0 yrs) = 593 dwgs Req to 31 <sup>st</sup> March 2021 (593 x 5 yrs) = 2,965 dwgs <b>Five Year Requirement : 2,965 dwgs x 5% buffer = 3,113 dwgs</b>	<b>3,113 Dwellings</b>
<b>Establishing a Five Year Requirement – 20% buffer</b>	
a) <u>Sedgefield Method</u> : (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 507 p.a.): 2,535 <u>Minus Completions: 1,239</u> Undersupply/backlog = 1,296	<b>4,281 Dwellings</b>

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<p>Req to 31<sup>st</sup> March 2021 (507 x 5 yrs) + 20% buffer: 3,042</p> <p>Plus Backlog: 1,239</p> <p><b>Five Year Requirement: 4,281</b></p>	
<p>b) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 507 p.a.): 2,535</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 1,296</p> <p>Req to 31<sup>st</sup> March 2021 (507 x 5 yrs) Plus Backlog + 20% buffer:</p> <p><b>Five Year Requirement: 4,597</b></p>	<p><b>4,597 Dwellings</b></p>
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (8,898 / 15.0 yrs) = 593 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (593 x 5 yrs) = 2,965 dwgs</p> <p><b>Five Year Requirement : 2,965 dwgs x 20% buffer = 3,558 dwgs</b></p>	<p><b>3,558 Dwellings</b></p>

- 3.16 Against the figure taken from the Housing and Employment Study, the annualised requirement, (507 dwellings) has **not** been delivered in the last 10 years and only achieved just once in the last 16 years in Housing Land Availability year 2000/2001: (528). On this basis, there is a record of 'persistent under delivery' (NPPF paragraph 47) in which case a 20% buffer may be considered appropriate in this instance although this is discussed further (see paragraphs 3.19 onward).

<b>Table 4: Northern Devon Housing and Economic Needs Assessment (2016)</b>	<b>Total</b>
<b>Housing Requirement (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2031)</b>	
Housing requirement	8,872 (444 p.a.)
<b>Number of houses built (1st April 2011 to 31<sup>st</sup> March 2016)</b>	
Achieved development	1,239
<b>Residual unmet housing requirement (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2031)</b>	
Unmet (remaining) requirement	7,633
<b>Establishing a Five Year Requirement – 5% buffer</b>	
<p>a) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 444 p.a.): 2,220</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 981</p>	<p><b>3,312 Dwellings</b></p>

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<p>Req to 31<sup>st</sup> March 2021 (444 x 5 yrs) + 5% buffer: 2,331</p> <p>Plus Backlog: 981</p> <p><b>Five Year Requirement: 3,312</b></p>	
<p>b) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 444 p.a.): 2,220</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 981</p> <p>Req to 31<sup>st</sup> March 2021 (444 x 5 yrs) Plus Backlog + 5% buffer:</p> <p><b>Five Year Requirement: 3,361</b></p>	<p><b>3,361 Dwellings</b></p>
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (7,633 / 15.0 yrs) = 509 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (509 x 5 yrs) = 2,545 dwgs</p> <p><b>Five Year Requirement : 2,545 dwgs x 5% buffer = 2,672 dwgs</b></p>	<p><b>2,672 Dwellings</b></p>
<b>Establishing a Five Year Requirement – 20% buffer</b>	
<p>a) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 444 p.a.): 2,220</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 981</p> <p>Req to 31<sup>st</sup> March 2021 (444 x 5 yrs) + 20% buffer: 2,664</p> <p>Plus Backlog: 981</p> <p><b>Five Year Requirement: 3,645</b></p>	<p><b>3,645 Dwellings</b></p>
<p>b) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 444 p.a.): 2,220</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 981</p> <p>Req to 31<sup>st</sup> March 2021 (444 x 5 yrs) Plus Backlog + 20% buffer:</p> <p><b>Five Year Requirement: 3,841</b></p>	<p><b>3,841 Dwellings</b></p>
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (7,633 / 15.0 yrs) = 509 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (509 x 5 yrs) = 2,545 dwgs</p> <p><b>Five Year Requirement : 2,545 dwgs x 20% buffer = 3,054 dwgs</b></p>	<p><b>3,054 Dwellings</b></p>

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- 3.17 Against the figure taken from the Northern Devon Housing and Economic Needs Assessment, the annualised requirement (444 dwellings) has only been delivered once in the last 10 years (2006/2007) and only achieved twice in the last 16 years in Housing Land Availability year 2000/2001: (528 dwellings) and 2006/2007: (482 dwellings). On this basis, there is a record of 'persistent under delivery' (NPPF paragraph 47) in which case a 20% buffer may be considered appropriate in this instance although this is discussed further (see paragraphs 3.19 onward).

<b>Table 5: Emerging Joint North Devon and Torridge Local Plan (2016)</b>	<b>Total</b>
<b>Housing Requirement (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2031)</b>	
Housing requirement	8,768 (438 p.a.)
<b>Number of houses built (1st April 2011 to 31<sup>st</sup> March 2016)</b>	
Achieved development	1,239
<b>Residual unmet housing requirement (1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2031)</b>	
Unmet (remaining) requirement	7,529
<b>Establishing a Five Year Requirement – 5% buffer</b>	
a) <u>Sedgefield Method:</u> (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 438 p.a.): 2,190 <u>Minus Completions: 1,239</u> Undersupply/backlog = 951 Req to 31 <sup>st</sup> March 2021 (438 x 5 yrs) + 5% buffer: 2,300 Plus Backlog: 951 <b>Five Year Requirement: 3,251</b>	<b>3,251 Dwellings</b>
b) <u>Sedgefield Method:</u> (Deliver unmet requirement in first five years) Req to date (5.0 yrs x 438 p.a.): 2,190 <u>Minus Completions: 1,239</u> Undersupply/backlog = 951 Req to 31 <sup>st</sup> March 2021 (438 x 5 yrs) Plus Backlog + 5% buffer: <b>Five Year Requirement: 3,298</b>	<b>3,298 Dwellings</b>
c) <u>Liverpool Method:</u> (Deliver undersupply over remaining plan period) Annualised unmet req to 2031 (7,529 / 15.0 yrs) = 502 dwgs Req to 31 <sup>st</sup> March 2021 (502 x 5 yrs) = 2,510 dwgs <b>Five Year Requirement : 2,510 dwgs x 5% buffer = 2,636 dwgs</b>	<b>2,636 Dwellings</b>
<b>Establishing a Five Year Requirement – 20% buffer</b>	

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

<p>a) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 438 p.a.): 2,190</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 951</p> <p>Req to 31<sup>st</sup> March 2021 (438 x 5 yrs) + 20% buffer: 2,628</p> <p>Plus Backlog: 951</p> <p><b>Five Year Requirement: 3,579</b></p>	<p><b>3,579 Dwellings</b></p>
<p>b) <u>Sedgefield Method</u>: (Deliver unmet requirement in first five years)</p> <p>Req to date (5.0 yrs x 438 p.a.): 2,190</p> <p><u>Minus Completions: 1,239</u></p> <p>Undersupply/backlog = 951</p> <p>Req to 31<sup>st</sup> March 2021 (438 x 5 yrs) Plus Backlog + 20% buffer:</p> <p><b>Five Year Requirement: 3,769</b></p>	<p><b>3,769 Dwellings</b></p>
<p>c) <u>Liverpool Method</u>: (Deliver undersupply over remaining plan period)</p> <p>Annualised unmet req to 2031 (7,529 / 15.0 yrs) = 502 dwgs</p> <p>Req to 31<sup>st</sup> March 2021 (502 x 5 yrs) = 2,510 dwgs</p> <p><b>Five Year Requirement : 2,510 dwgs x 20% buffer = 3,012 dwgs</b></p>	<p><b>3,012 Dwellings</b></p>

- 3.18 Against the figure taken from the emerging joint North Devon and Torridge Local Plan (2011 to 2031), the annualised requirement (438 dwellings) has **not** been delivered for the last 5 full years, the start of the Plan period and for the last 16 years from 2000, the annualised requirement has only been achieved 3 times. On this basis, there is considered to be a record of 'persistent under delivery' (NPPF paragraph 47) so a 20% buffer is considered appropriate in this instance although this is discussed further at paragraphs 3.19 onward.
- 3.19 Whilst it has been argued successfully that there is a record of persistent under delivery in North Devon, conversely it could also be argued that the delivery rate being introduced by the LPA is clearly attempting to *"boost significantly the supply of housing"* (para 47 – NPPF) in response to the historic delivery rate of new housing development and it is the development industry who are failing in their duty to deliver the housing needed in the area as well the local housing market being able to absorb the increased growth.
- 3.20 As noted above, the overall housing requirement of 17,220 applies across the joint Local Plan area and is therefore not disaggregated to each individual local planning authority. However, in terms of housing supply, the Plan has identified 8,768 dwellings in North Devon (438 dpa)<sup>12</sup>. A broadly similar figure to this (418 dpa) has been considered by the Inspector at the Mead Park appeal (May 2015) to be a level

<sup>12</sup> MAC/37 Emerging North Devon & Torridge Local Plan 2011 - 2031

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

of housing requirement to meet objectively assessed housing need on which to evaluate whether or not there is a five year land supply in North Devon.

- 3.21 The reason for the application of a 20% buffer in cases of persistent under delivery is stated at paragraph 47 of the NPPF which states *"to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"*.
- 3.22 This rationale makes it clear that the aim of requiring an increased buffer is to remedy a supply side deficit in deliverable sites. The specified method of addressing such a deficit is to bring allocated sites forward from later in the plan period (para. 47 NPPF) although it is accepted the evidence of housing need, which forms part of the emerging Local Plan has yet to be tested at examination.
- 3.23 North Devon has no allocated sites the Council would consider it inappropriate to bring forward early for delivery within the first 5 years of the plan period. Indeed, many proposed housing allocations have been encouraged to come forward and several planning permissions have been granted or consented subject to the completion of a S106 agreement ahead of the emerging Local Plan's adoption.
- 3.24 However, the practical outcome of adopting a 20% buffer and its subsequent implications for being able to demonstrate a 5 Year Housing Land Supply, is not to bring forward proposed allocations more quickly from later in the Plan period, but to enable less suitable sites to be opportunistically promoted therefore, undermining the overall strategy for delivering sustainable development within the emerging Local Plan.
- 3.25 This can also have the effect of reducing delivery rates from the best and most suitable sites due to the inability of the local housing market to absorb more than a limited annual supply of new homes before prices are depressed to the point of adversely impacting on viability.
- 3.26 North Devon Council contends therefore that the standard 5% buffer is more appropriate to apply, as there have been and continue to be plenty of sites that are available and deliverable within 5 years subject to the ability of the housing market in the district to absorb the required level of new housing and the development industry to deliver their consented planning permissions.

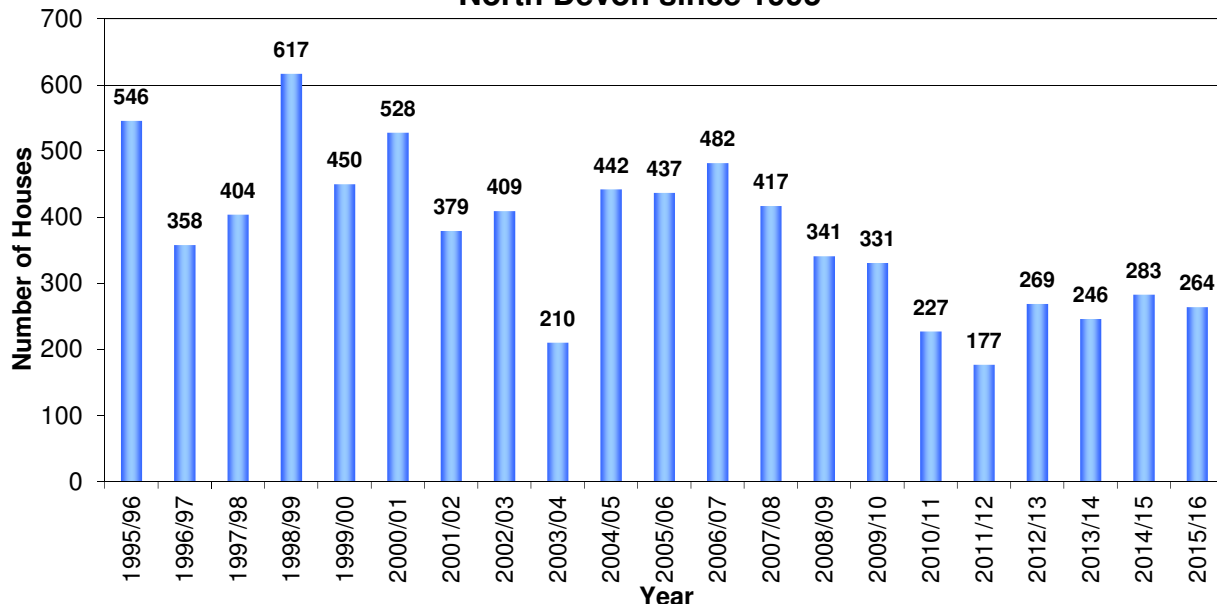
## 4. Five Year Housing Land Supply Statement

- 4.1 There have been 7,817 new dwellings built during the period 1<sup>st</sup> April 1995 to 31<sup>st</sup> March 2016 (Graph 1). This equates to an average (mean) of 372 new dwellings per year.
- 4.2 The median average during the same period 1<sup>st</sup> April 1995 to 31<sup>st</sup> March 2016 is 379 dwellings. However, for the period 1<sup>st</sup> April 1991 to 31<sup>st</sup> March 1995 the completions are excluded as an annual breakdown is not available and the recorded built figures are not considered reliable.

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

- 4.3 Tables 2 to 5 examine the housing land supply at 31<sup>st</sup> March 2016 versus the level of dwellings required (targets) based on the needs identified in the Strategic Housing Market Assessment (2015), the Housing and Employment Study (2014), Housing and Economic Needs Assessment (2016) and the emerging joint North Devon and Torridge Local Plan (2011 – 2031).

**Graph 1: Annual housing completions in North Devon since 1995**



### North Devon's five year supply of housing

- 4.4 As discussed in section three above, the PPG guides local planning authorities to use household projections published by the Department for Communities and Local Government as a starting point, albeit with an element of caution. Although as stated above the 2012 household projections are included within the updated SHMA, therefore it was not considered necessary to duplicate information. The implications of 2014 based population and household projections have been included within the updated Housing and Economic Needs Assessment (2016).
- 4.5 Of the available housing requirements to be considered currently and **if** North Devon Council is perceived as an Authority with a record of persistent under delivery where the appropriate buffer is 20%, then under the Sedgefield method it can demonstrate more than a five year housing land supply against the SHMA update (**8.4 years**). The ('Policy-Off') position.
- 4.6 The Council cannot however, demonstrate more than a five year housing land supply against the 2014 Housing and Employment Study figure (**4.2 years**), although it can against the updated 2016 Housing and Economic Needs Assessment (**5.1 years**). In accordance with the 'Sedgefield Method' of housing land supply, the Council can demonstrate (**5.2 years**) against the emerging joint Local Plan. The ('Policy-On') position.



## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

- 4.7 Critically however, in accordance with the 'Sedgefield Method' and with only a 5% buffer as has been argued for above, the Council can demonstrate a 5 year housing land supply against the updated 2015 SHMA **(9.6 years)**, the 2016 Housing and Economic Needs Assessment **(5.8 years)** and emerging Local Plan has increased to **(5.9 years)**. The '2014 Housing and Employment Study' is the only assessed requirement where the Council cannot demonstrate a 5 year housing land supply where the figure is **(4.8 years)** although its relevance is questioned in view of the duty to cooperate with TDC over the distribution of housing around northern Devon as a whole and the updated evidence base on objectively assessed need as set out within the Housing and Economic Needs Assessment (2016).

**Table 6: Five year housing requirement (with 5% buffer) vs Deliverable Supply**

Assessed Requirement	(1) Five Year Requirement (inc. 5%)			(2) Deliverable Supply of Land
	(a) Sedgefield Method	(b) Sedgefield Method	(c) Liverpool Method	
Strategic Housing Market Assessment (update 2015)	2,021 (404 d.p.a.)	2,038 (408 d.p.a.)	1,790 (358 d.p.a.)	3,922
Housing and Employment Study (2014)	3,958 (792 d.p.a.)	4,023 (805 d.p.a.)	3,113 (623 d.p.a.)	3,922
Housing and Economic Needs Assessment (2016)	3,312 (662 d.p.a.)	3,361 (672 d.p.a.)	2,672 (534 d.p.a.)	3,922
Joint North Devon and Torridge Local Plan (Submission June 2016)	3,251 (650 d.p.a.)	3,298 (660 d.p.a.)	2,636 (527 d.p.a.)	3,922

**Table 7: Five year housing requirement (with 20% buffer) vs Deliverable Supply**

Assessed Requirement	(1) Five Year Requirement (inc. 20%)			(2) Deliverable Supply of Land
	(a) Sedgefield Method	(b) Sedgefield Method	(c) Liverpool Method	
Strategic Housing Market Assessment (update 2015)	2,259 (452 d.p.a.)	2,329 (466 d.p.a.)	1,908 (382 d.p.a.)	3,922
Housing and Employment Study (2014)	4,281 (856 d.p.a.)	4,597 (919 d.p.a.)	3,558 (712 d.p.a.)	3,922
Housing and Economic Needs Assessment (2016)	3,645 (729 d.p.a.)	3,841 (768 d.p.a.)	3,054 (611 d.p.a.)	3,922
Joint North Devon and Torridge Local Plan (Submission 2016)	3,579 (716 d.p.a.)	3,769 (754 d.p.a.)	3,012 (602 d.p.a.)	3,922

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

**Table 8: Five year housing land supply statement (including 5%)**

<b>Assessed Requirement</b>	<b>Housing Land Supply (inc. 5%)</b>		
	<b>(a) Sedgefield Method</b>	<b>(b) Sedgefield Method</b>	<b>(c) Liverpool Method</b>
Strategic Housing Market Assessment (update 2015)	<b>9.7 years</b>	<b>9.6 years</b>	<b>10.9 years</b>
Housing and Employment Study (2014)	<b>4.9 years</b>	<b>4.8 years</b>	<b>6.2 years</b>
Housing and Economic Needs Assessment (2016)	<b>5.9 years</b>	<b>5.8 years</b>	<b>7.3 years</b>
Joint North Devon and Torridge Local Plan (Submission June 2016)	<b>6.0 years</b>	<b>5.9 years</b>	<b>7.4 years</b>

**Table 9: Five year housing land supply statement (including 20%)**

<b>Assessed Requirement</b>	<b>Housing Land Supply (inc. 20%)</b>		
	<b>(a) Sedgefield Method</b>	<b>(b) Sedgefield Method</b>	<b>(c) Liverpool Method</b>
Strategic Housing Market Assessment (update 2015)	<b>8.6 years</b>	<b>8.4 years</b>	<b>10.2 years</b>
Housing and Employment Study (2014)	<b>4.5 years</b>	<b>4.2 years</b>	<b>5.5 years</b>
Housing and Economic Needs Assessment (2016)	<b>5.4 years</b>	<b>5.1 years</b>	<b>6.4 years</b>
Joint North Devon and Torridge Local Plan (Submission June 2016)	<b>5.4 years</b>	<b>5.2 years</b>	<b>6.5 years</b>

4.8 The following appendices (one to five) demonstrate the Council's housing land supply position as of the 31<sup>st</sup> March 2016.

# North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

## Appendix 1a: Large sites with planning permission under construction

SHLAA Reference	Name	Assumed Yield	Built by 31 <sup>st</sup> March 2021
<b>Strategic Centre (S)</b>			
SHA/BAR/196	Brunswick Wharf	12	12
SHA/BAR/234	Former Paint Warehouse, Buller Road	9	0
SHA/BAR/543	Former Glove Factory, Ladywell, Pilton	9	9
SHA/BAR/068	Land off Goodleigh Road	7	7
SHA/TAW/122	Land adj. Brynhyfryd, Old Torrington Road, B'ple	11	11
SHA/FRE/126	Land at Glenwood Farm, Roundswell (Phase I)	40	40
SHA/PWE/052	Land off Westaway Plain	21	21
	<b>TOTAL</b>	<b>109</b>	<b>100</b>
<b>Main Centre (M)</b>			
<b>Braunton and Wrafton</b>			
SHA/BRA/240	Latchets, North Down Road, Braunton	2	2
SHA/HPU/415	Land at Chivenor Cross (South-East of Wrafton), Chivenor	8	8
	<b>TOTAL</b>	<b>10</b>	<b>10</b>
<b>Fremington and Yelland</b>			
SHA/FRE/141	Fremington Army Camp	147	147
SHA/FRE/150	Land at Allenstyle, Yelland	31	31
	<b>TOTAL</b>	<b>178</b>	<b>178</b>
<b>Ilfracombe</b>			
SHA/ILF/248	Cromwell House	3	3
SHA/ILF/472	Arlington Hotel, Sommers Crescent	10	10
SHA/ILF/544	Adelaide House, 8 Market Street	6	6
	<b>TOTAL</b>	<b>19</b>	<b>19</b>

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

<b>South Molton</b>			
SHA/SMO/179	The Old Savoy Cinema	6	6
SHA/SMO/028	Land at Gullacombe Valley, Station Road	22	22
SHA/SMO/352	Moore's Yard, South Street	33	33
SHA/SMO/354	Land r/o Cooks Cross	8	8
SHA/SMO/560	1-10 Bidders Court, Barnstaple Street	3	3
	<b>TOTAL</b>	<b>72</b>	<b>72</b>
<b>Local Centre (L)</b>			
<b>Chulmleigh</b>			
SHA/CHU/041	Land off Leigh Road	14	14
	<b>TOTAL</b>	<b>14</b>	<b>14</b>
<b>Villages (V)</b>			
<b>East Anstey</b>			
SHA/EAN/506	Blackerton Care Village	9	9
	<b>TOTAL</b>	<b>9</b>	<b>9</b>
<b>Georgeham</b>			
SHA/GEO/468	Land adj. Higher Roylands, Moor Lane, Croyde	1	1
		<b>1</b>	<b>1</b>
<b>West Down</b>			
SHA/WDO/573	Churchill House	1	1
	<b>TOTAL</b>	<b>1</b>	<b>1</b>
<b>TOTAL</b>		<b>413</b>	<b>404</b>

NOTE : Some sites are listed in several appendices to this document. Where they appear in separate appendices, there is no double counting. For example, dwelling units which were under construction at 1<sup>st</sup> April 2016 (Appendix 1a) are separated from dwelling units on the same site that are uncommenced at 1<sup>st</sup> April 2016 (Appendix 1b).

**North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016**

**Appendix 1b: Uncommenced dwellings on commenced large sites**

SHLAA Reference	Name	Assumed / Remaining Yield	Built by 31 <sup>st</sup> March 2021
<b>Strategic Centre (S)</b>			
SHA/FRE/126	Land at Glenwood Farm, Roundswell (Phase I)	23	23
SHA/BAR/068	Land off Goodleigh Road	44	44
SHA/FRE/499	Land at Woodville, Sticklepath, B'ple	3	3
SHA/PWE/052	Land off Westaway Plain	21	21
	<b>TOTAL</b>	<b>91</b>	<b>91</b>
<b>Main Centre (M)</b>			
<b>Braunton and Wrafton</b>			
SHA/HPU/415	Land at Chivenor Cross, Wrafton	142	142
	<b>TOTAL</b>	<b>142</b>	<b>142</b>
<b>Fremington and Yelland</b>			
SHA/FRE/141	Fremington Army Camp	128	128
SHA/FRE/150	Land at Allenstyle, Yelland	39	39
	<b>TOTAL</b>	<b>167</b>	<b>167</b>
<b>Ilfracombe</b>			
SHA/ILF/257	Former Liberal Club	3	3
SHA/ILF/264	Willow Court, Torrs Park	6	6
	<b>TOTAL</b>	<b>9</b>	<b>9</b>
<b>South Molton</b>			
SHA/SMO/177	103 East Street	2	2
SHA/SMO/028	Land at Gullacombe Valley, Station Road	84	84
	<b>TOTAL</b>	<b>86</b>	<b>86</b>

# North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

<b>Local Centre (L)</b>			
<b>Chulmleigh</b>			
SHA/CHU/041	Land off Leigh Road	81	81
	<b>TOTAL</b>	<b>81</b>	<b>81</b>
<b>North Molton</b>			
SHA/NMO/172	Lower Poole Barns, Fore Street (Phase I)	23	0
	<b>TOTAL</b>	<b>23</b>	<b>0</b>
<b>Villages (V)</b>			
<b>Burrington</b>			
SHA/BUR/164	Bridge House Farm	2	2
	<b>TOTAL</b>	<b>2</b>	<b>2</b>
<b>East Anstey</b>			
SHA/EAN/506	Blackerton Care Village	8	8
	<b>TOTAL</b>	<b>8</b>	<b>8</b>
<b>Knowle</b>			
SHA/BRA/237	Land at Knowle Industrial Estate (Woodland Close)	1	1
	<b>TOTAL</b>	<b>1</b>	<b>1</b>
<b>West Down</b>			
SHA/WDO/573	Churchill House	3	3
	<b>TOTAL</b>	<b>3</b>	<b>3</b>
<b>TOTAL</b>		<b>613</b>	<b>613</b>

# North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

## Appendix 1c: Extant Large Sites with Planning Permission

SHLAA Reference	Name	Assumed Yield	Built by 31 <sup>st</sup> March 2021
<b>Strategic Centre (S)</b>			
<b>Barnstaple</b>			
SHA/LAN/050	Land west of Portmore Golf Course (Mount Sandford Green)	175	120
SHA/PWE/119	Land at Trayne Farm, Roborough Road, Pilton West	80	80
SHA/TAW/123	Land adj. Brannams, Old Torrington Road, B'ple	30	30
SHA/BAR/190	Anchorwood Bank*	172	172
SHA/BAR/217	St. Johns Garden Centre, Newport	44	44
SHA/BAR/227	Garages at Crow View, Gorwell	7	7
SHA/BAR/227	Land off Goodleigh Road	16	16
SHA/BAR/232	Transco Site, Barbican Road	21	21
SHA/BAR/234	Former Garage Site, Buller Road	9	0
SHA/BAR/542	Bryan House, 25 Pilton Street	5	5
SHA/BAR/200	Old Laundry Works, Lower Raleigh Road	12	0
SHA/LAN/482	The Barn, Whiddon Park, Landkey Road, B'ple	1	1
SHA/BAR/559	The Borough Arms, Forches Avenue	11	11
SHA/BAR/569	113 Boutport Street	6	6
SHA/FRE/129	Land off Tews Lane	350	200
SHA/FRE/132	Land at Mead Park, Bickington	59	59
	<b>TOTAL</b>	<b>998</b>	<b>772</b>
<b>Main Centre (M)</b>			
<b>Braunton and Wrafton</b>			
SHA/HPU/100	Land off Velator Close, Braunton	16	16
SHA/BRA/239	Land adj. to 86 Velator	23	23

## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

SHA/BRA/276	Former Watts Yard, South Street	3	3
SHA/HPU/586	Land opposite Wrafton Station, Wrafton	3	3
	<b>TOTAL</b>	<b>45</b>	<b>45</b>
<b>Fremington and Yelland</b>			
SHA/FRE/449	Land r/o 33-35 Yelland Road	2	2
SHA/FRE/592	Land adj. B3233, Yelland Road, West Yelland	135	135
SHA/FRE/188	The Green, Chilpark	10	10
	<b>TOTAL</b>	<b>147</b>	<b>147</b>
<b>Ilfracombe</b>			
SHA/ILF/266	Palm Court Hotel	14	14
SHA/ILF/325	Southcliffe Hotel, Torrs Park	10	10
SHA/ILF/350	Land at Junction of Foxbeare Road & Watermouth Road, Hele	3	3
SHA/ILF/575	Barclays Bank, 136 High Street	5	5
	<b>TOTAL</b>	<b>32</b>	<b>32</b>
<b>South Molton</b>			
SHA/SMO/344	Land off North Road	250	90
SHA/SMO/462	Land at Nadder Lane	172	172
SHA/SMO/463			
SHA/SMO/477			
	<b>TOTAL</b>	<b>422</b>	<b>262</b>
<b>Local Centre (L)</b>			
<b>Instow</b>			
SHA/INS/208	Mollands Garage, Quay Lane	7	0
	<b>TOTAL</b>	<b>7</b>	<b>0</b>
<b>North Molton</b>			
SHA/NMO/045	Land west of North Molton Primary School	45	20
	<b>TOTAL</b>	<b>45</b>	<b>20</b>



## North Devon's Five Year Housing Land Supply Statement at 1<sup>st</sup> April 2016

<b>Woolacombe &amp; Morteohoe</b>			
SHA/MOR/330	Land adj. Sandy Lane Court, Sandy Lane, Woolacombe	12	12
SHA/MOR/556	Panorama, Rockfield Road, Woolacombe	4	4
SHA/MOR/576	The Rocks Hotel, Beach Road, Woolacombe	5	5
	<b>TOTAL</b>	<b>21</b>	<b>21</b>
<b>Villages (V)</b>			
<b>Georgeham &amp; Croyde</b>			
SHA/GEO/404	Land adj. Upper Liddongate, Withywell Lane, Croyde	1	1
	<b>TOTAL</b>	<b>1</b>	<b>1</b>
<b>Kings Nympton</b>			
SHA/KNY/167	Steeple Meadow	8	8
	<b>TOTAL</b>	<b>8</b>	<b>8</b>
<b>Landkey</b>			
SHA/LAN/044	Land adj. Birch Road	77	60
	<b>TOTAL</b>	<b>77</b>	<b>60</b>
<b>Horwood, Lovacott &amp; Newton Tracey</b>			
SHA/HLN/115	Land adj. Lethbridge Cottage, Lower Lovacott	3	3
SHA/HLN/557	Higher Westaway, Newton Tracey	6	6
	<b>TOTAL</b>	<b>9</b>	<b>9</b>
<b>Rural (R)</b>			
<b>Tawstock</b>			
SHA/TAW/587	St Michaels School, Tawstock Court	2	2
	<b>TOTAL</b>	<b>2</b>	<b>2</b>
	<b>TOTAL</b>	<b>1,804</b>	<b>1,369</b>

\* The site at Anchorwood Bank has an extant planning permission for 350 dwellings. However, there is now clear evidence from the developer that approximately 172 dwellings will be delivered. This is further clarified by the planning applications 60406 (166 dwellings) and 60711 (6 dwellings) which have been approved subject to the completion of a S106 Agreement (see Appendix 2).

## Appendix 1d: Small Sites under construction

Parish	App. No.	Site Address	TOTAL (net)
Barnstaple	49129	106 Pilton Street	1
Barnstaple	49639	64 Newport Road	1
Barnstaple	50542	4 East Gate, Joy Street	2
Barnstaple	50557	15a Joy Street	1
Barnstaple	49846	1 & 2 Summerland Terrace	2
Barnstaple	54613	112 Boutport Street	1
Barnstaple	55877	Dolphin Tool Supplies, 27 Bear Street	1
Barnstaple	54339	Sowden Reservoir, Sowden Lane	1
Barnstaple	55920	Land r/o Carlyon, Northfield Lane, Pilton	1
Barnstaple	56228	Barum Arcade, Bear Street	2
Barnstaple	56439 57493	Garden of Westfield House, 24 Westfield Ave., Sticklepath	1
Barnstaple	56770	Garden of 36 Bicton Street	1
Barnstaple	57550	Publishing House, Trinity Place	3
Barnstaple	57690	Rose & Crown, 52 Newport Road	2
Barnstaple	58077	Land adj. Trafford, Northfield Lane	1
Barnstaple	57495	48 Bear Street (Shop Store)	2
Barnstaple	58056	48B Bear Street (Shop Store)	2
Barnstaple	54061 43207	Land adj. 6 Cater Road	1
Berrynarbor	60065	Grattons Cedar Lodges, Haggington Hill	1
Berrynarbor	53545	Berrydown, Combe Martin	0
Berrynarbor	56428	Oxenpark Farm, Ilfracombe	1
Berrynarbor	53545	Bodstone Barton	0
Bishops Nympton	28706	Higher Week Farm, Ash Mill	1
Bishops Nympton	54251 56356	South Hayne Quarry, Newtown	1
Bishops Nympton	54802	Plots 3A & 4A Meadow View	1
Bishops Nympton	58540	Hilltown Farm, Molland	1
Bishops Tawton	40266 43217	Venn Nursery, Venn Road, Barnstaple	1
Bratton Fleming	46465 51423	Land adj. Beech Croft, Beara Cross	1
Bratton Fleming	51287 56595	Land adj. Little Garth	1
Bratton Fleming	52068	View Farm	1
Braunton	29915 21179 39871 50012 55254	W Braund & Son, 54 South Street	2
Braunton	48278 50616	Garages adj. 21 Wrafton Road	1
Braunton	49341	Barton Pines, Barton Lane	1
Braunton	59617	Little Close, Barton Lane	0
Braunton	56562 49943	Chesil Cliff House, Down End, Saunton	0
Braunton	53271	1 Burrows Close	1
Braunton	53295	Garden of Heanton Close, Higher Park Road	2

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Braunton	54206	Land at Eastleigh, Beara	1
Braunton	55441	Orchard Barn	0
Braunton	57104	Stallands Cottage, West Hill	1
Braunton	58787	Heddon Mill Farm	2
Burrington	56732	Aylescott Farm	1
Burrington	56831 58485	Land adj. La Maisonette, Twitchen Lane	1
Chittlehamholt	56366 59770	Woodside Cottage	0
Chittlehampton	37025	Westacott Townsend, Westside	2
Chittlehampton	51934	The Old Brewery House, East Street	1
Chulmleigh	46446 52266 53191	Land adj. Little Mead	1
Chulmleigh	52516 60418	Store/Garage, New Street	1
Chulmleigh	54062	Buckinghams Yard, South Molton Street	1
Chulmleigh	50975	Chulmleigh Methodist Church, South Molton St.	1
Chulmleigh	57710	Highfield House, Leigh Road	1
Chulmleigh	59952	Dunns House, East Street	1
Combe Martin	54933	Store r/o Londonville, High Street	1
Combe Martin	53380 47512	Ropes End, Newberry Hill	0
Combe Martin	54518 57757	Amberley, Lester Point	0
East Down	58057 4400	Lower Churchill	1
East Worlington	44310 33279	Yeatheridge Farm Caravan Park	1
Fremington	55082	The Bungalow, Lovacott Cross	0
Fremington	58455	Land off Beards Road	1
Fremington	58820	Garden of Summers, Bickington, B'ple	1
Georgeham	49126	Valley House, Spreacombe, Braunton	0
Georgeham	49325	2 Leadengate Fields, Croyde	0
Georgeham	53256	Shore Acre, Vention Road, Putsborough	0
Georgeham	56562	Chesil Cliff House, Down End, Croyde	0
Georgeham	57206	Long Acre, Croyde	0
George Nympton	49101	Thorne Farm	1
George Nympton	55511 58498	Garden of 5 Hillside	1
Goodleigh	51640	Sunny Haven, Goodleigh Road	1
Ilfracombe	51806	Lyn Bay, 6 The Quay	1
Ilfracombe	49267	32 Oxford Grove	2
Ilfracombe	49777	15 Portland Street	3
Ilfracombe	59388	Red Cross Building, Horne Road	1
Ilfracombe	51299	1-2 Market Street (Ground floor(built) & Basement)	1
Ilfracombe	50713 40541	Store & Garage r/o 3 St. Brannocks Road, Scamps Yard	1
Ilfracombe	51733	The Regency Care Home, 41 Torrs Park	1
Ilfracombe	52195	1 Shaftesbury Road	0
Ilfracombe	52269	Valley View, Old Coast Road, Lee	0

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Ilfracombe	52761 54726	Former Moose Hall, Northfield Road	1
Ilfracombe	56392	The Vicarage, St Brannocks Road	1
Ilfracombe	54008 59672	Land r/o Gabriel House, Wilder Road	1
Ilfracombe	56579 58762	Garden of 5A Larkstone Crescent	1
Ilfracombe	55220	26 Church Road	1
Ilfracombe	53289 47549	Hele Bay Hotel, 39 Beach Road	1
Ilfracombe	47202	Laston House Hotel, Hillsborough Road	1
Ilfracombe	53460	1 Park Hill Road	1
Ilfracombe	47788 53456	25 Crofts Lea Park	0
King's Nympton	17908 50921 57944	Cawsey Meethe Mill	1
King's Nympton	36839	Park Farm Cottages (New Barn)	1
King's Nympton	49313	Old Inn Barn, Station Road	1
King's Nympton	51846	Caplecombe Farm	1
King's Nympton	51412	Great Lightleigh Farm, Chulmleigh	1
King's Nympton	57177	Garden of Molehayes	1
Knowstone	54622	Luckett Wood	1
Landkey	44750 49830	The Old Mill, Town Mills, Manor Road	1
Landkey	52615 46889	Carisbrooke, Vicarage Road	1
Landkey	54070	2 Trenance, Westacott, Barnstaple	0
Marwood	49985 55768	Whiddon Farm, Milltown	1
Meshaw	48234 51971	Land Pt Os 0013, Irishcombe Lane	1
Mortehoe	29265 20580 40241 50014 55099 56164	15 Woolacombe Rise (Westwinds), Woolacombe	1
Mortehoe	49616	Byways, The Esplanade, Woolacombe	2
Mortehoe	51145	Former Coach Houses, Spreacombe Manor, Braunton (Managers Accommodation)	1
Mortehoe	54957	Seasons, Beach Road, Woolacombe	1
Mortehoe	57207	Wayside, Upper Claypark, Woolacombe	0
HLNT	50965	Marsh Farm, Lower Lovacott	1
North Molton	12879	Burcombe Farm	1
Pilton West	49160	Westaway Barton, Westaway Plain	1
Romansleigh	36028	Romansleigh Barton	1
Rose Ash	49612	Burcombe Moor Farm	1
Rose Ash	49240	Barn at Maire Farm	1
Shirwell	40281	Plaistow Barton	1
Shirwell	56687	Penny Hill (Agricultural building north-west of The Millens)	1
South Molton	38297 41849(P2) 45325(P1)	Garden of Meadow View, George Nympton Rd (Plot 2 built)	1
South Molton	53416	Quince Honey Farm, North Road	1
South Molton	55339 59377	Hill Farm, Hill Village, Filleigh	1

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South Molton	59885	The Old Stable, Station Road	1
South Molton	56147	Tamarisk, 51 East Street (Workshop started)	1
South Molton	57163	Rear of 19 Broad Street	1
Stoke Rivers	53560	Lane End Farm, Birch	1
Swimbridge	53258	Summermoor Farm	1
Tawstock	57810	Oak Farm	1
Tawstock	57721	Land r/o Beechwood House, Norwood Farm	1
West Anstey	52025	Hill Farm (North Barn)	1
Witheridge	49979	Witheridge Surgery, Fore Street	1
Witheridge	57228	Millfields Farm, Drayford	1
Witheridge	51483	Garden of 25 Fore Street	1
	55732		
Witheridge	30051	Cypress House, 9-11 West Street	0
<b>TOTAL</b>			<b>122</b>

NOTE: Appendices 1d and 1f identify a number of small sites as under construction or with extant planning permission as having a net capacity of 0. Such sites are where a replacement dwelling is being constructed but there is no net gain of housing numbers being achieved. However for completeness, it is considered appropriate to include these sites within the table

## Appendix 1e: Uncommenced dwellings on commenced small sites

Parish	App. No.	Site Address	TOTAL (net)
Braunton	36296 39625 33325 29731 43565 52515 56987	Land at Style Close, Higher Park Road	1
Romansleigh	36028	Romansleigh Barton	1
South Molton	56147	Tamarisk, 51 East Street (Workshop started)	1
Tawstock	53326	Garden of 24 Old Torrington Road, Sticklepath, B'ple	1
<b>TOTAL</b>			<b>4</b>

## **Appendix 1f: Small sites with extant planning permission**

<b>Parish</b>	<b>App. No.</b>	<b>Site Address</b>	<b>TOTAL (net)</b>
Ashford	59020	Lower Smthams, Higher New Close Lane	1
Ashford	59832	Edgecombe, Strand Lane	0
Atherington	55943	Land at Old Post Office, The Square	1
Atherington	56805	Umberleigh Barton Farm	1
Barnstaple	39000 35226 28509 49014 54067 59020	Garden of 23 Highbury Road	1
Barnstaple	46725 53200 58525	Land adj. 43 Beaufort Walk	2
Barnstaple	47588 53290 55246	Garden of Littlewood, Higher Raleigh Road	1
Barnstaple	59697	The Former Moose Hall, Trinity Street (ground floor)	1
Barnstaple	54856 56807	Land adj. 1 Silverwood Heights	3
Barnstaple	55444	29 Trinity Street	3
Barnstaple	55812	43 Chestwood Avenue	1
Barnstaple	55813	31 Lane End Park	1
Barnstaple	55981	43A Boutport Street (office to dwelling)	1
Barnstaple	56134	5 Taw Vale (office to dwelling)	1
Barnstaple	56226	Windyridge & Merlin Fabrics, 30 Sticklepath Hill	1
Barnstaple	56444	5 Silver Street (office to dwelling)	1
Barnstaple	57245	1 Bear Street	4
Barnstaple	57293	The Pines, Raleigh Park	1
Barnstaple	57396	Land at 26 Cleave Close, Sticklepath	1
Barnstaple	57494	43 Bear Street	2
Barnstaple	58139	Land between 27 & 28 Cleave Close, Sticklepath	1
Barnstaple	58262	Golds Beauty, 23 Pilton Street	1
Barnstaple	58547	5 Bedford Row	1
Barnstaple	58581	Garden of 30 Willshire Road	1
Barnstaple	59382	44 Newport Road	2
Barnstaple	59407	Land adj. 31 John Gay Close	1
Barnstaple	59500	Long Causey, Landkey Road	1
Barnstaple	59751	Greenfields, St Johns Lane	1
Barnstaple	59805	2 Walton Way	1
Barnstaple	58917	Garages off Church Grove	4
Barnstaple	60360	Garden of Highwood House, 12 Burlington Grove	1
Barnstaple	60540	Garden of 3 John Gay Road	1
Barnstaple	60664	46 Bear Street	2
Berrynarbor	47512 53380	Ropes End, Newberry Hill	0
Bishop's Nympton	55204	Former Snare & Gin Trap PH	2
Bishop's Nympton	56785	Land at Muckford	1
Bishop's Nympton	58279 59375	Land adj. Homelea, West Street	1

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Bishop's Nympton	59332	Victoria House	1
Bishop's Nympton	58757	Marchfield	1
Bishop's Nympton	58524	Pattishams, East Street, South Molton	1
Bishop's Tawton	45337 50381 55894	Garden of Newlands	1
Bishop's Tawton	50037 56845	Garden of Farthings, Sanders Lane	1
Bishop's Tawton	56933	The Equestrian Centre	1
Bishop's Tawton	57787	Mount Sandford Guest House, Landkey Road, Barnstaple	0
Bishop's Tawton	59756	The Orchard, Whitemoor Hill	1
Bishop's Tawton	59801	Point House	0
Bratton Fleming	57459	Garden of Sentry Cottage	1
Bratton Fleming	56201 58986	Land adj. The Fairway	1
Bratton Fleming	59397	Chumhill	0
Bratton Fleming	58104	Old Racecourse Farm, Benton Road	1
Bratton Fleming	58182	White Hart Garage	4
Braunton	39773 50314 55833	Land adj. 10 Scurfield Close	1
Braunton	54232 59234	Land adj. Hordens Mill, Chapel Street	1
Braunton	54996 57318	Garden of Springhaven, Boode Road	1
Braunton	55564	Land off Lower Park Road (r/o St Merryn)	1
Braunton	56280	Dune View Park, Dune View Road	1
Braunton	56897	3 The Square (office to dwelling)	1
Braunton	57017	Broadlys & Riversham, Saunton	0
Braunton	57387	Leacroft, 9 Willoway Lane	1
Braunton	57415	Larkfield, Higher Park Road	1
Braunton	57533 59585	The Chalet, Saunton	0
Braunton	58156	The Old Coach House, 15 Pixie Lane	2
Braunton	59012	4 Pixie Lane	0
Braunton	59056	Little Orchard, Higher Park Road	1
Braunton	59699	Former Arscott & Williams Site, North Down Road	2
Braunton	60384	Stonecroft, Church Hill Lane, Knowle	1
Brayford	56643	Home Farm, Little Bray	1
Chittlehamholt	55688	Methodist Chapel	1
Chittlehamholt	59270	Pearces Field	1
Chittlehampton	57442	Little Langaton Farm	1
Chittlehampton	58044	J & G Euro, Limers Yard	1
Chittlehampton	59581	R/O 3 Hillside, East Street	1
Chittlehampton	60294	Hillhead Barn, Hill Head	1
Chulmleigh	54813 56695	Higher Huntacott Farm	1
Chulmleigh	56465	Building r/o 2 Church Street	1
Chulmleigh	57950	Bramble Patch, Back Lane	1
Chulmleigh	58614	The Globe Inn, Church Street	1
Chulmleigh	58619	Leigh Farm, Leigh Road	1
Combe Martin	54011 56404	Combe Martin Liberal Club, High Street	1
Combe Martin	56440	Baranlyle, High Street	1



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East Anstey	56373	Henley	0
East Anstey	56516	The Jubilee Inn, West Anstey	1
East & West Buckland	44982 54759	East Bushton Farm, West Buckland	1
East Worlington	54531	Horseford Poultry Farm	1
East Worlington	59213	Worlington Methodist Chapel	1
Fremington	56173 52210 46282 59752	Victoria Cottage, Bickington Road	1
Fremington	50789 55540	Garden of Pixie Croft, Home Farm Road	1
Fremington	56370	Penhill Nurseries, Farm View	1
Fremington	58025	Garden of 14 Oaklea Crescent	1
Fremington	58071	Midway Motors, 129 Yelland Road	1
Fremington	58869	Garden of 11 Thornlea Avenue	1
Fremington	59304	Old Telephone Station, Yelland Road	1
Fremington	59789	2 Chilpark	0
Fremington	59897	51 Bickington Lodge, Bickington, B'ple	1
Georgeham	54135 59925	29 St. Marys Road, Croyde	1
Georgeham	56220	The Old Bakery	1
Georgeham	56707	Marigold Cottage, Down End, Croyde	1
Georgeham	57754	Thornberry, Croyde	0
Georgeham	58479	Stoney Cottage	0
Georgeham	59433	Sunnybank, Putsborough Road	0
Georgeham	59655	Little Bias, Croyde	0
Georgeham	60439	Land r/o Brookfield, 7 Millers Brook, Croyde	1
George Nympton	55806	Lynwood, Alswear Road, South Molton	0
George Nympton	57739	Bowden Hayes (south of)	1
Goodleigh	55188 55745 57488	Storage building opposite Byefield, Northleigh Hill	1
Goodleigh	57052	Land adj. 4 Church Close, Goodleigh Road	1
Goodleigh	55970 59199	New Inn, Goodleigh Road	1
Goodleigh	58219	Land adj. Jade Valley, Goodleigh Road	1
Goodleigh	58226	Pitt Court Farm	1
Goodleigh	59166	Land at Northleigh Road	1
Heanton Punchardon	58330 58555 59238	Old Station House, Wrafton (Plot 1)	1
Heanton Punchardon	35690 42665 48762 54604 58330 58555	Old Station House, Wrafton (Plot 2 & 3)	2
Heanton Punchardon	55101	Higher Mainstone Equine Centre, Ashford	1
Heanton Punchardon	60278	Manor Heights, Wrafton	1
Ilfracombe	46313 51296 55613 59580	Garden of 5 Combe Park	1
Ilfracombe	50651 55492	Belvedere House, Belvedere Road (Basement)	1
Ilfracombe	51596 56022	Combe Lodge Hotel, Chambercombe Park Tce.	1
Ilfracombe	53667	Garden of Greenford, Kingsley Avenue	1
Ilfracombe	55789	103 High Street	2

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Ilfracombe	56237	Garden of Long Ridge, Furze Hill Road	1
Ilfracombe	56889	Joe Delucci's, The Quay	1
Ilfracombe	55486	Inglewood Guest House, Highfield Road	3
Ilfracombe	55891	The Parish Hall, Church Road	4
Ilfracombe	56790	Garden of 1 Cairn Villas, Kingsley Avenue	2
Ilfracombe	57499	71 High Street	1
Ilfracombe	57833	Yarde Farm, Mortehoe	1
Ilfracombe	57912	Storage Building rear of 39 High Street	1
Ilfracombe	58199	Land Opposite Uplands, Cairn Road	2
Ilfracombe	58728	South Leigh Hotel, Runnacleave Road	4
Ilfracombe	54134	11-13 Portland Street	4
Ilfracombe	58736	Foxbeare Lodge, Chambercombe Park Road	0
Ilfracombe	59336	Garden of 33 Broad Park Avenue	1
Ilfracombe	56760	Garden of Hawthornes	1
Ilfracombe	59603	Land adj. Myandros, Kingsley Avenue	1
Ilfracombe	59951	Garden of The Croft, Furze Hill Road	1
Ilfracombe	60271	The Marlboro Public House, Marlborough Road	3
Ilfracombe	60279	Langleigh Fernery, Langleigh Lane	0
Ilfracombe	60558	18 Park Way	1
Instow	54938	Far End, New Road	0
Instow	59291	Greenlands, New Road	0
Kentisbury	56557	Garden of Coombe Cottage	1
Kentisbury	58207	Garden of The Thornes	1
Kentisbury	58442	Land adj. Glencoe	1
Kentisbury	58532	Field at Slade Lane	1
Kings Nympton	56739	Heal Farm	2
Kings Nympton	57426	Land at Moor Close	1
Kings Nympton	57888	Land r/o Glebe House	1
Landkey	50355 55013 60023	Land adj. Town Mills, Manor Road	1
Landkey	55953	Ring O' Bells Public House, Manor Road	1
Landkey	56708	Prospect Gardens, Blakes Hill Road	1
Landkey	55955	Shaplands House, Blakes Hill Road	2
Landkey	57371	Garden of High View Bungalow, Valley View	1
Landkey	59318	Landkey Delivery Office, Blakes Hill Road	1
Landkey	59959	Land adj. School House, Manor Road	1
Mariansleigh	55854	Car Park Opposite Former Butchers Arms Public House, Alswear	1
Molland	55919	Little Moor Farm	1
Mortehoe	55886 50305	Land adj. Andes, Chapel Hill	1
Mortehoe	58862 53432 47824	Woodlands Bungalow, Woolacombe Station Road	0
Mortehoe	49585 56932	Parade House, Bay View Road, Woolacombe	1
Mortehoe	57661 52305	Garden of Old Vicarage, North Morte Road	1
Mortehoe	56102	Bentley Court, Bay View Road, Woolacombe	1
Mortehoe	55714	The Grange, North Morte Road	1
Mortehoe	51794 56401	Glen Affric, Sunnyside Road, Woolacombe	0
Mortehoe	58324	Combesgate House, The Esplanade, Woolacombe	1
Mortehoe	58832	Cleeve House, North Morte Road	1

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Mortehoe	58334	The Caravan & adj. Barn, Highcroft Farm, Shaftsborough Lane	1
Mortehoe	58980	Brackenridge, Sandy Lane, Woolacombe	1
Mortehoe	58109 57347 59221	Garden of Crows Nest, Upperclay Park (Holiday to Permanent)	1
Mortehoe	60283	Ferndale, North Morte Road	1
Mortehoe	60440	Land r/o Franklin, Woolacombe Station Road, Woolacombe	1
Mortehoe	60453	The Nook, Mortehoe Station Road	0
North Molton	57995	The Miners Arms, East Street	1
North Molton	58482	Higher Poole Farm, Fore Street	1
North Molton	59241	15 Oakford Villas	1
North Molton	58829	Cross Lane Yard Road, Bampfylde Cross	1
North Molton	58737	Land at Lambscombe Cross	1
South Molton	58466	Land off George Nympton Road	1
South Molton	48632 54324 59553	Garden of Mayfield, Gunswell Lane, Bulgis Park	1
South Molton	41848 47761 52729 57356	Mill Street Garage, Mill Street	2
South Molton	56942	4 Duke Street	3
South Molton	56998	Land adj. 11 Coronation Cottage, North Street	2
South Molton	58099	Grey Hollow, George Nympton Road	1
South Molton	58217	1 Oakland Place, South Street	1
South Molton	58774	28 South Street	3
South Molton	58949	Broadmead Yard, North Road	1
South Molton	59163	Barn at Cooks Cross	1
South Molton	59418	37 South Street	1
South Molton	58920	Land at Kingsway	1
South Molton	59513	Land off Raleigh Mead	1
South Molton	59700	Hendra House, 105 East Street	1
South Molton	59733	12 New Road	1
South Molton	59346	Land r/o 80 South Street	1
South Molton	60077	The Medical Hall, 136 East Street	1
South Molton	60144	Thornes, Poltimore Road	1
South Molton	60224	28 Exeter Gate	1
Tawstock	58504	Garden of 2 Andrew Road, Sticklepath	1
Tawstock	58143	Land adj. The Gables, Eastacombe	2
West Anstey	55961 59366	Land at Churchtown Farm	1
Witheridge	58807	Lower Down	0
Witheridge	59360	Curtilage of The Old School, Fore Street	1
Witheridge	59608	Cypress House, 9-11 West Street	1
Witheridge	59798	Witheridge Congregational Church, Fore Street	1
Witheridge	60127	15A West Street	1
<b>TOTAL</b>			<b>226</b>
<b>Less 15% Discount for non-implementation</b>			<b>192</b>

NOTE: Appendices 1d and 1f identify a number of small sites as under construction or with extant planning permission as having a net capacity of 0. Such sites are where a replacement dwelling is being constructed but there is no net gain of housing numbers being achieved. However for completeness, it is considered appropriate to include these sites within the table.

## **Appendix 1g: Small sites with deemed consent**

<b>Parish</b>	<b>App. No.</b>	<b>Site Address</b>	<b>TOTAL (net)</b>
Atherington	57670	Building One Langridge Farm	2
Barnstaple	58184	Independence House, Bear Street	1
Barnstaple	56243	20 King Edward Street	1
Barnstaple	60578	3 Bear Street	1
Bishop's Nympton	57705	Barn at Higher Week	1
Bishop's Nympton	59026	Building One West Radley Farm	2
Bishop's Nympton	59680	Building Two West Radley Farm	1
Bishop's Nympton	59486	Barton Farm	1
Bishop's Nympton	59978	Burwell, South Molton	2
Bishop's Nympton	60210	West Johnstone Farm, South Molton	1
Bishop's Nympton	60497	Windwhistle Farm, East Street, South Molton	1
Bittadon	59013	Upcott Farm	1
Bittadon	59073	Church View Farm House Barn	1
Bratton Fleming	58612	Building One Greenacres Farm	1
	59069		
Bratton Fleming	60208	Stone Linhay, Rye Park	1
Bratton Fleming	60428	Barn adj. Barton Bungalow	1
Bratton Fleming	60495	Land at Lower Stowford	1
Braunton	59470	Higher Winsham Farm	1
Braunton	56313	The Stables, Saunton Road	1
Braunton	59473	Beara Farm, Marwood	3
Braunton	60668	Barn off Steep Hill, Silver Street	1
Burrington	59255	Bouchland Farm	1
Challacombe	58812	Buscombe Farm, Challacombe	1
Chittlehamholt	58292	Fair View Barton	1
Chittlehamholt	59103	Barn North of Mollands Farm	1
	59755		
Chulmleigh	59114	Higher Elstone	2
	58619		
Chulmleigh	58619	Leigh Farm, Leigh Road	1
East Anstey	59102	Hillands Farm, West Anstey	2
East Anstey	60103	Pigginswood	1
	60625		
East Anstey	60216	Hilvera Farm	2
East Down	59183	Lower Viveham Farm, Muddiford	1
	60020		
East Down	59879	Maddox Down	3
East Worlington	59329	Rusdon Farm	2
Fremington	59065	131 Yelland Road	1
Fremington	59784	14 Higher Road	1
Fremington	60286	Collacott Farm, Newton Tracey	3
George Nympton	60268	Narracott Farm	1
Kentisbury	58903	Patchole Manor, Kentisbury Ford	1
Knowstone	57854	Little Weston	1
Knowstone	59670	Higher Shapcott	1
Landkey	57668	Newland Park Farm	2
Marwood	59759	Whiddon Barn, Milltown, Muddiford	1
Meshaw	59883	Barn adj. The Bungalow, North Down Lane	1

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Rackenford	58897	Blindwell Farm (south of Sydenham Lane)	1
Rackenford	57795	Blindwell Farm (North of Sydenham Lane)	1
Rackenford	59123	Creacombe Barn, Creacombe	1
Rackenford	59427	Redundant Mill at Higher Crowdhole Farm	1
Rackenford	57939	Lower Thorne Farm	1
Rackenford	59954	Tidderson Lodge	1
Satterleigh & Warkleigh	57815	Barn at Greendown Farm	1
Stoke Rivers	60498	Barn at Orswell	1
Swimbridge	59395	Middle Cobbaton Barn, Cobbaton, Chittlehampton	1
Swimbridge	57856	South Park Farm Buildings, Gunn	3
Tawstock	59009	Barn at Week Farm, Harracott	2
Tawstock	59653	East Harracott Farm, Harracott	1
West Anstey	59250	Singmoor	1
West Anstey	59114	Greenhills Farm	1
West Down	59301	Barton Rock, High View Farm	1
West Down	60123	High View Farm	1
Westleigh	59949	Barn West of Pines Cottage, Eastleigh	1
Witheridge	59200	Springfield, Drayford	1
Witheridge	59791		
Witheridge	59316	Barn at West Yeo Farm	3
Witheridge	60320		
Witheridge	60444	Queen Dart Barn, Queen Dart Cross, Rackenford	1
<b>TOTAL</b>			<b>82</b>
<b>Less 15% Discount for non-implementation</b>			<b>70</b>

## Appendix 2: Sites with consent subject to S106 agreement

Please note this list contains sites that have been resolved to grant planning permission subject to a Section 106 agreement which had not yet been signed at the period to 1<sup>st</sup> April 2016. Once a Section 106 is signed (and thus planning permission granted) the site will be removed from this list and placed within Large or Small Sites with extant planning permission section (appendices 1c and 1f). This will be monitored annually.

### A. Large Sites (not subject to 15% non-implementation discount – SHLAA assessed deliverable / developable sites)

Parish	App No	SHLAA Ref	Address Prefix	Number + Road	Net Supply	Delivery by 31 <sup>st</sup> March 2021
ASHFORD	59662	SHA/ASH/595	LAND OFF	MEADOWSIDE	3	3
BARNSTAPLE	35806	SHA/BAR/438	GARDEN OF WAYSIDE	OLD STICKLEPATH HILL	1	1
BARNSTAPLE	57503	SHA/BAR/158	LAND AT	RALEIGH PARK	105	105
BARNSTAPLE	56685	SHA/BAR/053	LAND OFF WESTAWAY PLAIN	WEST OF SHEARFORD LANE	110	60
BARNSTAPLE	58739	SHA/BAR/583	LAND AT	BEAUFORT WALK	16	16
BISHOPS TAWTON	46239	SHA/BTA/585	LAND NORTH OF	GOSPEL HALL & SPRINGFIELD COTTAGES	4	4
BRATTON FLEMING	52980	SHA/BRF/481	LAND WEST OF NEWHOUSE		8	8
FREMLINGTON	50265	SHA/FRE/397	LAND SOUTH OF	YELLAND ROAD	37	37
FREMLINGTON	56351	SHA/FRE/131 SHA/FRE/136	LAND OFF NORTH LANE	BICKINGTON	65	35
GEORGEHAM	60700	SHA/GEO/405	LAND OFF	CROYDE ROAD	16	16

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ILFRACOMBE	56675	SHA/ILF/412	LAND AT WINSHAM, CHANNEL & BOWDEN FARMS	ILFRACOMBE SOUTHERN EXTENSION	750	50
ILFRACOMBE	57699	SHA/ILF/359	LAND AT	THE SHIELDS / FERNWAY	51	51
ILFRACOMBE	58962	SHA/ILF/269	FORMER ROBINS GARAGE	NORTHFIELD ROAD	12	12
ILFRACOMBE	58992	SHA/ILF/545	JOHN FOWLER HOLIDAY PARK	M'BOROUGH ROAD	80	80
ILFRACOMBE	59477	SHA/ILF/593	GARAGE BLOCK OFF	QUEENS AVENUE	3	3
MARWOOD	59023 60933	SHA/MAR/530	LAND ADJ.	RING O'BELLS, PRIFORD	12	12
MORTEHOE	59371	SHA/MOR/574	LAND ADJ.	STATION ROAD	4	4
NORTH MOLTON	57625	SHA/NMO/331	LAND OFF	BACK LANE	25	25
NORTH MOLTON	59487	SHA/NMO/501	LAND SOUTH OF	OLD HOUSE BARN	25	25
RACKENFORD	59915	SHA/RAC/512	PROSPECT FARM		3	3
SOUTH MOLTON	58919	SHA/SMO/582	GARAGES OFF	CHURCHILL CRESCENT	7	7
TAWSTOCK	54762	SHA/TAW/309	LAND NORTH & WEST OF LAKE VILLAGE	LARKBEAR URBAN EXTENSION	820	220
<b>TOTAL</b>					<b>2,157</b>	<b>777</b>

### B. Small Sites (subject to 15% non-implementation discount – not SHLAA assessed)

Parish	App No	SHLAA Ref	Address Prefix	Number + Road	Net Supply	Delivery by 31 <sup>st</sup> March 2021
BARNSTAPLE	49846	~		1 & 2 SUMMERLAND TERRACE	2	2

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BISHOPS NYMPTON	58248	~		BROADHILL FARM	1	1
BRAYFORD	57982	~	LANE HOUSE		1	1
COMBE MARTIN	59675	~	HIGH CROSS	CASTLE STREET	1	1
EAST & WEST BUCKLAND	58267	~	GARDEN OF	FOUR WINDS	1	1
FILLEIGH	59142	~	LAND ADJ.	BARTON VIEW	1	1
GOODLEIGH	58318	~	LAND AT	GOODLEIGH	1	1
ILFRACOMBE	59642	~	FARRIERS END	ROAD FROM HIGHER WARCOMBE TO LEE	1	1
ILFRACOMBE	60248	~	AVALON HOTEL	6 CAPSTONE CRESCENT, CAPSTONE ROAD	4	4
KENTISBURY	58647	~	LAND ADJ.	WEST KENTISBURY FARM	2	2
KENTISBURY	59968	~	LOWER BASEPARK	LEY LANE, PATCHOLE	1	1
KNOWSTONE	60810	~	LAND ADJACENT	ENFIELD HOUSE	1	1
MESHAW	60606	~	GLEN ROSA		1	1
MORTEHOE	60265	~	WOOLACOMB E SANDS HOLIDAY PARK	STATION ROAD	1	1
SHIRWELL	59923	~	GARDEN OF	POST BOX COTTAGE	1	1
SHIRWELL	59939	~	EAST PLAISTOW FARM		1	1
STOKE RIVERS	59564	~	NEW HOUSE FARM		1	1
<b>TOTAL</b>					<b>22</b>	<b>22</b>
<b>Less 15% Discount for non-implementation</b>					<b>n/a</b>	<b>19</b>



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### Appendix 3: Additional Identified SHLAA supply

SHLAA Panel considered sites that are deliverable / developable based on a current planning application (as at 1<sup>st</sup> April 2016) that had not yet been approved or agreed in principle, some of which are expected to deliver in whole or in part within 5 years based on progress to date.

Reference	Name	Current Status	Progress	Assumed Yield	Built by 31 <sup>st</sup> March 2021
<b>Strategic Centre (S)</b>					
<b>Barnstaple</b>					
SHA/TAW/153	Land off Broadclose Road	Application 55503	Publicity / Consultation	12	12
SHA/FRE/396	Land at Glenwood Farm, Roundswell	Application 60854	Publicity / Consultation	73	60
SHA/TAW/399	Land at Old Torrington Road	Application 60871	Publicity / Consultation	88	88
	<b>TOTAL</b>			<b>173</b>	<b>160</b>
<b>Main Centres (M)</b>					
<b>Braunton &amp; Wrafton</b>					
SHA/BRA/570	Land South of Westmead, Westmead Close	Application 59569	Consideration Period	4	0
	<b>TOTAL</b>			<b>4</b>	<b>0</b>
<b>Local Centres (L)</b>					
<b>Instow</b>					
SHA/INS/114	Land north of Marine Parade	Application 58606	Report to Committee	10	0
SHA/INS/413	Land at Barton Cross	Application 58608	Publicity / Consultation	12	0
SHA/INS/416	Land at Anstey Way	Application 58626	Report to Committee	6	0
	<b>TOTAL</b>			<b>28</b>	<b>0</b>

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	Villages (V)				
<b>Berrynarbor</b>					
SHA/BER/077	Land West of Sloley Cottage (Moules Farm)	Application 59584	Consideration Period	8	0
	<b>TOTAL</b>			<b>8</b>	<b>0</b>
<b>Bishop s Tawton</b>					
SHA/BTA/111 SHA/BTA/112	Land North of River Bend, Old Exeter Road*	Application 57600	Article 3 (2) Direction	46	0
	<b>TOTAL</b>			<b>46</b>	<b>0</b>
<b>Bishop s Nympton</b>					
SHA/BNY/003	Land adj. The Parsonage	Application 59589	Amendments/ Information Requested	17	0
SHA/BNY/387	Capitol Farm, West Street	Application 59453	Amendments/ Information Requested	10	2
	<b>TOTAL</b>			<b>27</b>	<b>2</b>
<b>Georgeham</b>					
SHA/GEO/093	Myrtle & Mitchums Meadow Campsite, Moor Lane, Croyde	Application 60898	Consideration Period	8	0
SHA/GEO/563	Fairleigh	Application 59996	Consideration Period	8	0
	<b>TOTAL</b>			<b>16</b>	<b>0</b>
<b>King s Nympton</b>					
SHA/KNY/522	Land at Skibbows	Application 58522 & 60235	Publicity / Consultation	8	0
	<b>TOTAL</b>			<b>8</b>	<b>0</b>

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West Down					
SHA/WDO/107	Land adj. Pearldean	Application 60385	Report to Committee	17	0
	<b>TOTAL</b>			<b>17</b>	<b>0</b>
<b>Rural (R)</b>					
Tawstock					
SHA/TAW/125	Land East of Waylands	Application 59085	Publicity / Consultation	8	0
	<b>TOTAL</b>			<b>8</b>	<b>0</b>
<b>TOTAL</b>				<b>335</b>	<b>162</b>

- The current planning application (57600) is proposing 46 dwellings although the SHLAA assessment for both sites would suggest only 19 dwellings are developable in total. Until such time as the current planning application is amended (post 1/4/16) then the current figure will be retained although is unlikely to be developed at this level and a more realistic number of 15-20 dwellings is more likely.

## Appendix 4: Large Sites with consent post 31<sup>st</sup> March 2016

Please note, this list contains large sites that have been granted planning permission post the period to 31<sup>st</sup> March 2016. These sites have **not** been included in any other appendix or table, including Table 1 'Summary of Assessed Five-year Housing Land Supply'.

However, the site(s) listed below will be included in the Housing Land Availability report 2016 / 2017. As at the 1<sup>st</sup> April 2017, the site(s) will be removed from this list and placed within 'Extant Large Sites with Planning Permission' section (appendix 1c). This will be monitored annually.

Parish	App No	SHLAA Ref	Address Prefix	Number + Road	Net Supply	Delivery by 31 <sup>st</sup> March 2021
ILFRACOMBE	60448	SHA/ILF/263	THE STRAND	WILDER ROAD	5	5
LANDKEY	59149	SHA/LAN/594	SCHOOL HOUSE, LANDKEY PRIMARY SCHOOL	MANOR ROAD	4	4
<b>TOTAL</b>					<b>9</b>	<b>9</b>

## Appendix 5: Windfalls allowance calculation methodology

The NPPF states (paragraph 48) “*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*”

North Devon includes a windfall allowance within the calculations for the five year supply and the housing trajectories. Table 10 sets out the historic housing completions that have come from both allocated and windfall sites, including sites identified within the SHLAA and it also provides a split of the windfall supply between greenfield and brownfield using current definitions. Table 11 sets out the historic housing completions that have come from windfall sites under the SHLAA threshold of 5 dwellings or more.

**Table 10: Housing completions split by allocations and windfall sites during the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2016**

YEAR	GREENFIELD WINDFALL	BROWNFIELD WINDFALL	TOTAL WINDFALL	ALLOCATIONS	TOTAL
2006/07	95	256	351	131	482
2007/08	71	128	199	218	417
2008/09	60	196	256	85	341
2009/10	46	221	267	64	331
2010/11	42	78	120	107	227
2011/12	48	91	139	38	177
2012/13	80	112	192	77	269
2013/14	71	131	202	44	246
2014/15	83	161	244	39	283
2015/16	47	113	160	104	264
<b>TOTAL</b>	<b>643</b>	<b>1,487</b>	<b>2,130</b>	<b>907</b>	<b>3,037</b>

**Table 11: Housing completions from windfall sites on previously developed land during the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2016**

YEAR	BROWNFIELD WINDFALL (sites under 5 dwellings)
2006/07	78
2007/08	63
2008/09	78
2009/10	76
2010/11	39
2011/12	61
2012/13	45
2013/14	54
2014/15	108
2015/16	43
<b>TOTAL</b>	<b>645</b>
<b><i>Average (mean) per year</i></b>	<b>65</b>
<b><i>Average (median) per year</i></b>	<b>62</b>

Historic housing completions (1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2016) from previously developed land conforms to the current definition as found in Appendix 6, where it excludes development on land such as gardens which were previously considered brownfield land although this was removed from 'PPS3 : Housing' on the 9<sup>th</sup> June 2010, a document that was subsequently revoked following the publication of the NPPF (March 2012).

Table 10 identifies how windfall sites have clearly and consistently formed a significant element of housing completions within the district over the previous decade or so, accounting for about 49% of the total delivery since 1<sup>st</sup> April 2006. Even throughout the recent recession, windfalls have continued to form a significant part of the district's housing supply and there is every reason to believe they will continue to do so in years to come.

In order to identify a robust assessment of the number of windfalls likely to come forward in future years, the Council has sought to establish the number of dwellings that have been built on previously developed sites delivering fewer than 5 dwellings. It is reasoned that the SHLAA should identify developable sites that will deliver at least 5 dwellings over the period 2011 to 2031.

Table 11 shows a mean average of 65 dwellings per annum and a median average of 62 dwellings being built on previously developed sites delivering fewer than 5 dwellings during the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2016. A future mean supply of 60 dwellings per annum is considered appropriate and represents a robust estimate.

To be able to project the annual windfall figure to 2031, consideration has been given to the build out rates of existing sites that have planning permission but have yet to start and those sites that are already under construction. Some of these sites will be windfalls and these are already accounted for in the Council's housing trajectory. Therefore, in order to avoid double counting, the windfall figure will only

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apply in years three, four and five. As the SHLAA has been able to identify from specific identified sites a sufficient developable housing land supply for North Devon, it has not been considered necessary to assume any windfall allowance within the SHLAA although the evidence gathered from previous years will support the inclusion of a windfall supply within the 5 year statement.

## Appendix 6: Definition of Previously Developed Land

The definition of previously developed land (brownfield) accords with the definition as set out in Annex 2 : Glossary of the National Planning Policy Framework and the Planning Policy Guidance. Where it states,

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.