



NORTH DEVON AND TORRIDGE AUTHORITY MONITORING REPORT 2018-2019

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1 Background

1.1 This monitoring report relates to the period 1st April 2018 to 31st March 2019 for the local planning authority areas of Torridge District Council and North Devon Council.

1.2 The Localism Act 2011 requires local planning authorities to produce an Authority Monitoring Report (AMR), which provides statistics resulting from no more than a 12 month period, in accordance with guidelines set out in the Local Planning Regulations 2012⁽¹⁾.

1.3 Under Part 8, Regulation 34 of the Local Planning Regulations 2012, the following information must be contained in the AMR:

- a statement of the preparation of the development plan against timetables in the Local Development Scheme (Clause 1b);
- reporting of the actions taken under the Duty to Co-operate (Clause 6);
- details of any Neighbourhood Development Orders or Neighbourhood Development Plans (Clause 4);
- a report on Community Infrastructure Levy (CIL) receipts and expenditure (Clause 5); and
- an assessment of the extent to which existing planning policies are being implemented (Clause 2).

1.4 The Regulations require local planning authorities to make available information collected for monitoring as soon as possible after it becomes available. Over and above the requirements of the Regulations, it is for each local planning authority to decide what to include in their AMR. It is considered appropriate to produce reports on a consistent basis that reflects the established monitoring framework defined in the development plan to determine trends in respect whether policies and objectives are delivering sustainable development.

1.5 The intention of monitoring is to assess whether the strategy and policies of the local plan and other plans are delivering the intended outcomes. This includes the national goal of delivering sustainable development as set out in the updated National Planning Policy Framework (February 2019).

1.6 The North Devon and Torridge Local Plan (2011-2031) contains a framework for monitoring and implementation of policies and indicators. The framework includes a range of indicators and targets to assess whether the policies are:

- achieving the objectives and intended policy outcomes;
- delivering sustainable development;
- achieving targets;
- having any unintended consequences; and
- still relevant or require review.

1 http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi_20120767_en.pdf

2 Local Development Scheme Progress

2.1 The Local Development Scheme (LDS) is prepared as a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS is the project programme for the preparation of the area's development plan. It sets out key milestones in the development plan preparation process, including stages of public consultation. Torridge and North Devon Councils have a joint LDS which, following review, was adopted in 2016.

2.2 The adopted North Devon and Torridge Local Plan 2011-2031 forms the main component of the development plan for the districts of Torridge and North Devon. In addition to this, the LDS provides timescales and detail regarding the preparation of a North Devon and Torridge Traveller Site Allocation Development Plan Document and information on Neighbourhood Plans. The following information provides a review of the progression of these development plan documents against LDS timetables,

North Devon and Torridge Local Plan

2.3 North Devon and Torridge Councils have prepared a joint Local Plan for the period 2011-2031. There is a strong functional relationship between the two districts which enables their administrative boundaries to be set aside and for the area to be successfully planned on a joint basis.

2.4 Progress against the LDS and the timetable for Local Plan preparation are set out below.

Table 2.1 Stages of the Local Plan formation against LDS and Achieved Timetables

Stage	2016 LDS Timetable	Achieved Timetable
Submission to Secretary of State	May 2016	June 2016
Examination in Public (Hearing Sessions)	September 2016	November/December 2016
Proposed Further Main Modifications Consultations	~	July/September 2017
Receipt of Inspectors Report	March 2017	September 2018
Adoption of the Local Plan	May 2017	October 2018

2.5 In its early stages, consultation and publication drafts were published in January-March 2013 and June-August 2014 respectively. Consultations on Proposed Main Changes took place in March-May 2015, late 2015 and early 2016 in response to national planning policy changes. The outcome of consultations through to the evolution of the Local Plan can be viewed through the North Devon and Torridge Local Plan Consultation Statements on the local plan examination webpage⁽²⁾.

2.6 After submission to the Secretary of State in June 2016, hearings were held in November-December 2016 and January 2018, with additional consultations held in June-September 2017 and July-August 2018. Subsequently, the Local Plan was adopted by both Councils in October 2018.

2 <https://consult.torridge.gov.uk/portal/planning/localplan/examination/>

2.7 Table 2.1 shows a variance between the LDS timetable and the achieved timetable. This can be accounted for due to additional works required by the Inspector, which inevitably resulted in further consultation stages and additional time taken.

North Devon and Torridge Traveller Site Allocations Development Plan Document

2.8 Torridge and North Devon Councils intend to facilitate the provision of appropriate sites for Travellers through the preparation of a separate Development Plan Document (DPD) to the Local Plan. The level of need to be addressed by the Traveller Site Allocations DPD for transit/emergency stopping sites and permanent pitches is informed by a Gypsy and Traveller Accommodation Assessment (April 2015).

2.9 Work on the DPD commenced in September 2016 with public consultation on a scoping document occurring September-October 2016. Consultants were subsequently appointed to identify potential suitable and available sites which was informed by a 'call for sites' in January/February 2017 and to provide recommendations to support the preparation of a DPD. The traveller site assessment study final report was published in December 2018.

2.10 The key milestones for this document are detailed below.

Table 2.2 Stages of the Traveller Site Allocations DPD against LDS and Achieved/Projected Timetables

Stage	2016 LDS Timetable	Current Achieved/(Projected) Timetable
Public Participation in the Preparation of the DPD	July-August 2016	July-August 2017
Public Participation on Publication DPD	May 2017	(June/July 2019)
Public Participation on Publication DPD	October-November 2017	(Sept/Oct 2019)
Submission to the Secretary of State	February 2018	(November 2019)
Examination in Public (Hearing Sessions)	April 2018	(Feb/March 2019)
Receipt of Inspector's Report	June 2018	(May 2020)
Adoption of the DPD	July 2018	(June 2020)

2.11 The key LDS milestones for the Traveller Site Allocations DPD were not achieved, principally as a result of the extended time taken to adopt the North Devon and Torridge Local Plan, as well as delays in finalising the traveller site assessment study. The Local Plan was not adopted until the end of October 2018, over halfway through the monitoring year. After its adoption and towards the end of the monitoring period, the focus of the authorities was on implementing the newly adopted plan, which is the main cause of the lack of progress towards the DPD during this time.

2.12 Having regard to the extent of the variation between the LDS timetable and the achieved and projected timetable, it is considered necessary for the LDS to be reviewed and this is something the authorities are pursuing actively, along with the scope of other DPDs that could be prepared in the future.

3 Duty to Co-operate

3.1 Local authorities are required to work together to consider strategic issues relevant to their areas through the Duty to Co-operate contained in section 33A of the Planning and Compulsory Purchase Act 2004 (as inserted by section 110 of the Localism Act (2011) and further prescribed in the National Planning Policy Framework (NPPF)).

3.2 The Duty to Co-operate relates to strategic planning matters where these:

- entail sustainable development or use of land that would have a significant impact on at least two local planning areas;
- entail the development or use that is a county matter or would have a significant impact upon a county matter;
- relate to the preparation of development plan or other local development documents, and activities that prepare the way for that preparation including activities in support of those activities;
- require that councils and public bodies engage constructively, actively and on an ongoing basis in any process by which the activities in point one above are undertaken;
- require councils to consider joint approaches to plan making; and
- empower the Inspector at the Examination in Public of the development plan to examine whether the Local Planning Authority has complied with the Duty to Co-operate.

3.3 Paragraph 24 of the NPPF (February 2019) sets out explicitly that local planning authorities are under a Duty to Co-operate on strategic matters where cross-boundary issues are relevant. Paragraphs 25 to 26 of the NPPF highlight the importance of joint working on areas of common interest, which is considered integral to producing positive and justified strategies. The emphasis is on working collaboratively with other bodies to ensure that strategic priorities across boundaries are properly co-ordinated. Evidence will be required to demonstrate having co-operated successfully on issues with cross boundary impacts.

3.4 It should be noted that the Duty to Co-operate is not the same as public consultation on development plan preparation. The duty is essentially about public sector organisations engaging and working together. Both Councils' approach to public consultation is set out in their respective Statements of Community Involvement (SCIs). Torridge's current SCI was adopted in November 2014 and North Devon's in January 2015. Therefore it is considered appropriate for the current SCIs to be reviewed during the next monitoring period.

Statements of Common Ground

3.5 The revised NPPF in July 2018 introduced a new requirement for local planning authorities to prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these matters. The statement of common ground is the means by which strategic policy-making authorities can demonstrate that a plan is based on effective cooperation and that they have sought to produce a strategy based on agreements with other authorities.

3.6 Local authorities should have published their Statement(s) of Common Ground on their website at the latest by the time they publish any draft plan (Regulation 19 stage). Therefore the Councils will prepare Statements of Common Ground as part of the process for producing future development plan documents.

Duty to Co-operate within North Devon and Torridge Local Plan

3.7 North Devon and Torridge District Councils have been preparing a joint plan since 2008, initially a joint core strategy, but more recently a joint local plan.

3.8 Many of the characteristics of the area and the issues which it faces are common across both Councils, with Barnstaple and Bideford forming the commercial, economic and administrative hub for the northern Devon sub-region, which functions as a single area serving a predominantly rural area with a protected coastal landscape. Much of the major infrastructure is delivered across both districts, such as North Devon District Hospital in Barnstaple, the A361 North Devon link road, A39 Atlantic Highway and Tarka railway line (Barnstaple to Exeter) providing accessibility for both districts. North Devon and Torridge need to plan jointly for sufficient development to provide housing and employment opportunities for existing and future residents within the northern Devon housing market area and functional economic market area.

3.9 A joint working group to guide local plan preparation consists of elected members from both Councils, as well as from Devon County Council. Alongside joint preparation of a local plan, the Councils have prepared a joint evidence base and engaged stakeholders and the public jointly in accordance with a joint timetable. Duty to Co-operate activities have taken place before the duty was formally introduced. It is emphasised that the Councils' joint working is not being done just to meet the statutory 'Duty to Co-operate' requirements introduced in 2011. Rather, it is based on building meaningful and productive partnerships at the local level, and ensuring that strategic solutions are reached at the appropriate scale wherever these can be of benefit in the delivery of infrastructure and services to the communities of northern Devon.

3.10 The Councils published a Duty to Co-operate Statement in May 2016 as part of the formal submission of the North Devon and Torridge Local Plan to the Secretary of State. It summarises the range of engagement with other planning authorities, statutory bodies and other prescribed organisations in years leading up to submission in June 2016 towards identifying and addressing strategic cross-boundary issues in preparing the North Devon and Torridge Local Plan.

3.11 The Duty to Co-operate requires joint working with neighbouring local authorities and other prescribed bodies. North Devon and Torridge District Councils have been working in partnership with neighbouring authorities and statutory organisations. Specific activities during the year 2018/19 are as follows:

- a. Implementing the Devon-wide duty to co-operate protocol which includes all Devon authorities, Dartmoor and Exmoor National Park Authorities, statutory agencies, Heart of the South West local enterprise partnership, Devon local nature partnership and public health organisations;
- b. Implementing the Exmoor National Park-wide duty to co-operate protocol which includes West Somerset District Council (prior to its evolution into Somerset West and Taunton Council) and relevant Somerset organisations;
- c. Meeting with officers from Exmoor National Park Authority and Taunton and West Somerset Council for a Northern Peninsula meeting; and
- d. Meeting with officers from Plymouth, South Hams and West Devon for a Duty to Co-operate meeting.

3.12 Further to this, a number of activities have occurred within the confines of the local authority boundaries that is deemed to be partnership working. Those that have occurred during the year 2018/19 are:

- a. Continuing involvement with the Biosphere Reserve partnership in co-ordinating the spatial objectives of the local plan with those in the emerging Biosphere Reserve strategy including engagement through different working groups;
- b. Continuing involvement with the North Devon AONB partnership in co-ordinating the spatial objectives of the local plan with those of the AONB Management Plan;

- c. Continuing to work collaboratively with the Environment Agency, Devon County Council and Barnstaple Town Council in the preparation of a flood defence study for Barnstaple to identify scale, cost and urgency of flood defence improvements and to facilitate redevelopment opportunities on previously developed land currently blighted by flooding issues;
- d. Continuing to work with Ilfracombe Town Council to intervene and manage the delivery of development on sites that have ‘stalled’ and which are adversely impacting on the public realm of the town;
- e. Continuing engagement with Barnstaple Town Council and Town Centre Management in order to develop a new town centre vision and have a proactive and joined up approach to the regeneration and economic growth of Barnstaple; also to intervene and manage the delivery of development on sites that have ‘stalled’ and which are adversely impacting on the public realm of the town;
- f. Continuing engagement with Devon County Council on proposed improvements to the North Devon Link Road as the “Gateway to northern Devon”, from South Molton up the A361 to the A39 west of Bideford;
- g. Engaging actively with Devon County Council and Petroc to prepare a number of strategies for northern Devon including the implementation of a Tourism Strategy and the adoption and implementation of an Innovation Strategy and a Digital Strategy (adopted October 2018);
- h. Engaging actively with a number of Parish Councils in support of their preparation of Neighbourhood Plans;
- i. Working proactively with Natural England and other partners through the Defra Landscape and Marine Pioneers to identify innovative ways to integrate natural capital into decision making and through pilot case studies to demonstrate a net gain in biodiversity; and
- j. Working jointly with Natural England and the RSPB to fund identification of important bird roosting areas around the Taw-Torridge estuary and recreational disturbance impacts.

Duty to Co-operate on Local Plans of Neighbouring Authorities

3.13 The Councils have also continued to co-operate with the Marine Management Organisation (MMO) by attending relevant workshops to identify issues and policy options for the emerging South West Marine Plan.

4 Neighbourhood Plans

Neighbourhood Development Plans

4.1 Neighbourhood planning provides communities with the opportunity to shape, plan and manage development that comes forward in their local area. In Torrington, six town and parish councils, as Qualifying Bodies, have commenced work on Neighbourhood Development Plans, with area designations now in place. Table 4.1 shows the extent of these designations and their associated dates of designation.

Table 4.1 Neighbourhood Area Designations in Torrington

Neighbourhood Areas	Designated
Great Torrington	24 th November 2014
Bradworthy	3 rd March 2016
Winkleigh	6 th March 2017
Welcombe	15 th May 2017
Bideford	7 th August 2017
Northam	5 th February 2018

4.2 Generally, the preparation of these Neighbourhood Plans are in the early stages, although a couple have progressed to a more advanced stage. During the monitoring year, Great Torrington's neighbourhood plan was formally submitted to the Council and underwent consultation from 14th February-28th March 2019. Comments received during this consultation will be processed accordingly before an examiner is appointed to determine whether the plan meets the necessary basic conditions of the Localism Act 2011, under the Town and Country Planning Act 1990. Future progress of the Great Torrington Neighbourhood Plan through to examination and towards adoption will be reported upon in the subsequent Authority Monitoring Reports.

4.3 Winkleigh Parish Council have also consulted their pre-submission neighbourhood plan (Regulation 14). Any progress made with the Winkleigh Neighbourhood Plan will be detailed in subsequent Authority Monitoring Reports.

4.4 In North Devon, 13 town and parish councils have designated neighbourhood planning areas, with one further designation taking place since the end of this monitoring period (Ilfracombe). All the designated areas and their associated designation dates are listed below in Table 4.2.

Table 4.2 Neighbourhood Area Designations in North Devon

Neighbourhood Areas	Designated
Bratton Fleming	4 th November 2015
Fremington	4 th November 2015
Georgeham	7 th December 2015
Goodleigh	7 th December 2015

Neighbourhood Areas	Designated
Barnstaple	14 th April 2016
Braunton	28 th June 2016
Instow	28 th June 2016
Heanton Purchardon	9 th November 2016
South Molton	18 th January 2017
Landkey	10 th February 2017
Ashford	25 th July 2017
Morteohoe	29 th January 2018
Ilfracombe	9 th May 2019

4.5 Since their designation, the parish councils for Ashford, Instow and Landkey have advised North Devon Council that they are no longer progressing with preparing a neighbourhood plan. Of the remaining designated areas, all are in the early stages of the preparation process. Georgeham undertook consultation on a pre-submission plan during November 2018 - January 2019 and subsequently have undertaken a substantial amount of further work and intend to re-consult on the revised version in early 2020.

5 Community Infrastructure Levy

5.1 At present, neither Torridge District Council nor North Devon Council are Community Infrastructure Levy (CIL) charging authorities.

5.2 Substantial work has been undertaken to progress the draft Torridge and North Devon Community Infrastructure Levy (CIL) Charging Schedules. Consultation took place on the draft Charging Schedules in June - August 2014 in tandem with the Publication draft North Devon and Torridge Local Plan. Following a 2016 update to the 2013 Economic Viability Assessment, revised CIL Charging Schedules and Regulation 123 List were prepared, with consultation taking place during January and February 2017.

5.3 Progression of the CIL to examination had been held in abeyance pending the adoption of the North Devon and Torridge Local Plan and awaiting clarification of the Government's position with regard to the future use of CIL and Section 106 contributions. The Local Plan was adopted over halfway through the monitoring period towards the end of October 2018 with the remaining monitoring period focusing on the immediate implementation of the plan. As such, progress towards the adoption of CIL in this monitoring period was limited in order to ensure a successful transition period to the new plan. The Councils are currently considering options as to whether to move to adopt CIL and the outcome of this will be reported upon in future monitoring reports.

6 Vibrant Northern Devon Economy

6.1 Amount of new land and floorspace delivered for economic development by location and use class

The Basis of Economic Development in Northern Devon

6.1.1 Previously, the councils of North Devon and Torridge have collected and presented data on employment land and economic development in different ways in separate monitoring reports. As this is the first joint Authority Monitoring Report between the two councils, we seek to present data jointly, wherever possible. Historically, North Devon Council have presented economic development as the total area of the site in hectares, focusing on allocated employment land as designated in their previous local plan and the current joint local plan, as well as non-allocated sites. Torridge Council have previously presented data by square metres of the total net increase and of the total floor area. This included both B class and non-B class land uses and monitored all economic development, including that not on allocated sites.

6.1.2 Currently, it is not possible for the councils to report all economic development on a joint basis, due to the fact the councils have been collecting land data differently and as such it cannot be presented in a wholly joint format. Although hectares and square metres can be converted to the same units, hectares include the whole site area whereas square metres monitor just the total floor area. As such, it is not possible to entirely combine the current data we have.

6.1.3 In the future, the councils will seek to establish a means of providing employment land and economic development data on a universal basis so that it can be reported upon as a collective total for the northern Devon area.

Economic Development in Torridge and North Devon 2018-19

6.1.4 The table below demonstrates the economic development that took place during the year 2018-19. It should be noted that, with the exception of land at Chivenor (BRA01) in Heanton Punchardon parish, these developments did not occur on sites allocated for economic development.

Table 6.1 Economic Development in Torridge and North Devon

Parish	Site Area (ha)	Additional floor space (m ²)
Bideford	0.5383	790
Broadwoodwidge	0.2157	270
Great Torrington	0.0454	432
Hartland	0.2365	60
Winkleigh	1.1664	897
Heanton Punchardon	0.4	200
South Molton	~	64
Tawstock	1.5	75

Parish	Site Area (ha)	Additional floor space (m ²)
Total	4.1023	2788

6.1.5 During the monitoring year, development commenced on a total of 4.245 hectares of employment land in Torridge and a further 31 applications were granted relating to employment land and economic development.

6.1.6 North Devon currently assess economic development by monitoring development that has occurred on sites identified in both the previous North Devon Local Plan, and in the North Devon and Torridge Local Plan, as well as on non-allocated sites.

6.1.7 Within North Devon, 1.9 hectares of land for economic development was completed during the monitoring year of 2018/19 with a mixture of B1, B2 and B8 uses comprising of 4 units at Chivenor (BRA01), an office building at the new waste facility at Brynsworthy, and additional office floorspace on an existing site in South Molton.

6.1.8 On a second allocated site at Roundswell, south of the A39 (BAR10), development is currently under construction and the future progress that is made on this site will be reported in the next AMR.

6.1.9 To summarise, during the monitoring year, a total of 4.1 hectares of land for economic development was completed across both Torridge and North Devon. This included development at established employment sites in Winkleigh and Broadwoodwidge in Torridge. The development in Chivenor occurred on a site that has been identified for employment development in the North Devon and Torridge Joint Local Plan. The developments in Torridge occurred on well establishment employment sites, but were not new employment land allocated under the local plan.

6.1.10 As stated above, the councils will seek to collaborate on current data collection methods and analysis in order to present such information on a joint basis. As part of this, the councils will seek to present data jointly on employment completions, employment land losses, commenced development and permissions granted on both allocated and non-allocated sites. This will then be used to indicate how the councils are working collectively towards the target of 84.9 hectares of new economic land delivered by 2031, along with additional development in sustainable locations on unallocated sites.

Economic Development in Previous Years

6.1.11 From 2011-2018 a total of 23,920.50 m² of floorspace development in Torridge was completed for economic purposes, as detailed in appendix 2, table 2.1. Combined with the data in table 6.1, this has resulted in an net increase of 25,790.50 m² of floorspace across the district since 2011, which equates to 2.58 hectares. The development has almost equally been split between B class and non-B class uses.

6.1.12 Since 2011, North Devon have developed a total of 10.63 hectares of land on allocated employment sites, leaving a remaining outstanding allocation to 2031 of 28.95 hectares.

6.2 Amount of land for economic development lost to non-economic development by location and use class

6.2.1 No employment land in Torridge or North Devon was lost to other uses on allocated sites during the monitoring period.

6.3 Amount of previously developed land redeveloped for economic development uses

6.3.1 Development on previously developed land included completion of 7 retail units (4,930 m²) and a mezzanine floor (additional 1,000 m²) both at Anchorwood Bank, Barnstaple during the monitoring year. Other economic development on previously developed land, both in North Devon and Torridge, included change of use of existing units and small scale extensions to existing premises.

6.4 Percentage of working population with no NVQ qualification

6.4.1 Under the fourth indicator of a vibrant Northern Devon economy, the target is to improve skill levels within the working population and this is monitored by the percentage of the population aged 16-64 with no NVQ qualifications.

6.4.2 The ONS annual population study of January to December 2018 is based on a sample population aged 16-64 years of 37,400 people in Torridge, and 53,700 people in North Devon. In 2017 the sample was 38,900 for Torridge and 55,800 for North Devon.

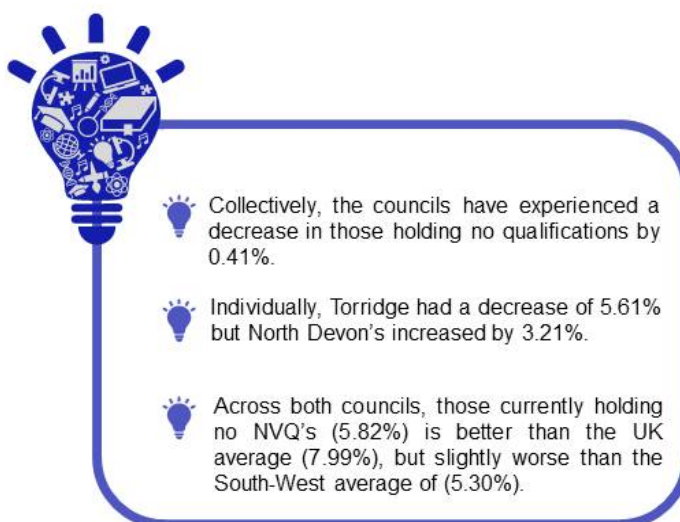
6.4.3 When combining the data given for both authorities, there is a demonstrated improvement (reduction) in those who have no NVQ qualifications when comparing 2017 to 2018. In 2017, 6.23% of the sample population in northern Devon had no qualifications, whereas 5.82% did in 2018.

6.4.4 The study surveyed those aged 16-64 years and found that, for North Devon in 2018, 9.12% held no qualifications. This is a big increase on the previous year where 5.91% held no qualifications. The reason for such a large increase is unclear. No exact figures were given for Torridge as the sample was too disclosive in 2018, although as 34,700 held an NVQ1 or above and 2,300 held other qualifications, it can be assumed that the remaining 400 (1.07%) people hold no qualifications. This is a significant decrease compared to 2017 whereby the figures given of 2,600 people with no qualifications amounts to 6.68%. Unfortunately the figures for Torridge in 2017 are subject to rounding issues. It is stated that 34,000 have an NVQ1 or above, 2,400 have other qualifications and 2,600 have no qualifications, leading to a total of 39,000. However, the stated sample size is 38,900 leading to an overall total percentage among all groups of 100.25%. Despite this, there is still a comparable difference between the two years and the two authority areas. A full explanation of rounding issues is accounted for in appendix 3, tables 3.1-3.3.

6.5 Amount and proportion of retail, office and leisure developments completed within defined town centres

6.5.1 In both North Devon and Torridge there were no new retail, office or leisure developments completed within the town centre apart from reuse of existing premises.

Figure 6.1 Summary of NVQ Level Changes from 2017-2018



6.5.2 The extent of all town centre boundaries were reviewed as part of the preparation of the Local Plan adopted in 2018. Consequently, the town centre surveys from 2018 refer to a different number of properties and **the results are not directly comparable to earlier findings**. All town centres in North Devon have fewer properties included (Ilfracombe has 25% fewer), apart from South Molton where the number of premises increased. As a new district centre, Roundswell was not surveyed in 2018. In Torrridge, 3 of the town centres have stayed the same when compared to the number of properties surveyed in 2018. For the other three towns, two have less properties that are now included and one town has an additional property.

6.5.3 The reuse of existing premises within town centres are already recorded under section 6.7 of the monitoring framework on the range of services and facilities in town centres. The specific changes that have occurred across retail, office and leisure services are detailed in the table below, indicating that each type of use has experienced a loss between 2018 and 2019.

Table 6.2 Changes in the Retail, Office and Leisure Use Classes between 2018 and 2019 (Premises)

District	Town Centre	Retail (Class A1 use)	Office (Class A2 & B1 uses)	Leisure (Class D2 use)
Torrridge	Appledore	+1	0	0
	Bideford	-7	-1	-3
	Great Torrington	-2	0	0
	Holsworthy	-2	-1	0
	Northam	+1	0	0
	Westward Ho!	0	0	0
	Total	-9	-2	-3
North Devon	Barnstaple	-15	0	0
	Braunton	+2	+4	+1
	Ilfracombe	-11	-11	-1
	South Molton	+2	0	0
	Total	-22	-7	0
Grand Total		-31	-9	-3

6.5.4 Across both councils, this data demonstrates a significant loss in retail uses by 31 units, with smaller losses in office uses of 9 units and leisure uses by 3 units. However, as the town centre boundaries changed between the 2018 and 2019 town centre surveys, **this data does not necessarily indicate that services have been lost; rather they may now be just located outside of the town centre boundaries**. The data presented in this AMR from the 2019 town centre surveys will set a baseline from which to be able to compare data accurately in subsequent years, using comparable boundaries.

6.5.5 The data presented in office development of A2 and B1 uses could potentially include some non-office based uses such as banks and building societies, however the Council are developing methods of monitoring and presenting this data to only include office-based uses and this will be presented in the next AMR.

6.6 Vacancy rates in town centres

Torrige:

6.6.1 Town vacancy rates for Torrige were conducted as part of town centres surveys that were undertaken in June 2019. Although this falls outside of the monitoring period, the data will be used in this AMR indicating the end of the monitoring period because the most recent data prior to this is from August 2018 and was used in the last AMR published by Torrige.

6.6.2 As of 2019 surveys, the town centre vacancy rate is 7.93%. The UK average is 10%. For individual towns:

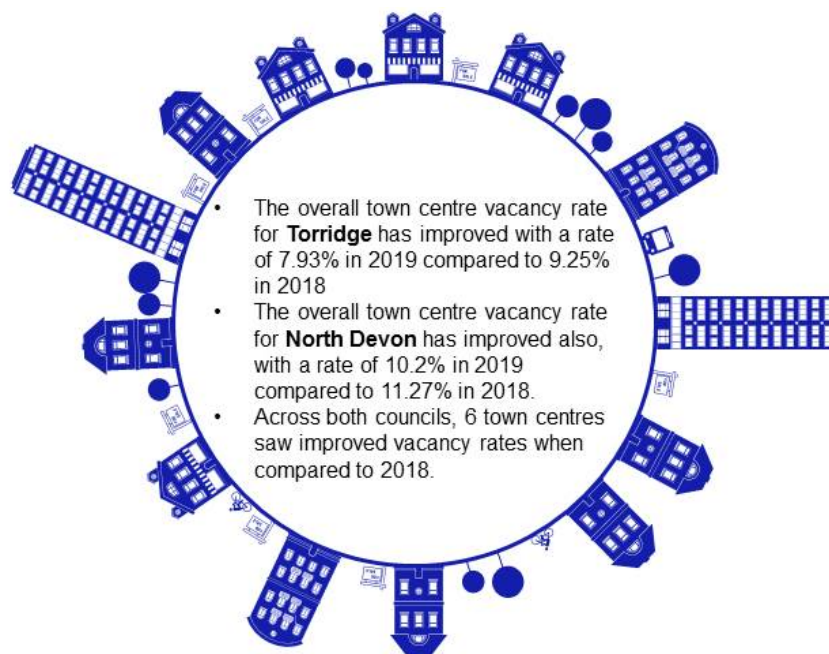
- Appledore (0%), Bideford (10.86%), Great Torrington (9.57%), Holsworthy (7.59%), Northam (4.55%) and Westward Ho! (0%).

6.6.3 To compare for 2018, the vacancy rate for Torrige is 9.25% This includes:

- Appledore (1.01%), Bideford (11.60%), Great Torrington (9.57%), Holsworthy (8.47%), Northam (0%) and Westward Ho! (0%).

6.6.4 In Torrige, when compared to the 2018 results, there has generally been an improvement to vacancy rates; with two towns are unchanged, three are improved with fewer vacant units and only one (Appledore) which has shown a very modest increase in the number of vacant units present. The overall rate across town centres in Torrige has improved.

Figure 6.2 Vacancy Rate Changes from 2018 to 2019



North Devon:

6.6.5 Vacancy rates for North Devon were assessed as part of town centres surveys that were undertaken in June 2019. Although this falls outside of the monitoring period, the data will be used in this AMR indicating the end of the monitoring period because it is the most recent data. Prior to this, surveys from August 2018 were used in the 2018 AMR for North Devon.

6.6.6 As of 2019 surveys, the overall town centre vacancy rate is 10.2%. The UK average is 10%. For individual towns:

- Barnstaple (12.07%), Braunton (2.08%), Ilfracombe (13.42%), Roundswell (11.76%), South Molton (5.88%).

6.6.7 In comparison for 2018, the overall town centre vacancy rate for North Devon was 11.27%. The individual town centres were:

- Barnstaple (14.01%), Braunton (9.65%), Ilfracombe (8.54%), South Molton (6.11%).

6.6.8 When compared with the 2018 results, the vacancy rates are lower (fewer vacant units) for all North Devon town centres, with a large reduction in Braunton (down 7.57%), apart from in Ilfracombe where there was a significant increase (up 4.88%). However, the results are not directly comparable due to boundary changes for all town centres.

6.7 Range of services and facilities in town centres and rural communities

6.7.1 The variation in the mix of town centre use classes were assessed as part of town centre surveys that were undertaken in June 2019 (see Appendix 5). These can be compared to the previous number of units of each use class in 2018 in order to determine any changes that have taken place. However, the results between 2018 and 2019 are not directly comparable as the town centre boundaries changed during this time and as a consequence of this some units are now not included within the new boundary.

6.7.2 Of the 6 towns in Torrridge, 3 experienced no net loss or gain in the town centre use classes between 2018 and 2019. One town experienced an overall increase and the remaining two towns experienced an overall decrease. These are detailed below:

6.7.3 Westward Ho!: no single use classes changed at all. For example, there were 19 units of class type A1 (shops) in 2018 and 19 in 2019.

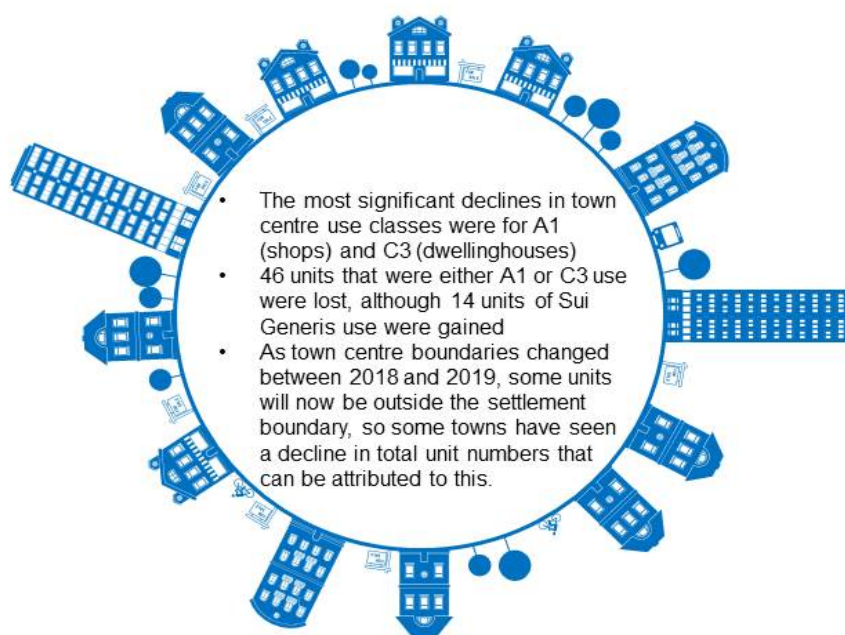
6.7.4 Great Torrington: a decrease of A1 (shops) by 2 units and an increase in sui generis use by 2 units, with no overall net loss or gain.

6.7.5 Northam: an increase in A1 (shops) of 1 unit and a decrease in C3 (dwellinghouse) by 1 unit, resulting in no net loss or gain.

6.7.6 Appledore: an overall increase of 1 unit, provided by an increase in the A1 (shops).

6.7.7 Bideford: an overall decrease of 38 units, led by decreases in A1 (shops) and C3 (dwellinghouse).

Figure 6.3 Changes in town centre uses from 2018 to 2019



6.7.8 Holsworthy: an overall decrease of 17 units, led by a decrease in C3 (dwellinghouse) use class.

6.7.9 Generally, the most significant changes were in the classes of A1 (shops) which collectively saw a loss of 8 units across the Torridge town centres, and in C3 (dwellinghouse) which collectively lost 35 units, however as already outlined above this can be attributed to the change in town centre boundaries. Other use classes saw marginal decreases and the occasional increases of 1-3 units collectively, with these occurring in A2 (Professional and Financial Services), A3 (Restaurants and Cafe's), A4 (Drinking Establishments), D1 (Non-residential Institutions), D2 (Assembly and Leisure) and Sui Generis. Use classes that experienced no change across all town centres were A5 (Hot Food Takeaways), B1 (Business), C1 (Hotels).

6.7.10 Within North Devon, there were significant increases in the proportion of A1 (shops) in Braunton and Ilfracombe, but with reductions in Barnstaple and South Molton. At least in part, these changes are a direct result of boundary changes to the extent of all town centres during 2018. All centres showed an increase in Sui Generis uses, which partly reflects an increase in nail bars and beauty salons.

6.7.11 Barnstaple: an overall decrease of 17 units, including a decrease in A1 (shops) units, a loss of 15 units, but an increase in sui generis uses with 13 additional premises.

6.7.12 Braunton: a overall decrease of 18 units, despite an increase in A1 (shops) units (up 10% but only 2 additional units), with an increase in B1 (business) units, but a reduction in C3 (Dwellinghouses) and D1 (non-residential institution) units.

6.7.13 Ilfracombe: a substantial overall decrease of 50 units resulting in a decrease in 21 units of C3 (dwellinghouses) units and a decrease in A1 (shops) by 11 units (despite resulting in a net increase of 5.7%).

6.7.14 Roundswell: a total of 17 units of which the largest proportions are B2 (general industrial) with 4 units, A1 (shops) with 3 units and 2 Sui Generis units. Roundswell district centre was designated in 2018 so was not surveyed in previous years.

6.7.15 South Molton: an overall increase of 22 units, resulting in a net increase in units for most use classes, but with the only substantial increase in proportion of units from class C3 (dwellinghouses) up by 3% and class B8 (storage and distribution) up 2%.

6.8 Number of tourism related schemes delivered

6.8.1 During the monitoring period, a total of 29 applications relating to tourism have been identified as being approved in Torridge. Cumulatively, this resulted in at least 130 units of holiday letting or accommodation being approved, varying from redundant barn conversions of up to 3 units, to a new development providing 58 holiday units. Development that was not dwelling-based included the permissions for a new tennis court in Horns Cross, a new visitor centre in Northam, and the creation of a 171 space pay-and-display car park in Westward Ho!, of which 125 spaces are for use during the summer months only. The full list of all applications relating to tourism schemes can be found in appendices 6 and 7, along with the specific proposal and location.

Figure 6.4 Tourism Applications in Northern Devon



6.8.2 In North Devon, a total of 41 applications were approved during the monitoring period that related to tourism. The proposals ranged from small-scale development of glamping pods and outbuilding conversions to larger schemes of 7 hotel suites, 58 holiday lodges and a 16-bed hotel extension.

6.8.3 During the monitoring year, there were also two new permissions for tourism losses in Torridge and ten in North Devon.

6.8.4 In Torridge, application 1/0483/2018/FUL was considered acceptable as the part of the building that offered the holiday let was not considered to be high quality tourist accommodation and its subsequent conversion would bring it in line with the residential use of the rest of the building, thus returning it to its former intended and established use. The second application, number 1/0142/2018/FUL for the removal of a condition that restricted the property for holiday occupancy only, was also permitted on the basis of declining economic success and inability to sell the property after marketing for at least 2 years, therefore justifying the removal of the holiday occupancy condition.

residential use of the rest of the building, thus returning it to its former intended and established use. The second application, number 1/0142/2018/FUL for the removal of a condition that restricted the property for holiday occupancy only, was also permitted on the basis of declining economic success and inability to sell the property after marketing for at least 2 years, therefore justifying the removal of the holiday occupancy condition.

6.8.5 In North Devon, all of the losses that occurred were with holiday accommodation varying from 1 to 4 units in size. Two of the losses in North Devon were due to the holiday use never being fully established. Another previous permission had the work completed but was never occupied for holiday use. These losses did not harm existing tourism provision because the holiday condition was never fulfilled for its intended use. Another loss was to enable the applicant's parents to use the building as ancillary accommodation which is also not considered a loss to tourism and the local economy because the site was part-converted and never capable for use as holiday accommodation.

6.8.6 A further application in North Devon was permitted on the basis that a similar application was allowed on appeal nearby and the subsequent outcome of this was that the permitted residential use had not resulted in any adverse amenity, infrastructure or highway impacts. As such, the removal of the holiday occupancy condition in this circumstance would be expected to have a similar outcome and therefore was permitted. There were also several permissions where existing tourism premises which were show to be unviable having been marketed unsuccessfully.

6.8.7 Therefore, as a result of the above permitted applications, there was no net loss of tourism in the core tourist areas with an overall net increase in tourism facilities and schemes permitted across the district.

6.8.8 In the future, the councils also wish to monitor the ongoing completions of such previously approved tourist developments. This will allow the councils to review the extent to which permitted development is being delivered with regards to the rate of previous years' approvals.

6.9 Number of rural employment/diversification schemes delivered

6.9.1 One rural employment scheme was delivered each in North Devon and Torridge during the monitoring period.

6.9.2 In North Devon, a collection of redundant agricultural barns were approved to be converted into a wedding and events venue. The barns were not used for modern farming practices, so the conversion would assist in preventing them falling into disrepair, alongside providing an income to support the farming operation.

6.9.3 In Torridge, the scheme was a retrospective application to change part of a soft fruit farm into a children's activity centre with the creation of a tea room. The delegated report specified that such a diversification scheme had been considered by the farm due to weather conditions impacting soft fruit production in recent years. Although the application is retrospective and therefore had been used in this way prior to the monitoring period, it is counted as being delivered during the period as its use in this way was formally approved.

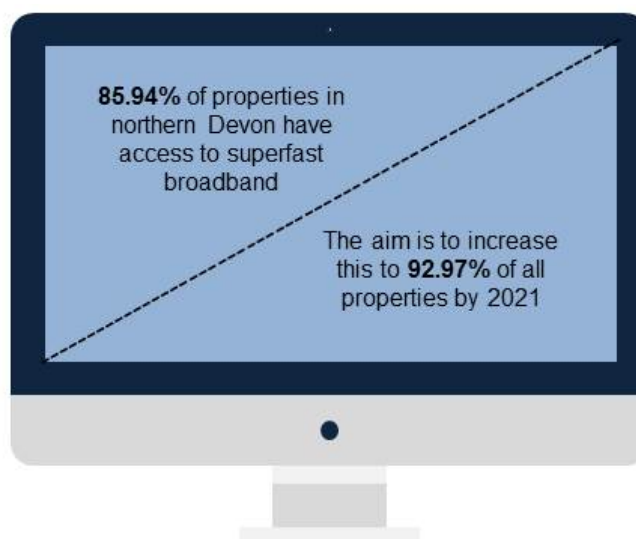
6.10 Superfast broadband exchanges upgraded

6.10.1 Connecting Devon and Somerset (CDS) is a local government-led partnership set up to help deliver broadband infrastructure. The goal is for 290,000 residents and businesses in Devon and Somerset to have access to superfast broadband, with phase one focusing on fibre connections and the current phase two involving work with Airband Community Internet to bring fixed wireless networks to remote areas⁽³⁾.

6.10.2 CDS have estimated that the total estimated premises in Northern Devon is 88,200. Of these, around 75,800 premises are currently being served with broadband speeds of 30Mbps or above (superfast), which is 85.94% of all premises. This 75,800 is broken down as follows:

- 32,300 premises are serviced by the private sector
- 38,800 have been subsidised as part of CDS phase 1 contracts with Openreach
- 4,700 have been subsidised as part of CDS phase 2 contracts with Airband Community Internet

Figure 6.5 Current and projected broadband provisions in northern Devon



6.10.3 Looking to the future, around 6,200 more premises are planned to be serviced by 2021 as part of the current phase 2 contracts. This would mean a total of 82,000 or 92.97% of all premises. It is noted that this would leave around 6,200 premises without superfast services by 2021. In March 2020, Ofcom are launching a revised Universal Service Obligation for anyone with less than 10Mbps broadband speeds the legal right to request a faster service up to a cost cap of £3,400. This excludes anyone located in a planned publicly subsidised programme over the next 12 months.

6.10.4 Currently there are no additional private sector superfast investments set to take place over the next three years, but this is not to say investment in ultrafast broadband of 100Mbps+ will not take place. Information can only be requested from the private sector on its superfast plans. Therefore, if an area already has superfast broadband and a provider intends to increase it to ultrafast, it will still be reported as being covered by superfast broadband.

3 <https://www.connectingdevonandsomerset.co.uk/about-us/>

7 World Class Environment

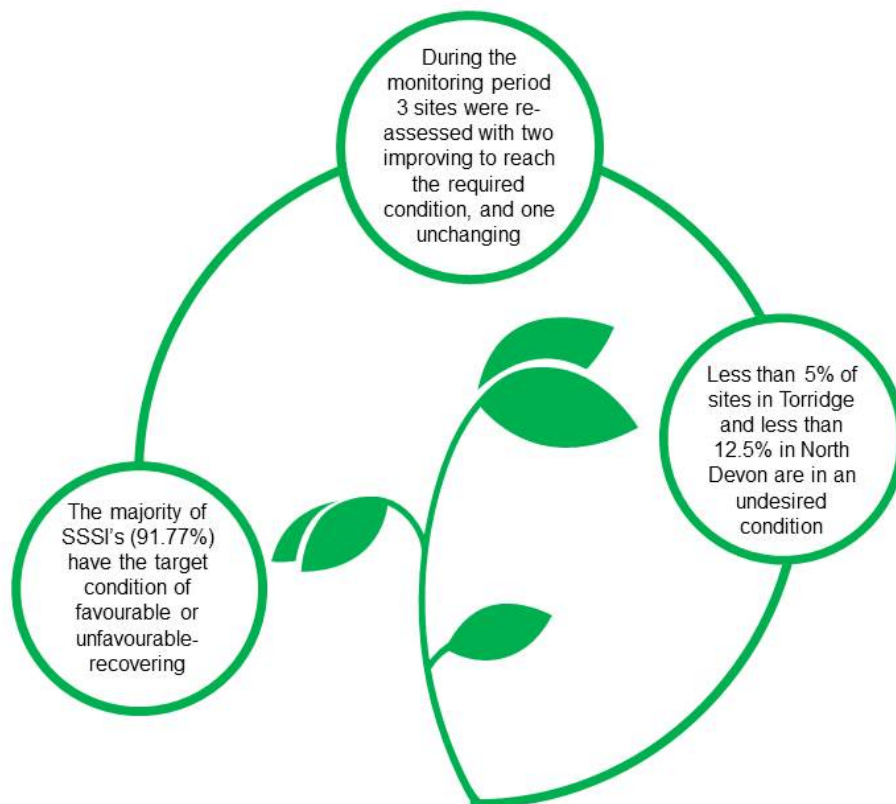
7.0.1 The North Devon and Torridge Local Plan aims (aim 2) for northern Devon to have a World Class Environment, where important assets are valued and enhanced for future generations. This includes looking towards the biodiversity of our area, its numerous Sites of Special Scientific Interest (SSSIs), landscape character along with bathing water quality, air quality and renewable energy.

7.1 Condition assessment of SSSI units

7.1.1 The first target of a World Class Environment seeks a net increase in the proportion of SSSI (Site of Special Scientific Interest) units with favourable condition or unfavourable recovering condition. The total extent of all SSSIs and their assessed condition is collated in data tables on the Natural England website. Generally, sites that fall within the boundary of Exmoor National Park have been excluded as it is its own local planning authority and not subject to the provisions of the NDTLP. An exception to this is the South Exmoor SSSI for which two units extend outside the park boundary and under the influence of the NDTLP.

7.1.2 There are a total of 196 designated SSSI units across North Devon and Torridge, with several adjacent units being collated together to form each SSSI. The full list of these units are detailed in the appendices. North Devon has 59 units, with 4 of these have been assessed as having unfavourable condition that is showing no change or is declining. Therefore, there are 55 units in North Devon with the relevant favourable or unfavourable recovering condition as per the monitoring framework targets. Of these 55 units, 35 are favourable condition and 20 are unfavourable recovering condition.

Figure 7.1 The condition of SSSI units across northern Devon



7.1.3 Torridge has 134 units, with 6 assessed as unfavourable with no change or declining condition. Therefore, 128 units in Torridge have the relevant favourable or unfavourable recovering condition, as per the monitoring framework requirements. Of these 128 units, 87 are favourable condition and 41 are unfavourable recovering condition.

7.1.4 The Tav and Torridge Estuary SSSI extends into both local authorities and encompasses three SSSI units. One of these has the condition of unfavourable with no change and the other two are favourable.

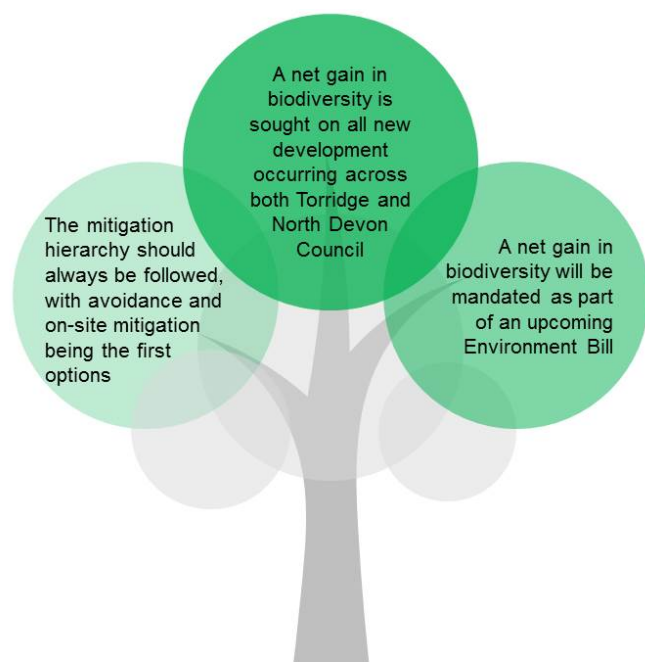
7.1.5 The site assessment dates range from October 2006 to February 2019, since their condition is not reassessed annually. In total, 11 of the 196 sites have been assessed from 2016 onward; therefore the current condition of many sites could well have changed since their last assessment. During the monitoring report period of April 1st 2018 to 31st March 2019, three sites were re-assessed. For one of these units, the condition did not change and two changed favourably from unfavourable declining to unfavourable recovering. The two sites that changed condition were the Common Moor East Putford SSSI with the commentary stating that swaling and scrub management plans are now in place.

7.1.6 Many of the factors affecting the condition of SSSI units are beyond the scope of the planning system, relating to land management practices, for example. However, the councils will work in liaison with Natural England and landowners where appropriate and will contribute to improving the condition of SSSI units through the planning system where opportunities arise.

7.1.7 The remaining sites have either not been re-assessed, or have not been re-assessed during the monitoring period of this report. Natural England have been contacted in relation to this and have advised that their SSSI monitoring programme is under review. At present, it is unlikely that any new data will be available in the near future. Therefore, although some of the data presented could well be outdated, it provides an overview of all SSSIs in the plan area, and will provide a baseline to allow ongoing review as and when assessments may be conducted and their conditions may change.

7.2 Biodiversity delivered through biodiversity offsetting credits

Figure 7.2 The current state and future of biodiversity



7.2.1 Biodiversity net gain is where the biodiversity of an area is left in a measurably better state than which is was found.

7.2.2 It was announced in the Government's Spring Statement of March 2019 that the Government will mandate biodiversity net gain as part of a forthcoming Environment Bill. This will require developers to assess an application site before submitting plans and demonstrate how biodiversity will be improved so that the site is in a measurably better state than it was pre-development. It is anticipated that the bill is likely to be introduced later in 2019 and its progress will be reported upon in the next AMR.

7.2.3 With regards to the local authorities, policy DM08 of the local plan requires all new development to provide a net gain in biodiversity, wherever possible. This can include both on-site and off-site provisions, although under the mitigation hierarchy, avoidance then on-site mitigation would always be preferred in the first instance.

7.2.4 Prior to the adoption of the NDTLP in October 2019 the local authorities did not have a mechanism to require net gain from development, Due to the adoption of the local plan during the monitoring period, data had not been ascertained or measured in a way where it would be possible to report upon as a numerical figure for the monitoring period 2018-19.

7.3 Bathing Water Quality

7.3.1 The third environmental indicator seeks an improvement in water quality. This can be monitored by reviewing the 2018 water quality classification that was granted during the monitoring year, compared with that of the previous year. There are 11 bathing areas subject to water quality monitoring across northern Devon⁽⁴⁾. Two of these are in Torridge and 9 are in North Devon. Lynmouth has not been included because, although it is within the North Devon district, it falls outside of the local planning authority area, and would come under Exmoor National Park Authority. Instow is also not included in this report as it is no longer a designated bathing water site. Instow is subject to permanent advising against bathing due to it being infeasible to meet minimum legal quality requirements as per Bathing Water Regulations 2013⁽⁵⁾.

Figure 7.3 Summary of bathing water quality across northern Devon



7.3.2 Samples for all sites were taken from 1st May 2018 to 30th September 2018, referred to as the 'collection period'. Samples were either collected on a weekly or monthly basis. From the 2017 classification, only one site changed its classification. This was Croyde Bay which received a good classification in 2017 and an excellent classification in 2018. All other 2018 classifications were the same as awarded the previous year. The full list of sites, classifications and commentary on sewage, litter and short term pollution warnings can be found in Appendix 10, table 10.1.

7.4 Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence/water quality grounds

7.4.1 This indicator requires monitoring of planning permissions that have been granted contrary to the advice of the Environment Agency, with the target being that no permissions are granted on this basis.

4 <https://environment.data.gov.uk/bwq/profiles/data-compare.html?bw=ukk4304-34700%2Cukk4304-34410%2Cukk4307-33900%2Cukk4304-34100%2Cukk4304-34200%2Cukk4304-34300%2Cukk4304-34400%2Cukk4304-34450%2Cukk4304-34500%2Cukk4304-34600%2Cukk4307-33800>
 5 http://environment.data.gov.uk/bwq/profiles/profile.html?_search=instow&site=ukk4304-34000

7.4.2 During the monitoring report period, no permissions were granted contrary to the advice of the Environment Agency in northern Devon. The Environment Agency advised in their 2018-19 report that two applications from Torridge and fifteen from North Devon would be contrary to their advice if approved, however these were all revised for various reasons. No applications were approved contrary to Environment Agency advice during the monitoring period. On some applications the Environment Agency withdrew their objections after receiving sufficient further evidence such as a flood risk assessment or finished floor level plans. Other applications have also been discounted due to the applicant withdrawing them entirely. Further applications were not determined during the monitoring period therefore being subject to potential inclusion in future monitoring reports. The full list of these applications along with the accompanying reason for dismissal are detailed in Appendix 11, table 11.1.

7.5 Nitrogen dioxide levels at Braunton village centre

7.5.1 During 2018 there were no exceedances of any air quality objectives at any monitoring sites across North Devon. Within the existing Braunton Air Quality Management Area (AQMA) there have been three consecutive years where the two NO₂ diffusion tubes located within the AQMA have reported annual mean concentrations below the NO₂ annual mean objective of 40µg/m³ for PM10 ⁽⁶⁾. However both sites within the AQMA, at the point of exposure during 2018, were still within 10% of this annual mean objective, so need to fall further.

7.6 Capacity for approved renewable energy generation

7.6.1 The final indicator to monitor in the framework under world class environment refers to the target of the potential to deliver increased levels of renewable energy generation through consented development.

7.6.2 During the monitoring period of 1st April 2018 to 31st March 2019, no applications in Torridge or North Devon were received nor granted for wind turbines. This reflects national planning policy which restricts such development unless it is in an area designated as suitable for wind energy development; of which there are no such areas in North Devon or Torridge.

7.6.3 During the same monitoring period, 8 applications were approved relating to the installation of solar panels in Torridge and 6 applications in North Devon. The minimum cumulative potential output from these 14 proposals is 59.32 kW. This has been calculated through information provided by the applicant or through an estimation of each panel producing 0.25 kW as an industry average. The full explanation of these, segregated by each application, is provided for under Appendix 12, table 12.1.

7.6.4 Generally, many small-scale residential proposals for solar panels would come under permitted development and as such, would not require planning permission so are not included in the above totals of renewable energy capacity. Such restrictions where express permission is required could include dwellings located within conservation areas or where the buildings are listed. This would also apply to proposals for small wind turbines in a residential setting, subject to restrictions.

7.6.5 In Torridge and North Devon there are 81 electric car charging stations; 19 of these are in Torridge and 62 are in North Devon. They are all open to members of the public, whether partially through paying customers of a business, or fully open for anyone to use.

6 Air Quality annual status report
2019 <https://www.northdevon.gov.uk/environment/air-quality/screening-assessments/progress-reports-and-assessments-submitted-and-accepted-by-defra/>

8 Balanced Local Housing Market

8.0.1 The next section of the Authority Monitoring Report seeks to review the progress made towards creating a balanced local housing market. The collective aim of the 10 indicators that come under this section is to report on progress towards providing a market where a choice of decent housing of all types is available and new development meets community needs. This includes rural housing in sustainable locations, a range of affordable housing suitable for local needs and the provision of appropriately located infrastructure to support a growing population with a balance between housing, employment and infrastructure.

8.1 Number of new homes delivered in the last 12 months

8.1.1 The North Devon and Torridge Local Plan sets a requirement of 17,220 new dwellings to be delivered across the plan period 2011 to 2031. This equates to an annualised rate of 861 dwellings. During the monitoring period, a total of 951 new dwellings were completed across the local plan area.

8.2 Type, size and tenure mix of new homes delivered and amount and type of specialist accommodation delivered

8.2.1 Across Torridge, 258 dwellings were completed across the monitoring period. The type and size of these completions is detailed below.

Table 8.1 Dwelling completions by Type in Torridge

Type of dwelling	Number of completions
Terraced	38
Semi-detached	70
Detached	105
Flat/ Apartment	42
Unknown/ Unspecified	3
Total	258

Table 8.2 Dwelling completions by Size in Torridge

Size of dwelling (bedrooms)	Number of completions
1	9
2	101
3	89
4	54
5	1
8	-1
Unknown/ Unspecified	5

Size of dwelling (bedrooms)	Number of completions
Total	258

8.2.2 The types and sizes of dwelling completions are not currently monitored within North Devon.

Specialist Accommodation

8.2.3 Specialist accommodation includes sheltered housing, close or extra-care housing and its development is supported within the North Devon and Torridge Local Plan in order to meet the identified needs of all sectors of the community. Within North Devon a permission for extensions and alterations to provide 14 additional bedrooms at Seaview Haven residential care home in Ilfracombe (66763) was delivered during 2018/19. In addition, permission was granted for demolition of a care home and erection of 21 dwellings at Beech House, North Road, South Molton (64405) in the monitoring year.

8.2.4 Within Torridge, two schemes were approved in the monitoring year related to specialist accommodation. The first of which was for 27 units of close care accommodation at Kenwith Castle in Abbotsham, to be associated with the existing care and nursing facility already at the site (application 1/0634/2016/FULM).

8.2.5 Secondly, there was an application for alterations to the internal layout of an existing care facility. The application would result in the gain of two self-contained residential units and an additional bedroom (application 1/0536/2018/FUL).

8.3 Number of affordable homes delivered by size, tenure and type

8.3.1 There were 187 affordable housing completions in the monitoring year across northern Devon out of a total of 951 dwelling completions (19.7%).

8.3.2 Of these 187 affordable homes, 148 were in North Devon with 39 in Torridge. The majority of these were 2 bed houses which were for affordable renting. A detailed breakdown of the size, tenure and type of these affordable homes can be seen in Tables 8.3 to 8.7 below.

Table 8.3 Affordable Housing Completions by Tenure in Torridge

Tenure	Number of dwellings
Affordable rented	27
Discount open market	2
Intermediate housing	6
Social rented	4

Table 8.4 Affordable Housing Completions by Tenure in North Devon

Tenure	Number of Dwellings
Social rented	83
Affordable rented	27

Tenure	Number of Dwellings
Shared ownership	25
Discount market sales	10
Local needs restriction	3

Table 8.5 Affordable Housing by Form in Torridge

Number of dwellings	Terraced	Semi-detached	Detached
	18	19	2

Table 8.6 Affordable Housing by Type in Torridge

Number of dwellings	House	Bungalow
	39	0

Table 8.7 Affordable Housing by Bedrooms in Torridge

Number of dwellings	2-bed	3-bed	4-bed
	21	16	2

8.4 Percentage of new homes delivered as affordable homes and % delivered on qualifying developments

8.4.1 Across both North Devon and Torridge, there were 187 affordable homes built over the 2018/2019 period, amounting to 19.7% of all dwellings built over the monitoring period. Table 3.7 illustrates affordable housing completions 2011-2019, of which a significant fluctuation can be seen year on year. Over the period 2011-2019, a total of 1,047 affordable homes were provided, accounting for an average annualised rate of 130.9 dwellings.

Table 8.8 Annual Affordable Housing Completions

Year	Affordable Housing Completions	All Housing Completions	% of all new homes that were affordable
2011/2012	130	455	28.6%
2012/2013	70	441	15.9%
2013/2014	126	375	33.6%
2014/2015	199	734	27.1%
2015/2016	92	641	14.4%
2016/2017	151	816	18.5%
2017/2018	92	872	10.6%

Year	Affordable Housing Completions	All Housing Completions	% of all new homes that were affordable
2018/2019	187	951	19.7%
Total	1,047	5,285	19.8%

8.4.2 At the end of the monitoring period, Torridge District Council held £27,300 in commuted sums for affordable housing from Salterns (East-the-Water).

8.4.3 The information in the above table differs slightly from data published in previous Authority Monitoring Reports. As new data comes to light, the housing trajectory and monitoring outputs for the two authorities is updated. As such, data for previous years may occasionally be retrospectively be updated. The authorities have taken the decision to use the most recent available data in order to provide the most reliable account on housing completions since 2011. This information is correct as of November 2019, as published in the Five Year Housing Land Supply Position Statement which can be viewed on the consultation portal ⁽⁷⁾.

8.5 Building for Life standards (BfL 12) achieved for major residential developments

8.5.1 None of the applications that were approved during the monitoring period were subject to Building for Life 12 assessments. The Local Plan stipulates that any major residential application must be supported by a Building for Life 12 assessment. As the Local Plan was adopted in October 2018, the requirement for BfL12 assessments for major developments was only introduced over halfway through the monitoring period. The Councils are seeking to ensure that the processes for requiring, considering and recording assessments is in place for future monitoring periods.

8.6 Number of traveller pitches (permanent and transit) delivered

8.6.1 Policy ST20 stipulates that during the North Devon and Torridge Local Plan period of 2011-2031, provision will be made to meet identified needs for traveller communities in northern Devon for:

- at least 15 pitches for permanent traveller accommodation; and
- at least 2 transit sites or emergency stopping places each providing for the accommodation of 4 or 5 pitches.

8.6.2 The needs were identified through the Devon Partnership Gypsy and Traveller Accommodation Assessment 2015 ⁽⁸⁾ which identified the need for the period 2014 to 2034. Prior to this assessment 3 permanent pitches were delivered between 2011-2014, as detailed below.

7 <https://consult.torridge.gov.uk/portal/planning/localplan/adoption/>

8 www.northdevon.gov.uk/media/378269/devon-partnership-2015-gtaa-finalreport.pdf

Table 8.9 Traveller Pitches delivered

	Pitches delivered 2011-2014	Requirement for permanent pitches (2014 - 2031)	New traveller pitches delivered during 2018/19	New traveller pitches delivered cumulatively since 2014	Extant permissions for traveller pitches at 1 st April 2019
Torrige	1	9	1 permanent 2 temporary	1 permanent 3 temporary	0
North Devon	2	6	0	1 temporary	0
Total	3	15	1 permanent 2 temporary	1 permanent 4 temporary	0

8.6.3 Specifically during the monitoring year, there were two applications in relation to traveller pitches that were approved in Torrige. The first application (1/1000/2018/FUL) was in relation to the siting of two static caravans and the use of land for two tourers in Holsworthy. This application was approved on the 21st of November 2018 resulting in two permanent sites being delivered, albeit on a temporary basis. This permission will expire on the 21st of November 2021 where it is required the land will be returned to its former state, unless it is agreed otherwise in writing beforehand. However, this application will still be included as having delivered two pitches during the monitoring period as the permission extends throughout this period and beyond, although it is noted that this will need re-visiting in future monitoring reports.

8.6.4 The second application (1/0531/2017/FUL) was for the access and siting of an air bus trailer and caravan as one unit of accommodation. This application was allowed under appeal on the 21st January 2019 on a permanent basis.

8.6.5 Both of these applications were retrospective, however as the applications and the appeal were decided and approved during the monitoring period, they are counted in this period. Therefore, during the monitoring period three traveller pitches were delivered across Torrige, with two of these to be reviewed on a temporary permission.

8.6.6 No new planning applications in relation to traveller pitches were received or determined in North Devon during the monitoring period.

8.7 Distribution of new homes delivered between the main towns, local centres and villages

8.7.1 There were 951 new dwellings completed during the monitoring period. The distribution of these new homes is set out in Table 8.10 split between the different categories of settlements.

Table 8.10 Annual Dwelling Completions by Settlement Classification

Settlement Classification	Dwelling Completions	Proportion
Barnstaple (Sub-Regional Centre) and Bideford (Strategic Centre)	332	34.9%
Main Centres	256	26.9%
Local Centres, Villages and Rural Settlements	236	24.8%
Countryside	127	13.4%
Total	951	100%

8.7.2 The majority of the housing development in the countryside was delivered as singular approved dwellings for barn conversions or rural workers dwellings. The largest contribution in the Countryside (Torridge) was for 5 dwellings as part of a retirement village at Rydon Village, Holsworthy. This retirement village is just outside of the boundary of Holsworthy and the five dwellings formed part of a larger scheme for which planning permission was granted in 2005. In North Devon, the largest contribution in the Countryside was a lawful development certificate to site 8 caravans for full residential use at Berrynarbor Park in Sterridge Valley.

8.8 Number of homes and amount of land for economic development delivered since April 2011

8.8.1 Between April 2011 and March 2019, a total of 5,285 additional new homes have been completed across northern Devon.

8.8.2 A total of 10.63 hectares of land in North Devon and 25,790.50 square metres of floorspace in Torridge have been developed for economic and employment uses since 2011. The basis for this data and reasoning behind why it cannot be presented in the form of one unit of measurement across both councils is outlined in section 6.1 of a Vibrant Northern Devon Economy.

8.9 Proportion of new homes delivered in the last 12 months compared to the managed annualised dwelling requirement

8.9.1 During the monitoring period a net total of 951 new dwellings were completed across the local plan area.

8.9.2 An updated housing trajectory is provided in appendix 13. This includes a ‘managed annualised dwelling requirement’ which takes account of previous over or under provision against the annualised rate of 861 dwellings. The trajectory shows for 2018/19 the managed requirement is 991 dwellings and therefore 96% of this target has been delivered in the monitoring period. This indicator is linked to policy ST21: Managing the Delivery of Housing, further details of which are set out below.

8.10 Housing trajectory setting out (i) the actual net additional dwellings in previous years, (ii) the projected net additional dwellings for future years; and (iii) the (managed) annualised dwelling requirement for each year

8.10.1 During the monitoring period a net total of 951 new dwellings were completed across the local plan area.

8.10.2 The updated housing trajectory in appendix 13 sets out the actual net additional dwellings completed per annum for the plan period which equates to 5,285 dwellings (951 dwellings for 2018/19). This is an under-delivery of 1,603 dwellings against the annualised rate of 861 dwellings per annum. The trajectory also shows the projected net additional dwellings for future years and allied to this the managed annualised dwelling requirement for each year to ensure the delivery of the housing requirement of 17,220 dwellings during the plan period. Further details of the projected completions are included in the Councils' Five Year Housing Land Supply Position Statement (November 2019).

8.11 ST21: Managing the Delivery of Housing- Position Statement November 2019

8.11.1 Policy ST21 of the North Devon and Torridge Local Plan states:

(1) If monitoring identifies that the number of dwelling completions across northern Devon in a monitoring year is less than 110% of the annualised dwelling requirement for that year, then the Councils will:

(a) implement a review to identify and understand key issues that might be affecting housing delivery; and

(b) engage proactively with development interests and work in partnership to remove barriers and facilitate the increased delivery of new homes.

(2) If monitoring identifies that the number of dwelling completions across northern Devon in a monitoring year falls below 90% of the annualised dwelling requirement, and the housing trajectory for that year indicates that the rate would not recover to an average of at least 100% for the two subsequent monitoring years, then proposals for additional residential development outside of defined settlement limits will be supported where they are:

(a) in a location and of a scale and nature commensurate to the deficit in required housing;

(b) able to demonstrate the ability to contribute in a timely manner to addressing the deficit in housing supply;

(c) broadly consistent with, not prejudicial to and contributing towards the positive achievement of the plan's overall spatial vision and strategy for northern Devon, along with the relevant settlement vision and development strategy; and

(d) in all other respects in accordance with other Local Plan policies, in so far as they apply.

(3) If monitoring identifies that it is not possible to demonstrate a five year supply of deliverable land for northern Devon, and there is no recovery of identified supply indicated for the two subsequent monitoring years, then a full or partial review of the Local Plan will be implemented.

8.11.2 An updated housing trajectory for North Devon and Torridge, with a base date of 1st April 2019 was published in November 2019, with a relevant extract for the purposes of implementing Policy ST21 shown below (Table 8.11).

Table 8.11 Extract from housing trajectory (base date 1st April 2019)

	Monitoring Period		
	2018/19	2019/20	2020/21
Actual Completions in monitoring period	951	-	-
Projected Completions	-	1,199	1,431
Managed Annual Requirement (residual)	991	995	976

Table 8.12 Actual Delivery Performance in Monitoring Period 2018/19

		Number of dwellings
A (see table 3.10 (above))	Managed Annual Requirement (residual)	991
B (A x 0.9)	90% ST21 Target - Clause (2)	891.9
C (A x 1.1)	110% ST21 Target - Clause (1)	1,090.1
D (see table **)	Actual Dwelling Completions in Monitoring Period (2018/19)	951
E $100 \times (D-A) / D + 100$	Delivery Performance Against Requirement	96%

Table 8.13 Projected Delivery Performance for Subsequent Two Years 2019/20 & 2020/21

		2019/20	2020/21
F (see table 1)	Annual dwelling requirement (residual)	995	996
G	Projected Completions	1,199	1,431
H $100 \times (G-F) / F + 100$	Projected performance against requirements	120.5%	143.7%

8.11.3 Applying the outputs of the updated Housing Trajectory (November 2019) (as per Table 8.11) demonstrates that dwelling completions achieved during the monitoring period for 2018/19 equated to 96% of the annualised residual dwelling requirement (Table 8.12).

8.11.4 Accordingly, delivery is above the target of 90% specified within Clause (2) of Policy ST21 and the provisions of this clause that provide support for development outside of defined settlement limits (subject to prescribed criteria) are not triggered.

8.11.5 However, delivery is below the 110% target set out in Clause (1) of Policy ST21, resulting in the requirements stipulated within that clause to be triggered. Accordingly, the local planning authorities are required to:

- a. implement a review to identify and understand key issues that might be affecting housing delivery and to engage proactively with development interests; and
- b. work in partnership to remove barriers and facilitate the increased delivery of new homes.

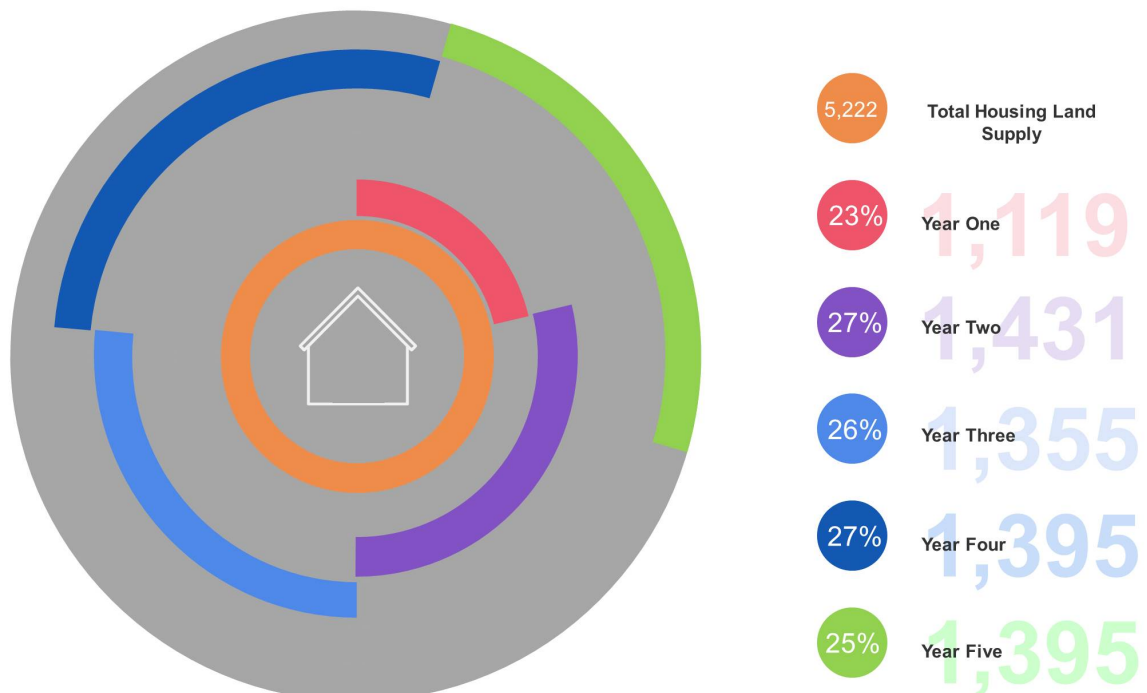
8.12 Five Year Housing Land Supply Statement

8.12.1 National Planning Policy (paragraph 73, National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, February 2019) requires local planning authorities to identify and update annually a supply of specific deliverable housing sites, sufficient to provide a minimum of five years' worth of housing against established housing requirement (a so-called 'five year housing land supply'). Recognising the provisions of the North Devon and Torridge Local Plan 2011-2031, and in accordance with the ability to do so prescribed by national planning policy and planning practice guidance, North Devon Council and Torridge District Council have chosen to demonstrate a five year housing land supply on a joint basis.

8.12.2 A five year housing land supply for North Devon and Torridge was established during the reporting period from 29th October 2018 by virtue of having a recently adopted Local Plan; being maintained on this basis until 31st October 2019.

8.12.3 The Councils have published a separate Five Year Housing Land Supply Statement which concludes that a joint supply of specific deliverable housing sites equivalent to 6.40 years, or 128% of a five year supply when assessed against the joint housing requirement set out in the adopted NDTLP. This figure was derived using the Liverpool approach as established in the Local Plan (paragraph 4.24).

Figure 8.1 The Five Year Housing Land Supply in Northern Devon



8.13 Self-build and Custom Housebuilding

8.13.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)⁽⁹⁾ places a duty on local authorities to keep a register of individuals and associations who wish to acquire serviced plots of land in their area for their own self build and custom build housing⁽¹⁰⁾.

8.13.2 The statutory register was set up on the 1st April 2016, with the first monitoring period extending through 1st April 2016 to the 30th October 2016. Subsequent monitoring periods are a twelve month period between 31st October to 30th October (referred to as base periods). The entries for the two local planning authorities by base date are set out in Table 8.14.

Table 8.14 The Number of Self-Build Entries made per base period

	North Devon		Torridge	
	Individuals	Associations	Individuals	Associations
Base Period 1 (1 st April 2016 – 30 th October 2016)	22	1	16	3
Base Period 2 (31 st October 2016 – 30 th October 2017)	20	0	16	0
Base Period 3 (31 st October 2017 – 30 th October 2018)	17	0	6	0
Base Period 4 (31 st October 2018 – 30 th October 2019)	16	0	9	0

Duty to Grant Planning Permission

8.13.3 In addition to the duty to keep a register, Section 2A of the Self-build and Custom Housing Act 2015, places a duty on local authorities to give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing, as identified on its register, in a given base period. A development permission is considered suitable if it is development that could include self-build and custom housing. The time allowed for an authority to comply with this duty is three years beginning immediately after the end of the base period. Table 8.15 shows the number of suitable planning permissions granted during each base period.

9 http://www.legislation.gov.uk/ukpga/2016/22/pdfs/ukpga_20160022_en.pdf

10 [Planning Practice Guidance Paragraph: 011 Reference ID: 57-011-20160401](#)

Table 8.15 Number of new permissions granted for each base period to meet the need for self-build housing identified in that base period

Base Period	North Devon	Torrige
Base Period 1 (1 st April 2016 – 30 th October 2016)	76	38
Base Period 2 (31 st October 2016 – 30 th October 2017)	96	49
Base Period 3 (31 st October 2017 – 30 th October 2018)	90	33
Base Period 4 (31 st October 2018 – 30 th October 2019)	80	13

8.13.4

These figures demonstrate that the duty to provide sufficient permissions within three years of each base period has been met by both local authorities for the first base period. However the Councils recognise that this is theoretical exercise and are currently exploring ways they can assist both the individuals and associations who have been accepted onto the register to find a suitable plot for their use.

8.14 Brownfield Land Register

8.14.1 In March 2017, the government published Brownfield Land Register Regulations. In accordance with the regulations, both councils undertook a 'call for sites' in July/ August 2017 for new brownfield sites that have not been considered previously through the SHLAA process, as well as inviting those with previously developed sites on the SHLAA database to update any relevant information.

8.14.2 As of the publication of the brownfield land register for Torrige in December 2018, no new sites were identified for inclusion on part 1 of the register and at present, no sites are listed on part 2 of the register.

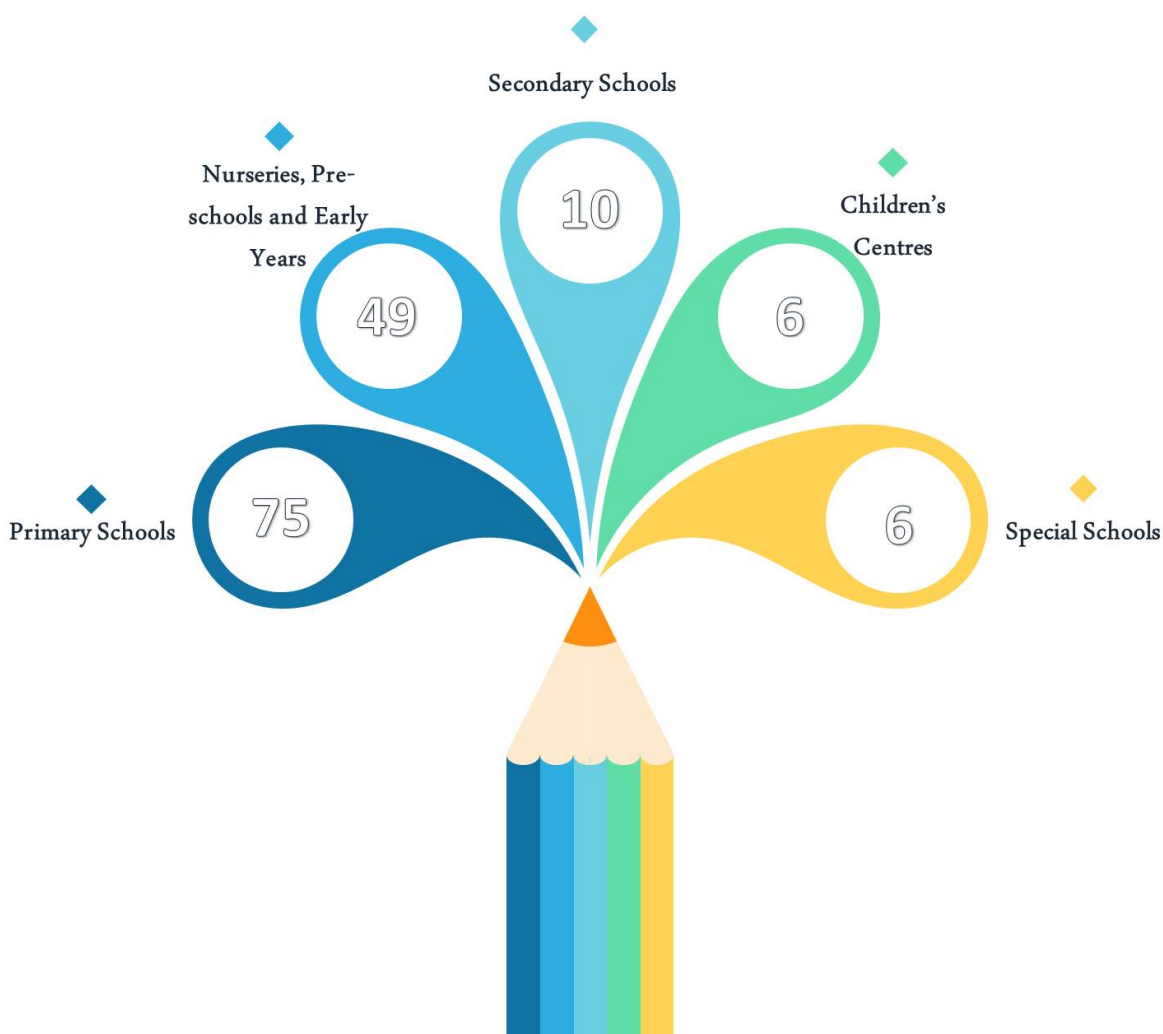
8.14.3 As of December 2018, no new sites were added to part 1 of the register in North Devon as a result of the call for sites. Sites are added where they met the size threshold following grant of planning permission but once construction begins they are removed as these sites no longer being available. No sites are listed on part 2 of the register.

9 Mixed Communities

9.0.1 The final section of the monitoring framework focuses on mixed communities and, in particular, the importance of a strong community spirit and the opportunity for an excellent quality of life. The targets that come under this sub-heading include the areas of schooling and education, community facilities, green infrastructure and incidents of reported crime.

9.1 Number of new and expanded schools, nurseries and children's centres delivered

Figure 9.1 The Current Provision of Education in Northern Devon



9.1.1 This target focuses on the number of new schools, nurseries and children's centres that have been delivered during the monitoring period and those that have expanded. An expansion can include a new building, premises or area, or through widening the age range to offer education to a greater number of students.

9.1.2 As of the end of the monitoring period, there are 75 primary schools, 49 nurseries or pre-schools, 10 secondary schools, 6 children's centres and 6 special schools located across North Devon and Torridge. Of the 75 primary schools, 50 offer provision for early years either through maintained nursery classes, governor-run pre-schools or academy-run pre-schools and classes.

9.1.3 In addition to this, there are 3 schools in the area that offer education for a range of ages, but on a private and independent basis so have been excluded from the above totals. The exception to this is that each of these schools have been included in the nurseries and pre-schools category as they offer education under the early years tax free childcare scheme, which is open to all. Beyond this, education is provided on a private non-state funded basis.

9.1.4 During the monitoring period 10 schools expanded their provision by lowering their age range so that the new range covers ages 2-11 years. The previous age ranges began at either 3 years old or 4 years old. The schools and date they expanded their provision are found in Table 9.1 below.

Table 9.1 Schools that lowered their age range during the monitoring period

Dolton C of E Primary School (Winkleigh) - July 2018	St Helen's Primary School (Abbotsham) - July 2018
The Clinton C of E Primary School (Merton) - July 2018	Bishops Nympton Primary School (Bishops Nympton) - September 2018
Buckland Brewer Primary School (Buckland Brewer) - September 2018	East Anstey Primary School (East Anstey) - September 2018
West Croft Primary School (Bideford) - September 2018	West Down School (West Down) - September 2018
Brayford Academy (Brayford) - January 2019	Umberleigh Academy (Umberleigh) - January 2019

9.1.5 Additionally, another 5 schools achieved completion of an expansion projects:

- Fremington Primary School - expansion to 420 places
- Bishops Tawton Primary School - classroom extension
- Marland Special School - provision of 30 new special school places at Bideford site
- St Margaret's Junior School - additional classroom
- Great Torrington Bluecoat Primary - Internal re-modelling works to create 35 additional places

9.1.6 Finally, a permission was granted for a new school to be provided at Winkleigh in Torridge. This application (1/0662/2018/FUL) was granted as a change of use from a residential to non-residential institution. The site was previous used as a residential care home, vacant at the time of application, that cared for those ages 18 to 41 years. The new approved school will cater for children and young adults with behavioural, emotional and social difficulties; therefore the change of use is not considered a loss in community facilities due to the proposed facility being of a similar nature to that previously provided.

9.1.7 The school that will occupy this new site in Winkleigh is Acorn School, currently situated at South Molton in North Devon. This new site will allow for a capacity of up to 35 students, along with the provision of a new building of KS3/4 students. At the end of the monitoring period, the site was under construction and nearing completion, but not yet open to students.

9.1.8 There are 49 nurseries in North Devon and Torridge. During the monitoring period there were 2 new nurseries:

- Felicity's Fledglings (Barnstaple) - August 2018
- Happy Hares (Barnstaple) - August 2018

9.1.9 East-the-Water Stepping Stones Nursery also had permission granted (application 1/0516/2018/FUL) for rear and side extensions in order to accommodate a new classroom, and as such this would constitute the approval of an expansion during the monitoring period.

9.1.10 There are 6 Children's Centres in Northern Devon, with 3 each in Torridge and North Devon. These are:

- Sticklepath Children's Centre
- Forches Cross Satellite
- My Start Children's Centre, Ilfracombe
- Bideford Bay Children's Centre
- Holsworthy Children's Centre
- Torrington Children's Centre.

They are managed by one contract across the whole county which is delivered by Action for Children. There have been no changes to the number of buildings during the monitoring period.

9.1.11 Finally, there are 6 special schools in Northern Devon. These mainly cover the ages of 5 to 16 years, although some do start at 3 years old and go up to 19 years old. There was one expansion during the monitoring period at Marland Special School and a permission granted at a new site for Acorn School, as detailed above.

9.2 Number of new and expanded community facilities within or in addition to mixed use development schemes delivered

Permissions granted resulting in a gain or extension of community facilities

9.2.1 Throughout the monitoring year there were 17 different applications relating to new or expanded community facilities that were permitted. Such community facilities that are included as part of this monitoring are:

- Community / village halls
- Restaurants, cafes, hot food and drinking establishments
- Local shops
- Post Offices
- Professional and financial services
- Non-residential institutions
- Places of worship
- Healthcare facilities (pharmacies, surgeries and hospitals)
- Sports and play facilities not otherwise defined under section 4.5 of the monitoring framework.

9.2.2 This list is not exhaustive and does not include permissions or completions that have occurred within defined town centres. Such developments within defined town centres are already monitored under section 6.7 of the monitoring framework on town centre uses.

9.2.3 Of the 17 permissions granted in Torridge during the monitoring year, 5 were for landing lights on lighting columns for use by the Devon Air Ambulance in rural areas across the district. Other applications included retail units, hair salons and a dental practice extension. Sports-related schemes included a boxing club extension, sports hall extension and a new concrete skate park.

9.2.4 There were 27 planning consents within North Devon for new community facilities during the monitoring year. As in Torridge, there were 4 permissions for landing lights on lighting columns for use by the Devon Air Ambulance in rural areas, but with 2 separate permissions on each of 2 sites. There were also permissions for new and replacement play equipment, new gym facilities, and a new state of the art music venue at Petroc campus. There were two permissions for village hall extensions and alterations to improve accesses and toilets to enable them to become more inclusive and accessible. Other permissions included several new and extended cafes and restaurants outside the defined town centres, a new retail unit at Ilfracombe harbour and a new healthcare centre in Barnstaple. Sports-related schemes included a permissions for a new watersports centre at Ilfracombe and a gig club boat shed in Barnstaple.

9.2.5 Details of all these permissions are set out in appendix 16, tables 16.1 to 16.8.

Completed development resulting in a gain or extension of community facilities

9.2.6 In Torridge there was one community facility formally completed works during the monitoring period, which related to an application that was approved in 2007 (1/0987/2007/FUL). This was for a variety of extensions and alterations to Great Torrington Town Hall. The works that were finalised and completed during the monitoring period included:

- Existing offices and new rear extension to be unified to provide a rentable space with street frontage to generate income for the building
- The restored assembly hall and adjacent rooms, along with first floor extension to provide an income generating space for community, cultural, civic and commercial uses
- Alterations of the ground floor stores to provide commercial and community use spaces

9.2.7 The main aim of this scheme was to bring the building's main spaces back into a regular and profitable community use. The works were formally completed as of the 15th March 2019.

9.2.8 Within North Devon, there were 4 developments completed that provided or formalised new community facilities. Two cafes beyond the town centres were both approved retrospectively so formalising these facilities. A new permission was also granted retrospectively for change of use of ancillary accommodation to a yoga studio, massage suite and counselling facilities. A further completed development was for a new walk in access and reception counter to the emergency department at North Devon District Hospital separate and screened from the ambulance entrance.

Permissions granted resulting in the loss of community facilities

9.2.9 In Torridge, two permissions were granted for the loss of community facilities. The first was for a redundant and disused chapel to be converted into a single dwelling and the second was for a ground floor shop to be converted to residential. The chapel in question was vacant and unused, while the shop had been vacant for the previous two years and was not considered to be a viable retail unit. As such, the approval of both applications would not constitute the loss of an active community facility.

9.2.10 in North Devon, there were nine permissions granted involving loss of community facilities, although most of these premises were already vacant having ceased operating previously as a result of being unviable. The losses included a former skating rink, dental surgery, tea rooms, restaurant, shop and post office and community halls. Most of these permissions were to create new residential units, apart from the former skating rink which reverted to a previous business use on Mullacott business park.

9.2.11 Within Barnstaple the former Queen Anne's heritage centre has become a restaurant outside but adjoining the town centre, whereas part of the Freedom Centre has become a hostel to provide rough sleeper accommodation in addition to continuing to provide a community facility within the rest of the building.

Completed development resulting in the loss of community facilities

9.2.12 One community facility was formally lost during the monitoring period, due to the completion of Rowden Methodist Chapel being converted and extended into a residential live/work building. However, the chapel was redundant and not actively being used due to falling congregation numbers and repair work being required, so this conversion did not result in the loss of an in-use community facility.

9.2.13 A village hall in Buckland Brewer is also regarded as being formally lost during the monitoring period as building works for demolitions and change of use to a dwelling were completed. However, prior to this an application for a new hall was approved in July 2013 as part of a wider scheme involving a new school play area, 40 new dwellings and car parking facilities. In February 2017 the new hall was completed and officially opened, preceding the application for the change of use and demolition works to the previous redundant village hall. As such, although this is counted as a loss of a facility during the monitoring period, the community itself still retains a village hall and as such, no net loss of a community facility has occurred when considering the previous applications before this monitoring period.

9.3 Delivery of strategic infrastructure requirements on Regulation 123 list funded through CIL contributions

9.3.1 This section of the monitoring framework is currently not applicable because CIL is currently not in place. This is discussed in Part one, Section five of this monitoring report.

9.4 Amount of Section 106 monies received and spent

9.4.1 Section 106 is a planning obligation more commonly referred to as S106 or developer contributions. Monies are received by councils from developments towards funding of necessary infrastructure and facilities required as a result of and related directly to new development.

9.4.2 For capital payments that were received by Torridge in the year 2018/19, a total of £69,493.42 was received from 7 sites. Commuted sums were also received as maintenance for off-site recreation. This is treated as revenue and recognised as income in the year as per accounting rules, but is transferred to a reserve and released over 20 years in accordance with Section 106 agreements on commuted sums. This was received from 6 sites and totalled £45,485 in 2018/19. Taking into account the first year's sums that were released of £2,274, this left the balance to be carried forward from 2018/19 at £43,211. On a wider scale, when including commuted sums carried forward from previous years, a total of £13,388 was released in 2018/19, leading to a total of £185,919 to be carried forward to future years.

9.4.3 Within North Devon district, a total of £755,157 was received in the year 2018/19 for capital payments, with a further £31,242 received as revenue payments for maintenance and mitigation measures. During the year the total spend was £657,590 from capital budgets and £25,116 from revenue budgets. The unspent balances to be carried forward to next year, including funds carried over from previous years, was £2,437,239, which relates to all types of capital and revenue funding.

9.4.4 Further details are set out in appendix 17, tables 17.1 to 17.4.

9.5 Green infrastructure projects including new sports facilities, public open spaces, play areas, footpaths/cycleways, allotments and accessible natural greenspaces

9.5.1 The councils do not currently have the necessary systems in place to be able to comprehensively monitor green infrastructure projects that have been delivered. The councils will seek to explore options to enhance monitoring and reviewing of these projects for the future, however some existing schemes have become apparent through monitoring other indicators in this report. Such strategic sports based schemes that would meet the above definition are detailed below. They were all approved applications during the monitoring year.

Table 9.2 Permitted Sports Facilities Development 2018-19

Proposed Scheme and Location	Application Reference Number	Approval date	Comments
Construction of sports pavilion, Bridgerule	1/0121/2018	27 th June 2018	The application proposed a new sports hall with capacity for two full size badminton courts, changing rooms, nursery, kitchen and storage. There would also be room for 18 car parking spaces including 1 disabled space. The space is to be used by both the local primary school and the wider community.
Development of concrete wheels park, with associated access, landscaping and hard surfacing, Bideford	1/0628/2018	9 th August 2018	The application was approved to provide a concrete skate park in Bideford. The site would be designed as a 'plaza-style' of small-scale street obstacles with associated seating for family and friends of users. The site as a whole is currently used for recreational purposes, so it is deemed to be consistent with this.
Proposed boxing club extension, Bideford	1/1156/2018	18 th January 2019	The proposed extension to the existing boxing club would allow for additional gym space and a new junior boxing ring.
Erection of new multipurpose watersports centre with boat & equipment storage facilities, showers, changing rooms, teaching space & café & purpose built slipway, Ilfracombe	64472	11 th April 2018	This proposal is for a building that provides secure boat and equipment storage for local watersports, with changing rooms and WCs, a café acting as the main lobby space for the watersports centre and a multi-use teaching space.

Proposed Scheme and Location	Application Reference Number	Approval date	Comments
Change of use of building to gig club boat shed, Mill Road, Barnstaple	64701	8 th May 2018	This proposal is for storage of gigs in a vacant building close to the river Taw.

9.6 Development within Local Green spaces and Green Wedges

9.6.1 Whilst there were a number of developments approved within local green spaces and green wedges during the monitoring year (2018/19), all were minor and their impact upon the designated local green spaces and green wedges were not significant. Table 18.1, as displayed in appendix 18, relates to full and outline consents and approvals of details. It excludes consents for discharge of conditions, variations of conditions and non-material amendments.

9.6.2 In Torridge, five developments took place within the green wedge identified under policy NOR10. They were all minor householder applications for extensions, alterations and conversions to existing dwellings. As such, the developments are incidental in their location within the green wedge and were permitted on the basis of being well related to the existing dwelling and having no concerns surrounding amenity or impact.

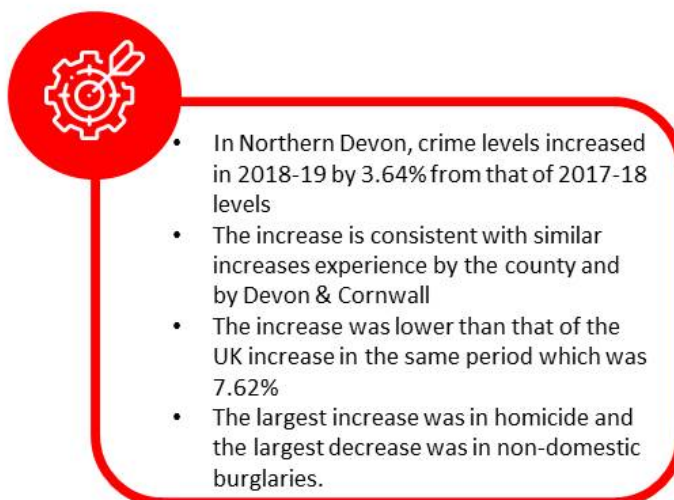
9.6.3 In North Devon, an agricultural building at Birch Road, Landkey was justified in policy terms and does not undermine the green wedge identified under policy BAR22. Devon County Council's application for link road widening adjoining this green wedge should have minimal impact along its northern edge, whilst delivering other strategic benefits. Development at Mead Park (phase 2) at Bickington relates to approval of details for outline permission (62783) approved in the green wedge previous years when the council could not demonstrate a five year land supply and before the relevant policy (BAR22) became adopted policy.

9.6.4 In terms of local green spaces, several consents relate to approval of details for the residential development at South Park in Braunton. The only parts of this development (allowed at appeal in November 2017) that extend in to the local green space relate to a sustainable drainage scheme and green infrastructure (informal open space, equipped play area and uncut wildlife meadow), which complement the objectives of the local green space. Similarly, the only part of the approval of details for the residential development adjoining Velator Close, Braunton (allowed at appeal in November 2015) that impacts upon the local green space relates to delivery of a BMX track. The need for this facility was identified in the Local Plan (paragraph 10.179) with good access to the Tarka Trail, which this development provides and which satisfies the policy objective (BRA03) of enhancing opportunities for outdoor sport and recreation.

9.7 Incidence of recorded crime

9.7.1 This target in the monitoring framework is directed towards achieving a net decrease in recorded crime. For the purposes of assessing progress towards this target, data has been taken directly from the government police record open stats table, accessed through the official statistics section⁽¹¹⁾. These info graphics display the total recorded crime across four different levels; Northern Devon (monitoring area), Devon (county), Devon & Cornwall (local police authority area) and the United Kingdom. The data on which they are based can be viewed in appendix 19 in Tables 19.1 and 19.2.

Figure 9.2 Changes in Crime from 2018-2019 on a Local, Regional and National level



9.7.2 Overall there was an increase of 3.64% of all crime in 2018-19 compared to the previous year in northern Devon. The largest increase was seen in the homicide category, owing to the fact that it did not occur in 2017-18, but 2 incidents occurred in 2018-19. The next largest increase was in death or serious injury by unlawful driving, with 7 incidents compared to 4 the previous year, accounting for a 75% increase.

9.7.3 Non-domestic burglaries experienced the largest decrease, with a fall in 58 occurrences resulting in a reduction of 18.83%. The next most significant decrease was in the miscellaneous category which fell by 17.46%. Miscellaneous crime includes dangerous driving, handling stolen goods and perverting the course of justice, among others.

9.7.4 When compared on a wider basis, the whole area of Devon and Cornwall also demonstrated an increase in overall crime at 3.61%, similar to that of northern Devon. When isolated out for just the area of Devon, the increase was at 4.01%. Therefore, on a county and territorial police force area, the increase is consistent. For the whole of the UK, as per the police open record tables, a total of 5,193,421 crimes were recorded in 2018-19. This is a 7.62% increase on the previous year of 4,825,536.

9.7.5 The increased incidence of reported crime highlights the need to reduce opportunities for crime through the design of new developments. This will be addressed as part of a proposed Design Guide SPD which is scheduled to be prepared over the coming year.

11 <https://www.gov.uk/government/statistics/police-recorded-crime-open-data-tables>

Appendix 1: Neighbourhood Plans

Figure 1.1 Neighbourhood Area Designations in Torrridge

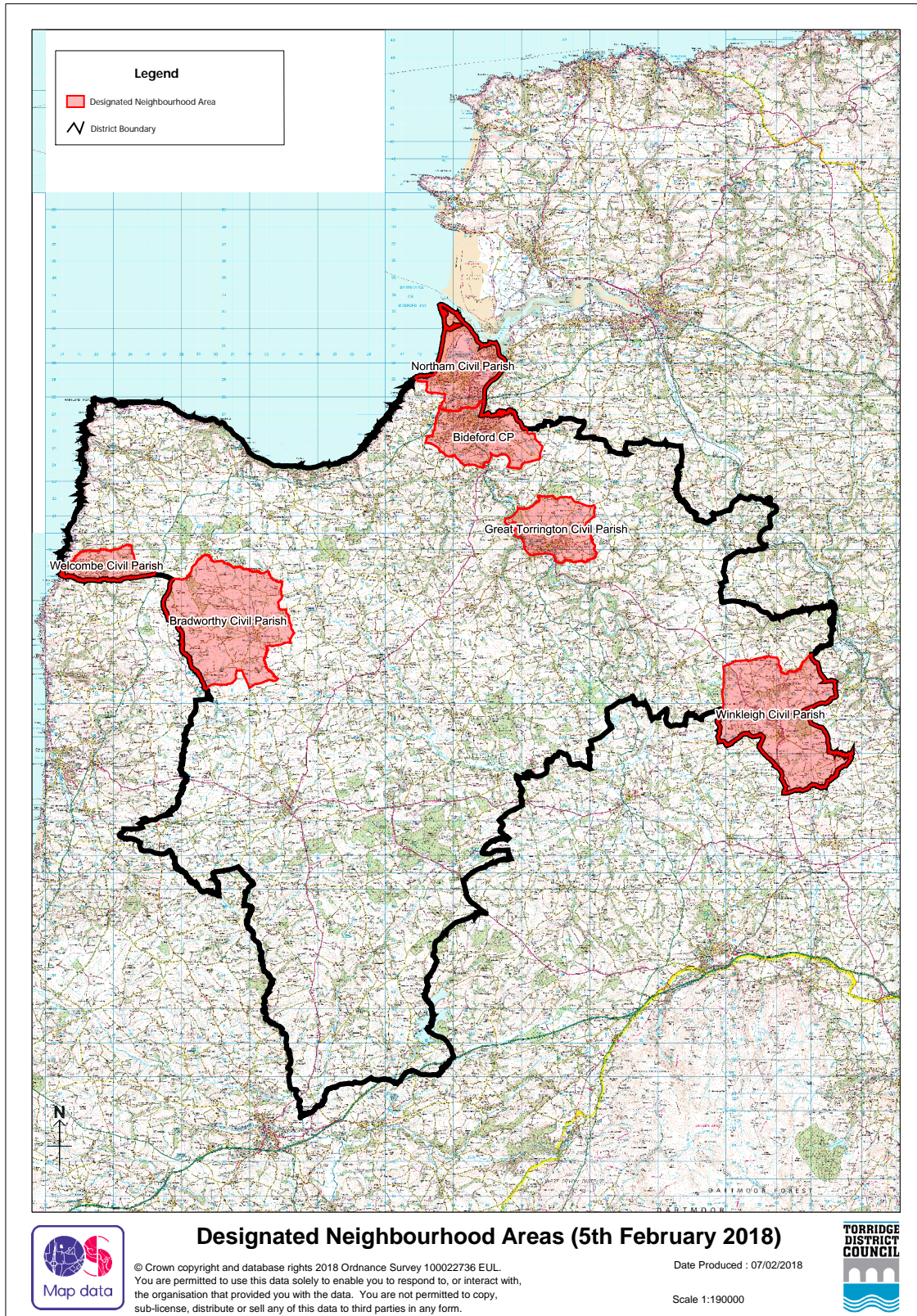
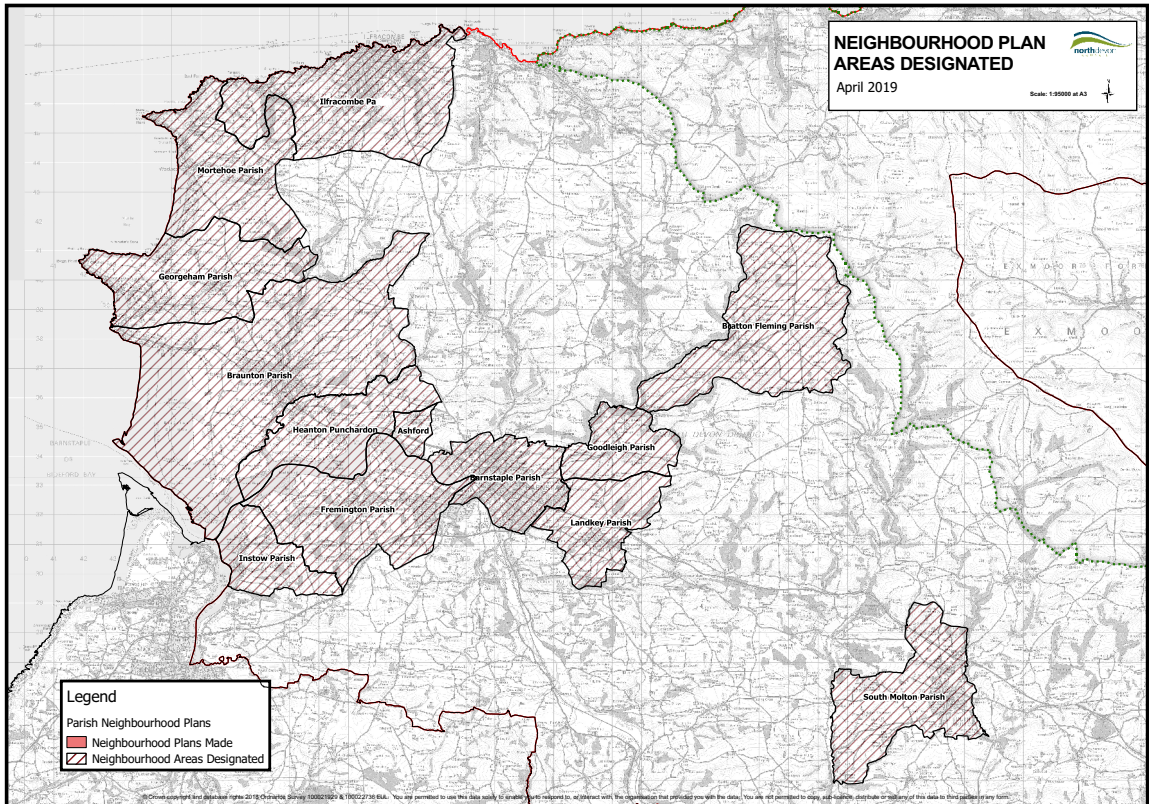


Figure 1.2 North Devon Neighbourhood Area Designations



Appendix 2 Amount of new land and floorspace delivered for economic development by location and use class

Table 2.1 Locational Summary of Economic Development 2011-2018

Parish	B-use Development Completed 2011-18 Net Increase (sqm)	Non B-use Development Completed 2011-18 Net Increase (sqm)	Total Floor Area (sqm)	Total Net Increase (sqm)
Bideford	2104.25	8,990	11,094.25	11,136.25
Great Torrington	0	1,077.25	1,698.25	1,077.25
High Bickington	112	0	112	112
Holsworthy	1,854	0	1,854	1,854
Holsworthy Hamlets	6,581	0	6,581	6,581
Northam	0	459	459	459
Hartland	0	102	102	102
Ashreigney	138	0	138	138
Merton	375	0	375	375
Winkleigh	369	0	369	369
Roborough	79	0	79	79
Broadwoodwidge	75	0	75	75
Buckland Filleigh	85	0	85	85
Yarnscombe	162	0	162	162
Woolfardisworthy	404	422	737	737
Total	12,338.25	11,050.25	23,920.5	23,341.5

Appendix 3 Percentage of working population with no NVQ qualification

Table 3.1 Highest level of qualification for working age population (2018)

Area	North Devon		Torridge	
Qualification	Persons	%	Persons	%
NVQ4+	16,400	30.54%	12,600	33.69%
NVQ3+	30,100	56.05%	23,700	63.37%
NVQ2+	41,500	77.28%	30,900	82.62%
NVQ1+	47,700	88.83%	34,700	92.78%
Other	1,100	2.05%	2,300	6.15%
None	4,900	9.12%	400	1.07%
Total	53,700		37,400	

Table 3.2 Highest level of qualification for working age population (2017)

Area	North Devon		Torridge	
Qualification	Persons	%	Persons	%
NVQ4+	21,000	37.63%	9,200	23.65%
NVQ3+	32,300	57.89%	17,600	45.24%
NVQ2+	44,500	79.75%	29,600	76.09%
NVQ1+	51,200	91.76%	34,000	87.40%
Other	1,300	2.33%	2,400	6.17%
None	3,300	5.91%	2,600	6.68%
Total	55,800		38,900	

Table 3.3 Comparison of highest level of qualification for working age population across Northern Devon, South West and United Kingdom (2017 & 18)

Qualification	2018				2017			
	% in Torridge	% in North Devon	% in South West	% in United Kingdom	% in Torridge	% in North Devon	% in South West	% in United Kingdom
NVQ4+	33.69%	30.54%	38.67%	39.15%	23.65%	37.63%	39.07%	38.35%
NVQ3+	63.37%	56.05%	60.58%	57.63%	45.24%	57.89%	60.33%	56.94%
NVQ2+	82.62%	77.28%	78.59%	74.87%	76.09%	79.75%	78.99%	74.51%

	2018				2017			
Qualification	% in Torridge	% in North Devon	% in South West	% in United Kingdom	% in Torridge	% in North Devon	% in South West	% in United Kingdom
NVQ1+	92.78%	88.83%	89.38%	85.27%	87.40%	91.76%	90.16%	85.21%
Other	6.15%	2.05%	5.32%	6.74%	6.17%	2.33%	4.89%	6.80%
None	1.07%	9.12%	5.30%	7.99%	6.68%	5.91%	4.95%	7.99%

3.1 The data that is presented above is derived from Nomis official labour market statistics which is an online service provided for by the Office for National Statistics (ONS). The data has some anomalies due to sampling limitations and rounding errors and the percentages of all data has been recalculated to two decimal places so may differ from the original data that is available online. Some of the data totals may not sum correctly due to these limitations and errors with the original data.

Appendix 4 Vacancy Rates in Town Centres 2019

4.1 As outlined in sections 6.6 and 6.7 of a Vibrant Northern Devon Economy, although the results of both the 2018 and 2019 Town Centre Surveys are displayed jointly in a tabular form below, the changes between the two years are not directly compared due to town centre boundary changes resulting in a general loss of units that are now located outside of the newly defined boundaries.

Table 4.1 Appledore District Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	11	0	0%	10	+1
A2 (Professional and Financial Services)	1	0	0%	1	0
A3 (Restaurant and Cafes)	5	0	0%	5	0
A4 (Drinking Establishments)	3	0	0%	3	0
A5 (Hot Food Takeaways)	3	0	0%	3	0
A Class Total	24	0	0%	22	+1
C1 (Hotels)	1	0	0%	1	0
C3 (Dwellinghouses)	73	0	0%	73	0
D1 (Non-residential Institutions)	3	0	0%	3	0
Sui Generis	0	0	0%	0	0
Cumulative	100	0	0%	99	+1

Table 4.2 Bideford Strategic Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	169	18	10.65%	176	-7
A2 (Professional and Financial Services)	55	8	14.55%	56	-1
A3 (Restaurants and Cafes)	22	2	9.09%	25	-3

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A4 (Drinking Establishments)	12	2	16.67%	13	-1
A5 (Hot Food Takeaways)	14	1	7.14%	14	0
A Class Total	272	31	11.40%	284	-12
B1 (Business)	9	1	11.11%	9	0
C1 (Hotels)	0	0	0%	0	0
C3 (Dwellinghouses)	33	2	6.06%	52	-19
D1 (Non-residential Institutions)	17	2	11.76%	16	1
D2 (Assembly and Leisure)	3	0	0%	6	-3
Sui Generis	16	2	12.50%	21	-5
Cumulative	350	38	10.86%	388	-38

Table 4.3 Great Torrington Main Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	55	5	9.09%	57	-2
A2 (Professional and Financial Services)	9	1	11.11%	9	0
A3 (Restaurants and Cafes)	8	0	0%	8	0
A4 (Drinking Establishments)	3	1	33.33%	3	0
A5 (Hot Food Takeaways)	3	0	0%	3	0
A Class Total	78	7	8.97%	80	-2
C1 (Hotels)	2	1	50%	2	0
C3 (Dwellinghouses)	25	2	8%	25	0

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
D1 (Non-residential Institutions)	4	0	0%	4	0
Sui Generis	6	1	16.67%	4	+2
Cumulative	115	11	9.57%	115	0

Table 4.4 Holsworthy Main Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	51	7	13.73%	53	-2
A2 (Professional and Financial Services)	18	2	11.11%	19	-1
A3 (Restaurants and Cafes)	5	0	0%	5	0
A4 (Drinking Establishments)	5	0	0%	5	0
A5 (Hot Food Takeaways)	5	0	0%	5	0
A Class Total	84	9	10.71%	87	-3
B1 (Business)	2	1	50%	2	0
C3 (Dwellinghouses)	61	0	0%	76	-15
D1 (Non-residential Institutions)	5	0	0%	6	-1
Sui Generis	6	2	33.33%	6	0
Cumulative	158	12	7.59%	177	-19

Table 4.5 Northam District Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	8	1	12.50%	7	+1

Use Class	Total Number of Units 2019	How many Units are Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A2 (Professional and Financial Services)	1	0	0%	1	0
A3 (Restaurants and Cafes)	1	0	0%	1	0
A4 (Drinking Establishments)	1	0	0%	1	0
A5 (Hot Food Takeaways)	1	0	0%	1	0
A Class Total	12	1	8.33%	11	+1
C3 (Dwellinghouses)	10	0	0%	11	-1
Cumulative	22	1	4.55%	22	0

Table 4.6 Westward Ho! District Centre Vacancy Rates 2019

Use Class	Total Number of Units 2019	Number Vacant	% Vacant	Total Number of Units 2018	Change in Units from 2018
A1 (Shops)	19	0	0%	19	0
A2 (Professional and Financial Services)	2	0	0%	2	0
A3 (Restaurants and Cafes)	7	0	0%	7	0
A4 (Drinking Establishments)	0	0	0%	0	0
A5 (Hot Food Takeaways)	2	0	0%	2	0
A Class Total	30	0	0%	30	0
C3 (Dwellinghouses)	6	0	0%	6	0
Sui Generis	1	0	0%	1	0
Cumulative	37	0	0%	37	0

Table 4.7 Barnstaple Sub-regional Centre Vacancy Rates

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A1 (Shops)	236	47.48%	251	48.83%	-15
A2 (Professional and Financial Services)	38	7.65%	35	6.81%	+3
A3 (Restaurants and Cafes)	45	9.05%	45	8.75%	0
A4 (Drinking Establishments)	15	3.02%	14	2.72%	+1
A5 (Hot Food Takeaways)	9	1.81%	9	1.75%	0
A Class Total	343	69%	354	68.86%	-11
B1 (Business)	13	2.62%	16	3.11%	-3
B2 (General Industrial)	2	0.40%	3	0.58%	-1
C1 (Hotels)	1	0.20%	0	0%	+1
C3 (Dwellinghouses)	24	4.83%	29	5.64%	-5
D1 (Non-Residential Institutions)	16	3.22%	16	3.11%	0
D2 (Assembly and Leisure)	5	1.01%	5	0.97%	0
Mixed	2	0.40%	1	0.19%	+1
Sui Generis	31	6.24%	18	3.50%	+13
Vacant	60	12.07%	72	14.01%	-12
TOTAL	497		514		-17

Table 4.8 Braunton Main Centre Vacancy Rates

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A1 (Shops)	53	55.21%	51	44.74%	+2
A2 (Professional and Financial Services)	11	11.46%	11	9.65%	0

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A3 (Restaurants and Cafes)	5	5.21%	6	5.26%	-1
A4 (Drinking Establishments)	3	3.13%	1	0.88%	+2
A5 (Hot Food Takeaways)	4	4.17%	4	3.51%	0
A Class Total	76	79.17%	73	64.04%	+3
B1 (Business)	6	6.25%	2	1.75%	+4
B2 (General Industrial)	0	0%	1	0.88%	-1
C1 (Hotels)	0	0%	0	0%	0
C3 (Dwellinghouses)	2	2.08%	9	7.89%	-7
D1 (Non-Residential Institutions)	2	2.08%	7	6.14%	-5
D2 (Assembly and Leisure)	2	2.08%	1	0.88%	+1
Mixed	4	4.17%	8	7.02%	-4
Sui Generis	2	2.08%	2	1.75%	0
Vacant	2	2.08%	11	9.65%	-9
TOTAL	96		114		-18

Table 4.9 Ilfracombe Main Centre Vacancy Rates

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A1 (Shops)	67	44.97%	78	39.20%	-11
A2 (Professional and Financial Services)	14	9.40%	22	11.06%	-8
A3 (Restaurants and Cafes)	14	9.40%	16	8.04%	-2
A4 (Drinking Establishments)	4	2.68%	4	2.01%	0

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A5 (Hot Food Takeaways)	4	2.68%	5	2.51%	-1
A Class Total	103	69.13%	125	62.82%	-22
B1 (Business)	4	2.68%	7	3.52%	-3
B2 (General Industrial)	0	0%	0	0%	0
C1 (Hotels)	0	0%	0	0%	0
C3 (Dwellinghouses)	1	0.67%	22	11.06%	-21
D1 (Non-Residential Institutions)	6	4.03%	8	4.02%	-2
D2 (Assembly and Leisure)	4	2.68%	5	2.51%	-1
Mixed	5	3.36%	8	4.02%	-3
Sui Generis	6	4.03%	7	3.52%	-1
Vacant	20	13.42%	17	8.54%	+3
TOTAL	149		199		-50

Table 4.10 Roundswell District Centre Vacancy Rates

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A1 (Shops)	3	17.6%	~	~	~
A2 (Professional and Financial Services)	0	0%	~	~	~
A3 (Restaurants and Cafes)	0	0%	~	~	~
A4 (Drinking Establishments)	0	0%	~	~	~
A5 (Hot Food Takeaways)	0	0%	~	~	~
A Class Total	3	17.6%	~	~	~
B1 (Business)	1	5.9%	~	~	~
B2 (General Industrial)	4	23.5%	~	~	~
B8 (Storage and Distribution)	2	11.8%			

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
C1 (Hotels)	0	0%	~	~	~
C3 (Dwellinghouses)	0	0%	~	~	~
D1 (Non-Residential Institutions)	2	11.8%	~	~	~
D2 (Assembly and Leisure)	1	5.9%	~	~	~
Mixed	0	0%	~	~	~
Sui Generis	2	11.8%	~	~	~
Vacant	2	11.8%	~	~	~
TOTAL	17				

Table 4.11 South Molton Main Centre Vacancy Rates

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
A1 (Shops)	55	35.95%	53	40.46%	+2
A2 (Professional and Financial Services)	8	5.23%	8	6.11%	0
A3 (Restaurants and Cafes)	5	3.27%	5	3.82%	0
A4 (Drinking Establishments)	4	2.61%	3	2.29%	+1
A5 (Hot Food Takeaways)	4	2.61%	3	2.29%	+1
A Class Total	76	49.67%	72	54.97%	+4
B1 (Business)	4	2.61%	4	3.05%	0
B2 (General Industrial)	4	2.61%	3	2.29%	+1
B8 (Storage and Distribution)	3	1.96%	0	0%	+3
C1 (Hotels)	0	0%	0	0%	0
C3 (Dwellinghouses)	36	23.53%	27	20.61%	+9

Use Class	Total Number of Units 2019	% of Units in 2019	Total Number of Units 2018	% of Units in 2018	Change in Units from 2018
D1 (Non-Residential Institutions)	12	7.84%	10	7.63%	+2
D2 (Assembly and Leisure)	0	0%	0	0%	0
Mixed	2	1.31%	2	1.53%	0
Sui Generis	7	4.58%	5	3.82%	+2
Vacant	9	5.88%	8	6.11%	+1
TOTAL	153		131		+22

Appendix 5 Range of services and facilities in town centres and rural communities

Figure 5.1 Appledore Town Centre Use Map 2019

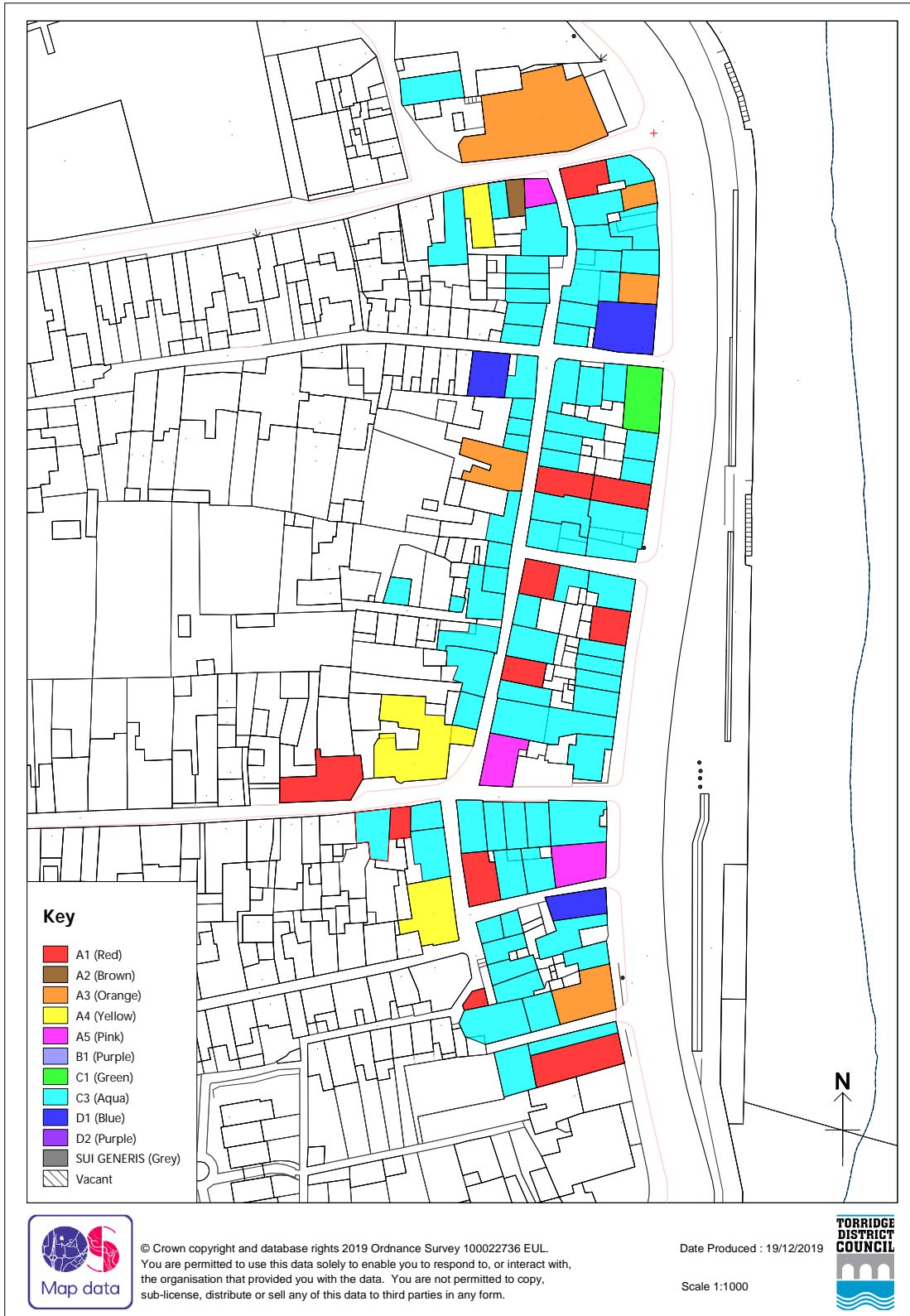


Figure 5.2 Bideford Town Centre Use Map 2019

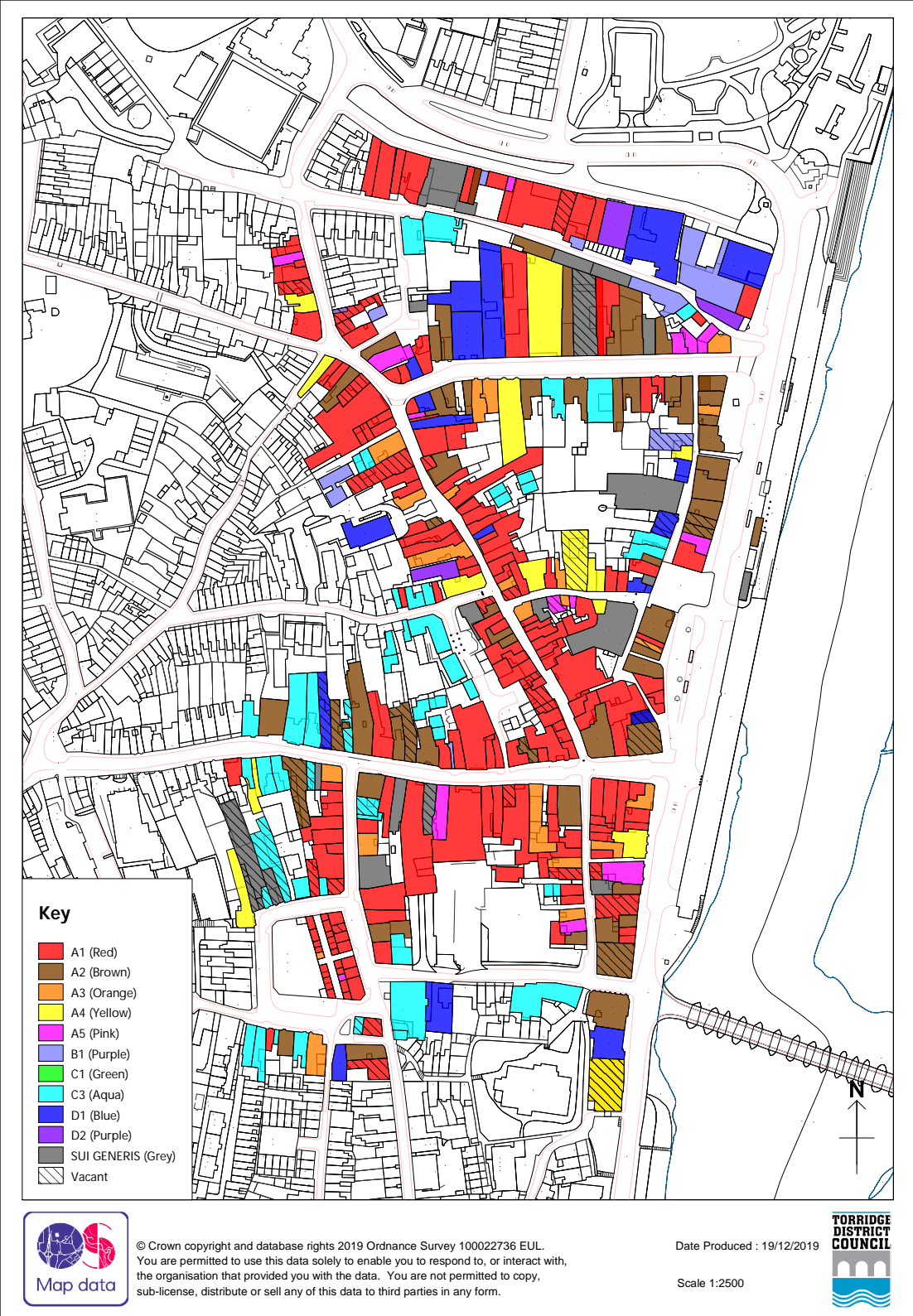
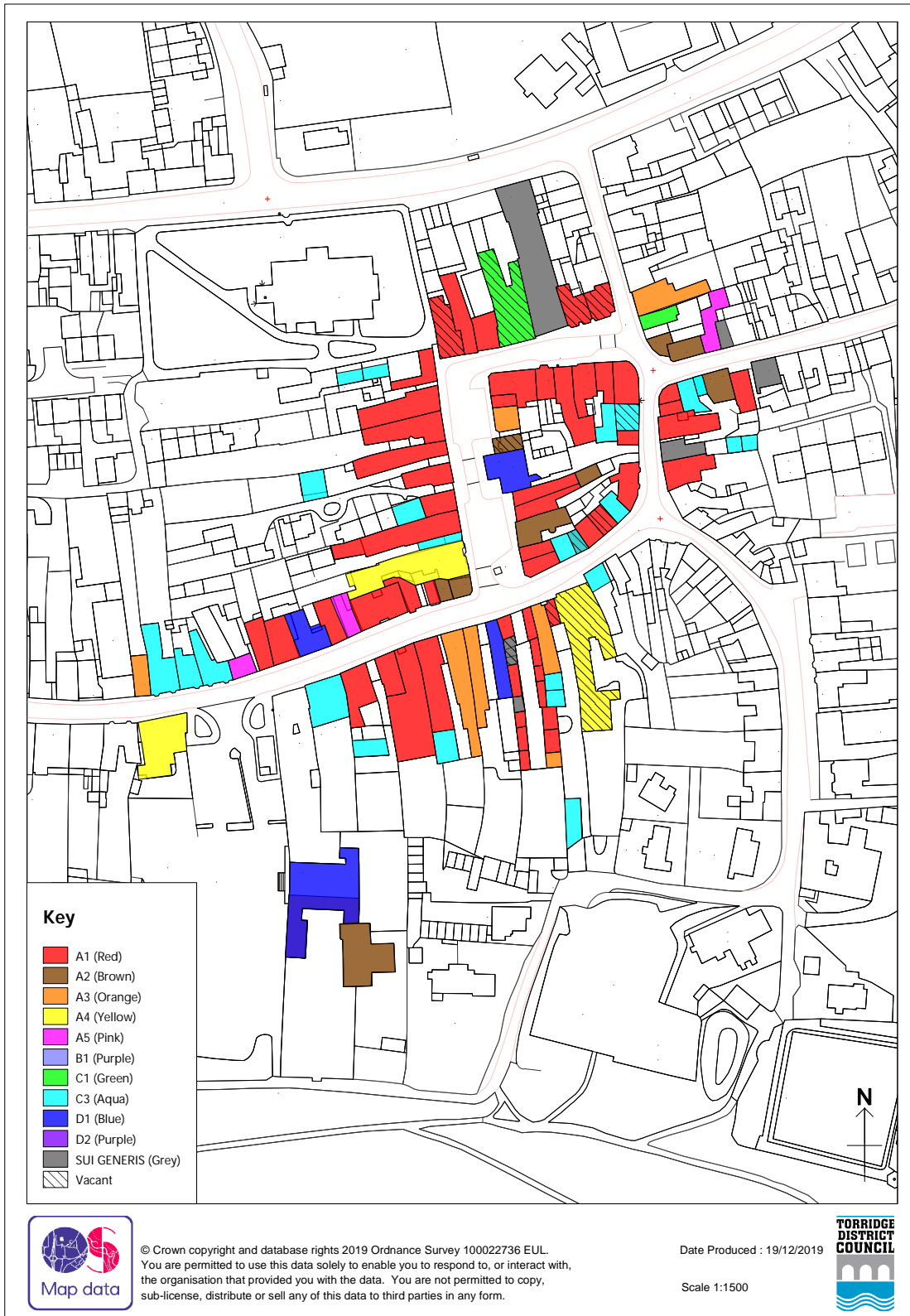


Figure 5.3 Great Torrington Town Centre Use Map 2019



Picture 5.1 Holsworthy Town Centre Use Map 2019

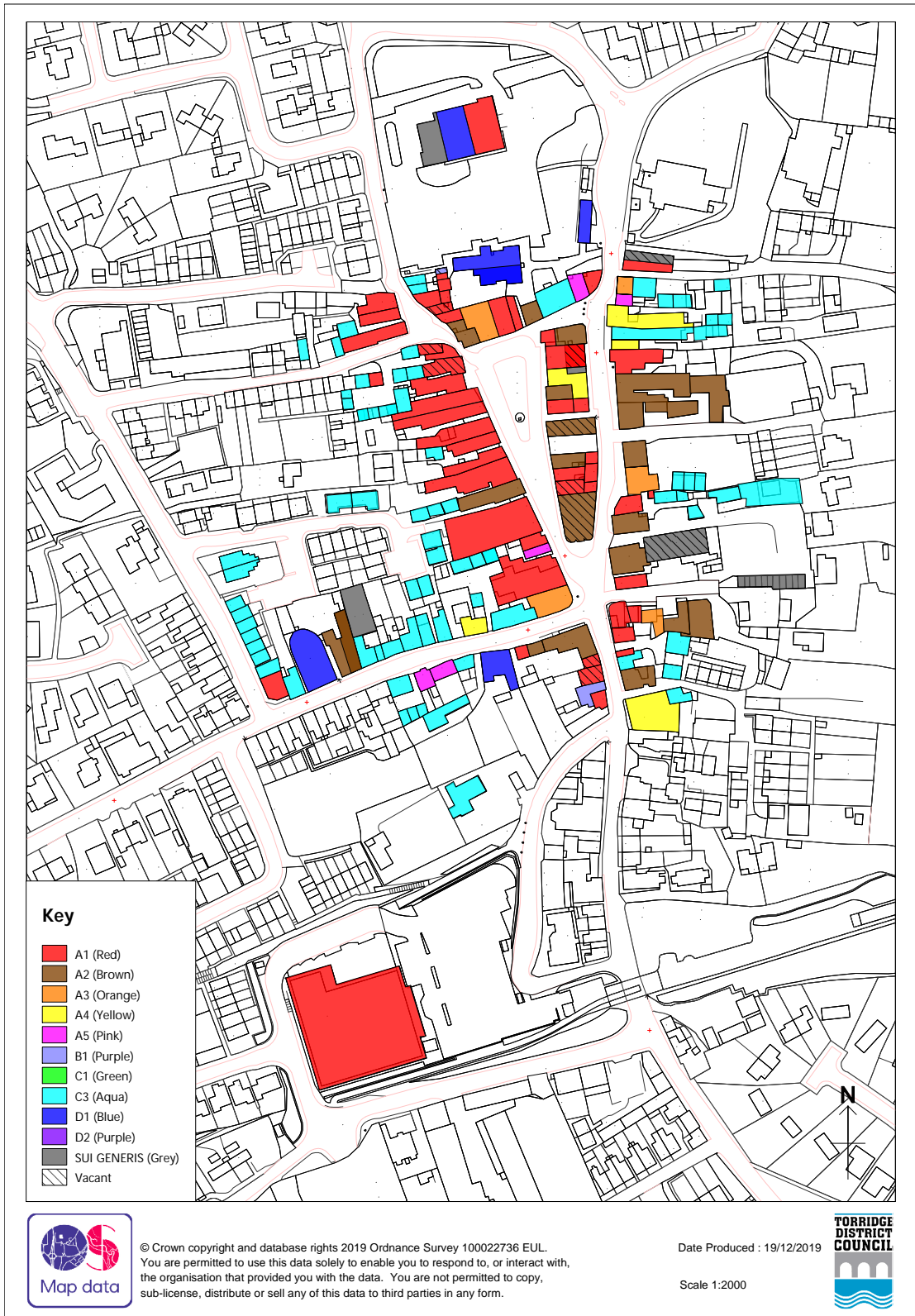


Figure 5.4 Northam Town Centre Use Map 2019

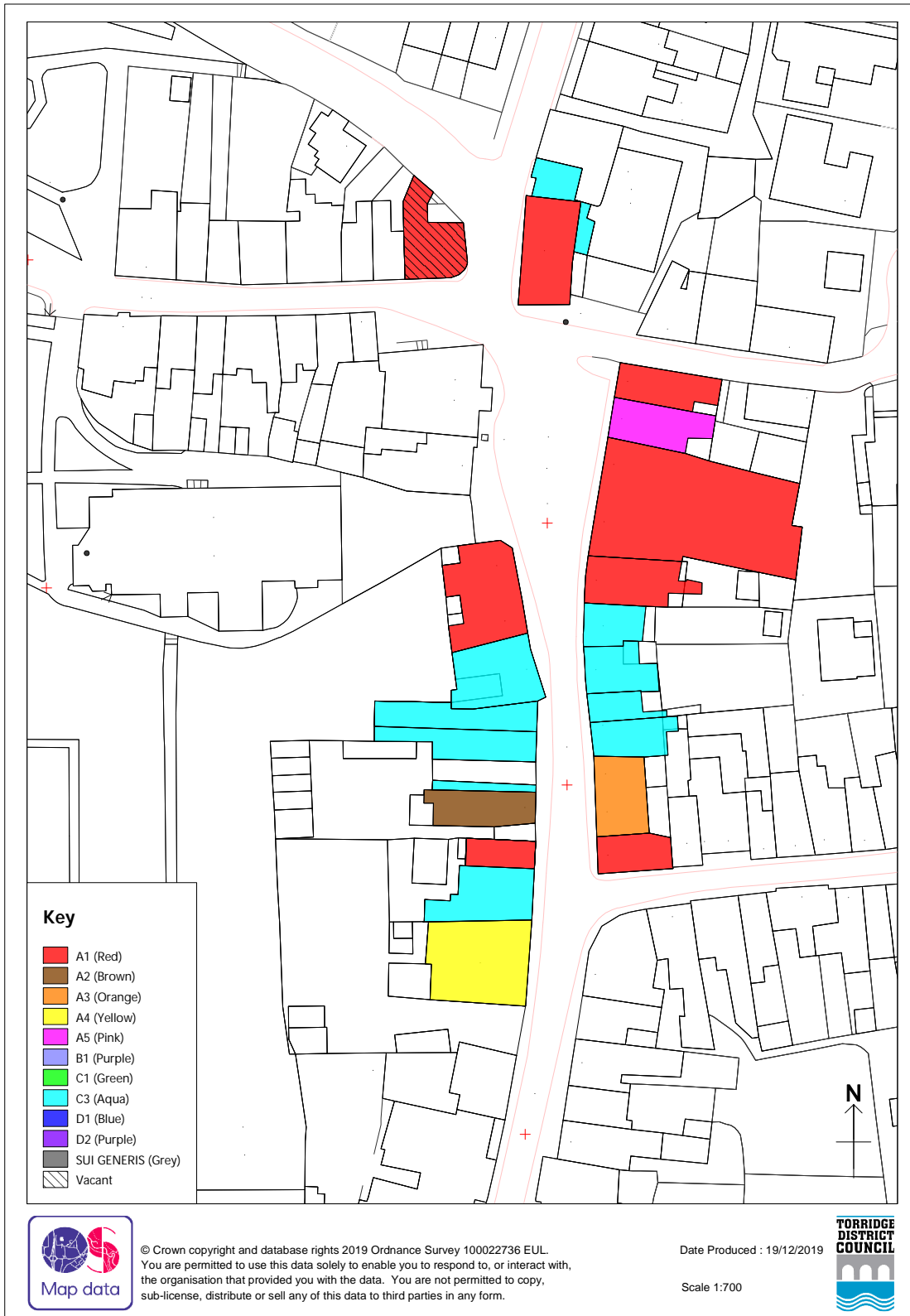


Figure 5.5 Westward Ho! Town Centre Use Map 2019



Appendix 6 Number of Tourism Related Schemes Delivered in Torridge

Table 6.1 Non-dwelling Development (small-scale)

Proposal	Location	Application Reference Number
Installation of 4 posts to support festoon and festive lighting (Affecting a public right of way)	Golf Links Road, Westward Ho!	1/0201/2018/FUL*
Single storey extensions to existing single storey leisure building, with recladding of existing building	Northway Holiday Cottages, Horns Cross	1/1253/2018/FUL

*This application was re-submitted under 1/0925/2018/FUL with the basis of the proposal remaining the same

Table 6.2 Non-dwelling Development (large-scale)

Proposal	Location	Application Reference Number
Change of use of agricultural land to public pay and display car park with 171 spaces including 8 disabled and 8 private spaces and associated access and allocated space for 5 motorcycles	Wilkeys Field, Pebbleridge Road, Westward Ho!	1/0221/2018/FUL
Demolition of existing visitor centre (except wc's) and erection of new 2 storey visitors centre, associated office accommodation and cafe facility	The Burrows Centre, Sandymere Road, Northam	1/0444/2018/LA
New tennis court with associated boundary fence and access pathway	Northway Holiday Cottages, Horns Cross	1/1254/2018/FUL

Table 6.3 Developments of up to 4 dwellings

Proposal	Location	Application Reference Number
Renovation of ground floor section of Victorian wing into two holiday letting suites with associated repairs and renovations	Moreton House, Bideford	1/1254/2017/FUL & 1/1255/2017/LBC
Conversion of redundant barns to form three holiday units	Buildings at Myrtle Cottage Farm, Alverdiscott	1/0106/2018/FUL

Proposal	Location	Application Reference Number
Change of use from domestic outbuilding to one bedroom holiday letting unit	Woodbine Cottage, Tadworthy Road, Northam	1/0118/2018/FUL
Siting of 4 luxury safari tents with associated access and parking	Beara Lodge, Black Torrington	1/0259/2018/FUL
Change of use and conversion of existing garage for use as holiday accommodation	Woodlands House, Old Barnstaple Road, Bideford	1/0275/2018/FUL
Change of use of land for the siting for 3 no. mobile shepherd huts	Little Silver House, High Bickington	1/0328/2018/FUL
Use of an existing caravan and a holiday let	Bridge Farm, Sheepwash	1/0417/2018/FUL
Conversion of existing games room into holiday accommodation	High Park House, Littleham	1/0462/2018/FUL
Retrospective conversion of redundant agricultural barn to holiday let	Barn at Frankaborough Farm, Broadwoodwidge	1/0542/2018/FUL
Conversion of barn to holiday let - Affecting a Public Right of Way (Amended drawing)	Barn at Craythorne Farm, Chilla	1/0591/2018/FUL
Removal of condition (b) of planning permission NL/2118 for use as holiday accommodation and ancillary to Tamarstone Farm	Tamarstone Farm, Pancrasweek	1/0800/2018/FUL
Proposed use of outbuilding as holiday accommodation	Thelbridge Farm Annexe, Roborough	1/0808/2018/FUL
Erection of log cabin, sub-division of residential accommodation to form holiday let and dwelling and retrospective erection of a conservatory	Hunscott Barn, Ashwater	1/0840/2018/FUL
Change of use of existing home office to holiday accommodation	GaragePows Cottage, High Bickington	1/0862/2018/FUL
Retention of existing mobile home for use as a holiday let	Neathwood Farm Caravan, Broadwoodwidge	1/1026/2018/FUL
Conversion and extension of two existing outbuildings to form 1 no. holiday let	Stapleton House, Langtree	1/1146/2018/FUL
Change of use of railway carriage from ancillary to holiday	Hole Station Campsite, Highampton	1/1155/2018/FUL

Proposal	Location	Application Reference Number
Proposed two bedroom 'hobbit house' for use as holiday let	The White House, Abbotsham	1/1232/2018/FUL
Change of use from redundant chapel to C3 dwellinghouse and creation of holiday let/self-contained annexe	Ashwater Methodist Church	1/1294/2018/FUL
Extensions and alterations to existing dwelling together with conversion of barn to form one units of holiday accommodation	Down Farm, Roborough	1/1330/2018/FUL

Table 6.4 Developments of 5 or more dwellings

Proposal	Location	Application Reference Number
New development of 58 holiday units, reception building etc	Knapp House	1/0256/2017/FULM
Outline application for holiday village of up to 34 caravans, reception, car parking etc	Roadford Lake	1/1260/2017/OUTM
Application to vary condition 2 of planning permission 1/0437/2011/FULM* (layout of static caravans)	Hedley Wood Caravan Park, Bridgerule	1/1267/2018/FULM
Erection of 5 no. holiday homes	Land adjacent to Royal North Devon Golf Club, Westward Ho!	1/1276/2018/FULM

6.1

*The approval to vary condition 2 of the previous application resulted in an increase of 5 caravans being permitted

Appendix 7 Number of Tourism Related Schemes Delivered in North Devon

Table 7.1 Tourism Related Non-dwelling Development (small-scale)

Proposal	Location	Application Reference Number
Operational development including paths, earthworks & associated landscaping	Woolacombe Bay Holiday Village, Woolacombe	65846
Erection of one building for surf school	Saunton Sands Beach, Saunton, Braunton	64544
Variation of condition 5 (occupancy restriction) attached to planning permission 7310 (approval of details proposed 24 no. holiday cottages) to allow a change from 10 months to 12 months holiday occupancy	27 Lower Willingcott, Willingcott Valley, Woolacombe	65293

Table 7.2 Tourism Related Developments of up to 4 dwellings

Proposal	Location	Application Reference Number
Conversion of 'glasshouse / hothouse' building to form one unit of holiday accommodation	Laston House Hotel, New Barnstaple Road, Ilfracombe	65949
Erection of one unit of holiday accommodation	Barton Pitts, North Molton	65870
Conversion of detached office / studio to form one unit of holiday accommodation together with conversion of garage to form separate storage areas for the existing dwelling & proposed holiday unit	6 Orchard Road, Wrafton	65865
Siting of two glamping pods	Watermouth Cove Holiday Park, Berrynarbor	65729
Conversion of agricultural building to form one unit of holiday accommodation	West Stowford Barton, Strawfields, West Down	65691
Retrospective application for change of use of land to allow siting of one showman's wagon (accommodation), one compost toilet & one converted horse trailer (shower) to provide one unit of holiday accommodation	Limeslake Farm, North Molton	65596

Proposal	Location	Application Reference Number
Erection of three units of holiday accommodation (lodges)	Blakewell Trout Farm, Muddiford, Barnstaple	65574
Erection of three holiday cabins	March End Farm, Georgeham	65449
Conversion of existing garage to form ancillary domestic accommodation & one unit of self contained holiday accommodation	2 Hartnolls Cottage, Woolacombe	65418
Extension to holiday cottage	North Hayne Farm, Bishops Nympton	65487
Conversion of barn to form one unit of holiday accommodation	Poadmarsh Farm, Ash Mill, South Molton	65401
Change of use of annexe to holiday annexe with installation of woodburning stove, sun pipe & other alterations	Boreat Barton Manor - Shearing Barn, High Bickington, Umberleigh	65223
Retrospective application for a change of use from additional living accommodation to self-catering accommodation	Rosehill Barn, Hill, Loxhore	65119
Erection of four glamping pods & one facilities pod	Watermouth Cove Holiday Park, Watermouth, Ilfracombe	64996
Conversion of outbuilding to form one unit of holiday accommodation	Middle Yarnacott Farm, Swimbridge	64984
Conversion of barn to form one unit of holiday accommodation	The Grange, Harracott, Barnstaple	64860
Variation of condition two (use restriction) attached to planning permission 24675 (proposed conversion of existing garage to form dependant relatives accommodation) to allow the unit to be used as a self contained holiday let	Lower Barn, Umberleigh	64827
Part retrospective application for conversion of 2 redundant barns into holiday lets	Barns at the Grange, Lobb, Braunton	64818
Removal of condition 2 (occupancy restriction) attached to planning permission 2/85/1571/27/3 (proposed conversion of existing redundant farm buildings to form 4 units of holiday accommodation) to allow year round use	Rose Cottage, Litchardon Farm, Newton Tracey	64815

Proposal	Location	Application Reference Number
Retrospective application for erection of building & retrospective application for conversion of building to form one unit of holiday accommodation	Burrows House, Hiscott, Barnstaple	64797
Erection of a cabin for use as holiday accommodation	Truckham Farm, Track from Truckham Farm, Combe Martin	64761
Removal of holiday occupancy condition 5 attached to 62683 & imposition of holiday occupancy restriction on existing open market dwelling (Streamways)	Streamways, Georgeham	64712
Conversion of part of dwelling to form holiday accommodation	Great Lilly Farm, Goodleigh	64653
Erection of 1 unit of holiday accommodation	Land at Tarka Lane, Woolacombe	64636
Part retrospective conversion of outbuilding to form one unit of holiday accommodation	Mockham Down, Bratton Fleming	64557
Change of use of land to allow siting & use of caravan to provide one unit of holiday accommodation	Coombe Farm, Goodleigh	64408
Retrospective application for conversion of outbuilding to form one unit of holiday accommodation	Cider Cottage, Yeoland Lane, Swimbridge	64201
Application for a lawful development certificate for an existing change of use of land to allow the siting of one caravan	Land at Higher Slade Farm, Higher Slade Road, Ilfracombe	64107
Application for variation of condition 1 (agricultural occupancy) attached to planning permission NI 1771 & condition 3 (holiday occupancy) attached to planning permission 56341 to allow bungalow to be used as holiday accommodation & barn to be used as permanent residential	Greenhill Bungalow & adjacent barn, Middle Marwood	61425

Table 7.3 Tourism Related Developments of 5 or more dwellings

Proposal	Location	Application Reference Number
Outline application (with all matters reserved except access) for erection of 7 detached hotel suites (Use Class C1) & 11 permanent units of holiday accommodation (Use Class 3) to replace 24 temporary holiday lodges	Kentisbury Grange, Kentisbury	65509
Outline application for erection of 58 holiday lodges & 16 bed hotel extension	High Bullen Hotel Golf & Country Club, Chittlehamholt	58603
Change of use of land to facilitate improvements & expansion of touring & camping park (including erection of 9 holiday lodges)	Hidden Valley Park, West Down	59630
Increase the capacity of the campsite from 15 to 25 tourism units (any mix) per night (all year), erection of one facilities building, construction of a hardstanding area & installation of associated utilities	Pipcott Fields, Pipcott, Churchpool, West Down	65291
Demolition of redundant buildings to the rear of the hotel & erection of ten ancillary hotel apartments for guests together with associated parking, landscaping & engineering works	Former Royal Hotel, Beach Road, Woolacombe	64308
Change of use of land to allow storage for up to 35 caravans between 31 October & 1 March together with extension to permitted season of camping in bottom field from 1 March to 31 October each year	Mill Park Touring Site, Mill Lane, Berryнарбор	63647
Conversion of a group of traditional redundant agricultural buildings to form a wedding & events venue (use class D2), associated accommodation, car parking & associated works, including small single storey extension & the demolition & rebuild of small modern block	Withygate Farm, Lane to Withygate Farm, Brayford	64073
Variation of condition 5 (tented camping restriction) attached to planning permission 63647 (change of use of land to allow storage for up to 35 caravans between 31 October & 1 March together with extension to permitted season of camping in bottom field from 1 March to 31 October each year) to allow additional methods of camping to be used	Mill Park Touring Site, Mill Lane, Berryнарбор	65207
Change of use of agricultural land to allow for 90 day campsite use together with siting of 3 bell tents, 1 glamping hut & 1 mobile toilet / shower block during those 90 days	Freshwell Camping, Moor Lane, Croyde	65647

Table 7.4 Tourism Losses in North Devon

Proposal	Location	Application Reference Number	Commentary
Removal of condition 3 (occupancy restriction) attached to planning permission 62153 (conversion of building to form one live work unit & one holiday let linked to the business (amended certificates, description & floor plan) to allow use as an ancillary annex	The Classrooms, Blackerton, East Anstey	66169	To allow use of holiday let as an annexe forming ancillary accommodation for the applicant's parents
Removal of condition 3 (holiday occupancy restriction) attached to planning permission 51518 (conversion of redundant barn to form holiday accommodation) to enable unrestricted use as dwelling house	Orchard Barn, Rackenford	65595	Physical conversion was completed but never occupied. Policy DM27 now permits reuse of redundant rural buildings to dwellings
Variation of condition 4A (occupancy restriction) attached to planning permission 49364 (conversion of one barn (barn 3) to form ancillary living accommodation together with conversion of one barn to form one unit of holiday accommodation & barn 2 to form one unit of permanent accommodation)	Higher Patchole Farm, Kentisbury	65565	The holiday use was never established. Policy DM27 now permits reuse of redundant rural buildings to dwellings
Change of use of cottage with extant holiday use to full residential use with associated amenity space & parking	Woodhouse Farm, Queens Nympton, South Molton	65413	The holiday use was never established. Policy DM27 now permits reuse of redundant rural buildings to dwellings
Removal of condition 2 (holiday occupancy) attached to planning permission 2/85/1571/27/3 (proposed conversion of existing redundant farm buildings to form four no. units of holiday accommodation) to allow full residential use	Meadow Cottage, Higher Litchardon Farm, Newton Tracey	64927	Removal of occupancy condition allowed on appeal at neighbouring property (Fern Cottage)
Removal of condition 3 (holiday occupation restriction) attached to planning permission 50646	Doomsday Barn, West Wilson Farm,	64506	No interest in holiday unit despite being marketed actively. Removal of occupancy

Proposal	Location	Application Reference Number	Commentary
(extension of time limit for the implementation of planning permission 45225 - conversion of barn to form one unit of holiday accommodation) to allow the property to be used as full residential	Lane to West Wilson Farm, Rackenford		restriction will prevent the building from becoming redundant and falling into disrepair. Policy DM27 now permits reuse of redundant rural buildings to dwellings
Change of use of one holiday unit / ancillary accommodation & associated works to provide one local needs dwelling	Primrose Cottage, Loxhore	64005	The applicants have established a local connection, which meets the requirements for a new dwelling under Policy DM24, with their existing home no longer suitable for their current needs due to its size
Application for a lawful development certificate for an existing use in respect of use of holiday unit as permanent residential unit	The Stables, Kimbland Farm, Brayford	65215	Established as a lawful use
Application for variation of condition 1 (agricultural occupancy) attached to planning permission NI 1771 & condition 3 (holiday occupancy) attached to planning permission 56341 to allow bungalow to be used as holiday accommodation & barn to be used as permanent residential	Greenhill Bungalow & adjacent barn, Middle Marwood	61425	Holiday occupancy moved from barn to bungalow
Retrospective application for change of use from guest house to residential dwelling	2 Sunnymead, Landkey Road, Barnstaple	66190	Residential use has occurred long enough to be a lawful use and is within a development boundary where residential use would be allowed

Appendix 8 Number of Rural Employment/ Diversification Schemes Delivered

Table 8.1 Permitted Rural Employment and Diversification Schemes

Proposal	Application Reference Number	Date Approved
<p>Retrospective application for the change of use of part of the soft fruit farm to a children's activity centre (D2) and the creation of a tea room (A3)</p> <p><i>Lower Twitchen Farm, Huntshaw, Torrington</i></p>	1/0691/2018/FUL	13 th September 2018
<p>Conversion of a group of traditional redundant agricultural buildings to form a wedding & events venue (use class D2), associated accommodation, car parking & associated works, including small single storey extension & the demolition & rebuild of small modern block</p> <p><i>Withygate Farm, Lane to Withygate Farm, Brayford</i></p>	64073	18 th April 2018

Appendix 9 Condition assessment of SSSI units

Table 9.1 The Extent of all Sites of Special Scientific Interest (SSSI's) in North Devon & Torridge

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Arlington SSSI	North Devon	1003917	10.0189	Unfavourable - recovering	26/08/2009
Arlington SSSI	North Devon	1003918	25.4791	Favourable	25/06/2010
Arlington SSSI	North Devon	1019345	5.496	Unfavourable - recovering	31/03/2010
Arlington SSSI	North Devon	1019346	3.4086	Favourable	26/08/2009
Arlington SSSI	North Devon	1019350	1.4829	Favourable	25/06/2010
Barricane Beach SSSI	North Devon	1005284	8.2406	Favourable	07/11/2011
Beaford Moor SSSI	Torridge	1003921	31.3604	Unfavourable - recovering	09/08/2010
Bradiford Valley SSSI	North Devon	1004106	5.697	Unfavourable - declining	06/06/2013
Bradiford Valley SSSI	North Devon	1004095	15.3819	Favourable	15/08/2013
Bradiford Valley SSSI	North Devon	1022415	2.531	Favourable	15/08/2013
Bradworthy Common SSSI	Torridge	1003933	16.9761	Favourable	12/02/2015
Bradworthy Common SSSI	Torridge	1003934	7.575	Favourable	12/02/2015
Braunton Burrows SSSI	North Devon	1029573	131.5086	Unfavourable - recovering	11/09/2012
Braunton Burrows SSSI	North Devon	1029572	120.9112	Unfavourable - recovering	11/03/2013
Braunton Burrows SSSI	North Devon	1029574	83.8263	Unfavourable - recovering	11/03/2013
Braunton Burrows SSSI	North Devon	1029575	349.5801	Unfavourable - recovering	11/03/2013

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Braunton Burrows SSSI	North Devon	1029576	226.2235	Unfavourable - recovering	11/03/2013
Braunton Burrows SSSI	North Devon	1029577	29.7256	Favourable	26/10/2012
Braunton Burrows SSSI	North Devon	1029578	95.5055	Unfavourable - declining	05/10/2006
Braunton Burrows SSSI	North Devon	1029579	302.4584	Favourable	05/10/2006
Braunton Swanpool SSSI	North Devon	1004124	1.4782	Unfavourable - recovering	06/08/2012
Braunton Swanpool SSSI	North Devon	1019475	2.2025	Favourable	06/08/2012
Braunton Swanpool SSSI	North Devon	1019474	8.1125	Favourable	06/08/2012
Brendon and Vealand Fen SSSI	Torridge	1004057	13.2639	Favourable	05/06/2018
Brendon and Vealand Fen SSSI	Torridge	1004058	5.106	Favourable	13/06/2017
Brendon Farm (North) SSSI	Torridge	1003944	10.9921	Favourable	16/08/2012
Brendon Farm (North) SSSI	Torridge	1020925	4.8247	Unfavourable - recovering	16/08/2012
Bursdon Moor SSSI	Torridge	1004831	127.0412	Favourable	12/02/2015
Bursdon Moor SSSI	Torridge	1020921	6.4998	Unfavourable - recovering	04/09/2012
Bursdon Moor SSSI	Torridge	1020922	7.3236	Unfavourable - recovering	12/02/2015
Bursdon Moor SSSI	Torridge	1020923	6.4097	Unfavourable - recovering	12/02/2015
Caen Valley Bats SSSI	North Devon	1027673	0.1109	Favourable	05/12/2012
Chapel Hill SSSI	North Devon	1004035	0.2258	Unfavourable - recovering	21/06/2010
Common Moor Langtree SSSI	Torridge	1004044	16.2233	Favourable	30/08/2012

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Common Moor, East Pufford SSSI	Torrige	1004055	43.785	Unfavourable - recovering	05/02/2019
Common Moor, East Pufford SSSI	Torrige	1020926	11.2124	Unfavourable - recovering	05/02/2019
Deptford Farm Pastures SSSI	Torrige	1004077	17.9586	Favourable	27/08/2010
Deptford Farm Pastures SSSI	Torrige	1020927	4.2691	Favourable	27/08/2010
Dunsdon Farm SSSI	Torrige	1004118	15.4242	Favourable	13/09/2012
Dunsdon Farm SSSI	Torrige	1004119	12.5639	Favourable	13/09/2012
Dunsdon Farm SSSI	Torrige	1004120	10.1261	Favourable	13/09/2012
Dunsdon Farm SSSI	Torrige	1020323	4.1219	Favourable	12/09/2012
Dunsland Park SSSI	Torrige	1004126	15.0482	Unfavourable - no change	26/09/2016
Dunsland Park SSSI	Torrige	1021424	2.1715	Unfavourable - recovering	26/09/2016
Dunsland Park SSSI	Torrige	1021428	0.561	Unfavourable - recovering	26/09/2016
Dunsland Park SSSI	Torrige	1021426	2.4442	Unfavourable - declining	26/09/2016
Dunsland Park SSSI	Torrige	1021427	4.2259	Unfavourable - recovering	26/09/2016
Dunsland Park SSSI	Torrige	1022865	2.0125	Unfavourable - recovering	26/09/2016
Fremington Claypit SSSI	North Devon	1003850	1.0801	Favourable	19/02/2013
Fremington Quay Cliffs SSSI	North Devon	1003854	1.4575	Favourable	07/02/2012
Fremington Quay Cliffs SSSI	North Devon	1021410	4.9772	Favourable	07/02/2012
Fremington Quay Cliffs SSSI	North Devon	1023790	1.6885	Favourable	07/02/2012

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Fremington Quay Cliffs SSSI	North Devon	1023791	4.2042	Favourable	07/02/2012
Greenaways and Freshmarsh, Braunton SSSI	North Devon	1004052	4.3104	Favourable	10/09/2012
Greenaways and Freshmarsh, Braunton SSSI	North Devon	1004053	9.1138	Unfavourable - recovering	19/08/2013
Halsdon SSSI	Torridge	1004064	34.1062	Favourable	11/08/2010
Halsdon SSSI	Torridge	1004063	14.6455	Unfavourable - recovering	07/12/2009
Halsdon SSSI	Torridge	1021378	6.7137	Unfavourable - recovering	07/12/2009
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1003961	107.4103	Unfavourable - recovering	21/09/2011
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1003962	28.8074	Favourable	29/09/2011
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1003963	43.421	Unfavourable - recovering	15/11/2011
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1020566	31.558	Unfavourable - recovering	21/10/2011
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1020567	5.786	Unfavourable - declining	07/09/2011
Hare's Down, Knowstone and Rackenford Moors SSSI	North Devon	1020568	7.5655	Favourable	11/10/2011
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1018821	7.6913	Favourable	27/02/2012

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1018820	0.376	Favourable	27/02/2012
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1023798	3.8487	Favourable	27/02/2012
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1023799	9.6197	Favourable	27/02/2012
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1018818	11.7787	Favourable	27/02/2012
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1023800	10.4488	Favourable	27/02/2012
Hele, Samson's and Combe Martin Bays SSSI	North Devon	1018819	7.3276	Favourable	27/02/2012
High Down Quarry SSSI	North Devon	1003811	1.9057	Favourable	20/01/2012
Hobby to Peppercombe SSSI	Torrige	1003999	59.4915	Unfavourable - recovering	17/03/2014
Hobby to Peppercombe SSSI	Torrige	1004000	37.8042	Favourable	30/10/2009
Hobby to Peppercombe SSSI	Torrige	1004002	23.6244	Unfavourable - recovering	30/10/2009
Hobby to Peppercombe SSSI	Torrige	1021001	11.7826	Favourable	30/10/2009
Hobby to Peppercombe SSSI	Torrige	1021002	91.3072	Favourable	30/10/2009
Hunshaw Wood SSSI	Torrige	1004056	15.106	Favourable	19/04/2011
Hunshaw Wood SSSI	Torrige	1020449	2.2709	Favourable	19/04/2011
Hunshaw Wood SSSI	Torrige	1021019	0.5107	Favourable	19/04/2011
Kingford Fen SSSI	Torrige	1004060	2.9905	Favourable	12/02/2015

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Kingford Fen SSSI	Torrige	1020932	2.717	Favourable	12/02/2015
Kingford Fen SSSI	Torrige	1020933	0.961	Favourable	12/02/2015
Kingford Fen SSSI	Torrige	1020934	0.8348	Favourable	12/02/2015
Kismeldon Meadows SSSI	Torrige	1004070	12.6142	Favourable	30/05/2012
Kismeldon Meadows SSSI	Torrige	1004071	14.9098	Favourable	28/09/2012
Kismeldon Meadows SSSI	Torrige	1020935	5.106	Favourable	08/07/2015
Lundy SSSI	Torrige	1004122	42.6464	Unfavourable - recovering	13/02/2015
Lundy SSSI	Torrige	1021313	35.029	Unfavourable - recovering	13/02/2015
Lundy SSSI	Torrige	1021314	56.6813	Unfavourable - recovering	13/02/2015
Lundy SSSI	Torrige	1004094	57.4924	Favourable	13/02/2015
Lundy SSSI	Torrige	1021315	47.6592	Favourable	13/02/2015
Lundy SSSI	Torrige	1021316	36.4427	Favourable	13/02/2015
Lundy SSSI	Torrige	1021317	23.8341	Unfavourable - recovering	29/06/2010
Lundy SSSI	Torrige	1021318	13.0493	Unfavourable - recovering	29/06/2010
Lundy SSSI	Torrige	1025620	33.6024	Favourable	13/02/2015
Mambury and Stowford Moors SSSI	Torrige	1004127	15.7015	Unfavourable - recovering	04/12/2015
Mambury and Stowford Moors SSSI	Torrige	1004128	20.2784	Unfavourable - recovering	30/09/2013
Mambury and Stowford Moors SSSI	Torrige	1020692	3.823	Favourable	23/11/2017
Marsland to Clovelly Coast SSSI	Torrige	1021972	3.9195	Favourable	08/09/2008

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Marsland to Clovelly Coast SSSI	Torrige	1024848	10.0125	Unfavourable - recovering	06/03/2014
Marsland to Clovelly Coast SSSI	Torrige	1021976	4.8651	Unfavourable - recovering	06/03/2014
Marsland to Clovelly Coast SSSI	Torrige	1021975	0.6287	Favourable	09/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021947	0.581	Favourable	09/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021978	1.139	Favourable	09/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1024849	3.872	Favourable	09/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021850	5.4307	Unfavourable - recovering	06/03/2014
Marsland to Clovelly Coast SSSI	Torrige	1021851	7.7888	Favourable	10/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1024852	11.2135	Favourable	10/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1024876	16.2918	Favourable	30/03/2009
Marsland to Clovelly Coast SSSI	Torrige	1021982	20.2696	Favourable	02/08/2008
Marsland to Clovelly Coast SSSI	Torrige	1024877	11.117	Favourable	02/08/2008
Marsland to Clovelly Coast SSSI	Torrige	1026653	0.8366	Favourable	07/08/2007

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Marsland to Clovelly Coast SSSI	Torridge	1024879	7.9305	Unfavourable - recovering	06/03/2014
Marsland to Clovelly Coast SSSI	Torridge	1024880	6.8966	Unfavourable - recovering	17/03/2014
Marsland to Clovelly Coast SSSI	Torridge	1024881	18.7925	Unfavourable - recovering	17/03/2014
Marsland to Clovelly Coast SSSI	Torridge	1024882	21.4951	Unfavourable - recovering	15/03/2009
Marsland to Clovelly Coast SSSI	Torridge	1021348	22.4569	Unfavourable - recovering	15/03/2009
Marsland to Clovelly Coast SSSI	Torridge	1021357	33.1618	Unfavourable - recovering	23/08/2010
Marsland to Clovelly Coast SSSI	Torridge	1024883	11.3045	Favourable	30/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1021983	3.114	Unfavourable - recovering	17/03/2014
Marsland to Clovelly Coast SSSI	Torridge	1021984	31.5138	Favourable	30/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1021985	6.3987	Favourable	28/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1021986	31.7076	Favourable	28/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1021987	13.4261	Favourable	28/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1021988	8.8614	Unfavourable - no change	05/11/2009

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Marsland to Clovelly Coast SSSI	Torrige	1021990	2.047	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torrige	1021991	19.2935	Favourable	11/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021989	5.7938	Favourable	11/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021992	23.2096	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torrige	1021993	1.8703	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torrige	1021994	15.9383	Unfavourable - recovering	12/02/2015
Marsland to Clovelly Coast SSSI	Torrige	1024885	9.594	Favourable	20/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1024886	24.8866	Favourable	20/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1021995	9.7026	Favourable	02/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1024887	22.243	Favourable	12/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1021996	17.8253	Favourable	31/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1021997	5.821	Favourable	31/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1021998	9.0618	Favourable	12/09/2008

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Marsland to Clovelly Coast SSSI	Torridge	1021999	9.4368	Favourable	12/09/2008
Marsland to Clovelly Coast SSSI	Torridge	1022000	17.5357	Favourable	08/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1022022	25.3235	Favourable	08/08/2007
Marsland to Clovelly Coast SSSI	Torridge	1022003	14.6631	Favourable	28/07/2010
Marsland to Clovelly Coast SSSI	Torridge	1024888	11.7216	Unfavourable - recovering	12/02/2015
Marsland to Clovelly Coast SSSI	Torridge	1024889	3.6784	Favourable	26/07/2010
Marsland to Clovelly Coast SSSI	Torridge	1022004	18.0166	Unfavourable - recovering	04/09/2007
Marsland to Clovelly Coast SSSI	Torridge	1025362	11.0969	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torridge	1025363	3.4119	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torridge	1022006	12.528	Unfavourable - recovering	12/02/2015
Marsland to Clovelly Coast SSSI	Torridge	1021981	20.4794	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torridge	1021365	11.1602	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torridge	1025364	9.7696	Favourable	29/09/2008

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Marsland to Clovelly Coast SSSI	Torrige	1025366	6.1228	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torrige	1025367	5.6877	Favourable	05/11/2009
Marsland to Clovelly Coast SSSI	Torrige	1025359	164.85	Favourable	31/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1025361	7.9345	Favourable	11/09/2008
Marsland to Clovelly Coast SSSI	Torrige	1025357	80.5437	Favourable	31/08/2007
Marsland to Clovelly Coast SSSI	Torrige	1025368	15.4438	Unfavourable - recovering	18/03/2014
Mermaid's Pool to Rowden Gut SSSI	Torrige	1004112	25.6843	Favourable	07/11/2011
Mermaid's Pool to Rowden Gut SSSI	Torrige	1004116	7.3399	Favourable	07/11/2011
Mermaid's Pool to Rowden Gut SSSI	Torrige	1023811	119.2117	Favourable	07/11/2011
Mill Rock SSSI	North Devon	1005371	0.1249	Favourable	23/03/2012
Morte Point SSSI	North Devon	1004133	75.5223	Favourable	02/09/2009
Morte Point SSSI	North Devon	1004131	20.7854	Favourable	03/09/2009
Napp's Cave SSSI	North Devon	1025404	-	Unfavourable - recovering	10/02/2013
Napp's Cave SSSI	North Devon	1023825	1.7087	Unfavourable - recovering	10/02/2013
Napp's Cave SSSI	North Devon	1023826	10.3227	Unfavourable - recovering	10/02/2013
Napp's Cave SSSI	North Devon	1003909	-	Unfavourable - recovering	10/02/2013

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Northam Burrows SSSI	Torridge	1004903	73.7056	Unfavourable - recovering	17/04/2013
Northam Burrows SSSI	Torridge	1022994	74.2506	Unfavourable - recovering	17/04/2013
Northam Burrows SSSI	Torridge	1022995	43.1043	Unfavourable - no change	19/08/2011
Northam Burrows SSSI	Torridge	1022996	26.6412	Unfavourable - no change	19/08/2011
Northam Burrows SSSI	Torridge	1021947	177.5475	Unfavourable - recovering	19/08/2011
Northam Burrows SSSI	Torridge	1022997	26.6893	Unfavourable - no change	19/08/2011
Park Gate Quarry SSSI	North Devon	1003911	0.9059	Favourable	12/02/2015
Plaistow Quarry SSSI	North Devon	1003902	4.0728	Favourable	21/03/2012
Plaistow Quarry SSSI	North Devon	1003940	8.9612	Favourable	21/03/2012
Popehouse Moor SSSI	Torridge	1004289	3.1927	Favourable	11/12/2009
Saunton to Baggy Point Coast SSSI	North Devon	1028198	35.521	Unfavourable - recovering	14/03/2014
Saunton to Baggy Point Coast SSSI	North Devon	1028199	40.8393	Favourable	14/09/2012
Saunton to Baggy Point Coast SSSI	North Devon	1028200	34.8714	Favourable	12/03/2013
Saunton to Baggy Point Coast SSSI	North Devon	1028201	36.9346	Unfavourable - declining	12/03/2013
Small Brook SSSI	Torridge	1004153	10.753	Favourable	20/05/2014
Small Brook SSSI	Torridge	1020939	4.0728	Favourable	20/05/2014
South Exmoor SSSI	North Devon	1022774	291.4723	Unfavourable - recovering	28/01/2010
South Exmoor SSSI	North Devon	1018321	126.0697	Unfavourable - recovering	05/02/2010

Site Name	Local Authority Area	Unit id	Area (ha)	Assessment Description	Assessment Date
Taw-Torridge Estuary SSSI	Both	1029210	61.0161	Unfavourable - no change	04/01/2012
Taw-Torridge Estuary SSSI	Both	1029211	295.5549	Favourable	19/12/2011
Taw-Torridge Estuary SSSI	Both	1029212	1018.5827	Favourable	03/01/2012
Thorne and Doves Moors SSSI	Torridge	1004164	30.8873	Unfavourable - recovering	12/02/2015
Thorne And Doves Moors SSSI	Torridge	1004165	20.6522	Favourable	24/06/2014
Thorne and Doves Moors SSSI	Torridge	1020651	26.8656	Favourable	10/09/2014
Westward Ho! Cliffs SSSI	Torridge	1003971	3.1915	Favourable	07/11/2011
Westward Ho! Cliffs SSSI	Torridge	1023834	11.2023	Favourable	07/11/2011
Westward Ho! Cliffs SSSI	Torridge	1023836	14.3547	Favourable	07/11/2011
Whiteleigh Meadows SSSI	Torridge	1004169	81.8372	Favourable	29/08/2012

Appendix 10 Bathing Water Quality

Table 10.1 Designated Bathing Sites in North Devon and Torridge

Site Name	Authority	2018 Classification	2017 Classification	Comments
Hartland Quay	Torridge	Excellent	Excellent	Monthly samples were taken during the collection period. On all visits of 2015-2018 no sewage debris was present and litter was present on 12% of visits.
Westward Ho!	Torridge	Excellent	Excellent	Weekly samples were taken during the collection period. On all visits 2015-2018 no sewage debris was present and litter was present on 59% of visits but was not sufficient enough to be objectionable.
Combesgate Beach	North Devon	Excellent	Excellent	Monthly samples were taken during the collection period. On all visits 2015-2018 no sewage debris was present and litter was present on 64% of visits.
Croyde Bay	North Devon	Excellent	Good	Weekly samples were taken during the collection period. In 2018 there were 9 short term pollution events that advised against swimming. Demonstrating the improvement in quality, in 2018 the highest pollution of the bacterium Escherichia coli was 27 colonies/100ml, a decrease from 260 colonies/100ml in 2017. For the bacterium Intestinal Enterococci in 2018 the highest pollution sample was 145 colonies/100ml, compared to 800 colonies/100ml in 2017. On all visits 2015-2018 sewage was

Site Name	Authority	2018 Classification	2017 Classification	Comments
				present on 1% of visits and litter was present on 77% of visits.
Ilfracombe Tunnels Beach	North Devon	Excellent	Excellent	Weekly samples were taken during the collection period. On all visits 2015-2018 sewage debris was present on 1% of visits and litter was present on 40% of visits.
Putsborough	North Devon	Excellent	Excellent	Monthly samples were taken during the collection period. On all visits 2015-2018 no sewage debris was present and litter was present on 10% of visits.
Saunton Sands	North Devon	Excellent	Excellent	Weekly samples were taken during the collection period. On all visits 2015-2018 sewage debris was present on 1% of visits and litter was present on 79% of visits.
Woolacombe Village	North Devon	Excellent	Excellent	Weekly samples were taken during the collection period. In 2018 there were 7 short term pollution events that advised against swimming. On all visits 2015-2018 sewage debris was not present and litter was present on 17% of visits.
Ilfracombe Hele	North Devon	Good	Good	Weekly samples were taken during the collection period. In 2018 there were 9 short term pollution events that advised against swimming. On all visits 2015-2018 sewage was not present and litter was present on 24% of visits.

Site Name	Authority	2018 Classification	2017 Classification	Comments
Combe Martin	North Devon	Poor	Poor	Weekly samples were taken during the collection period. Bathing is advised against and in 2018 there were 33 short term pollution events to advise against swimming. On all visits 2015-2018 no sewage debris was present and litter was present on 27% of visits.
Ilfracombe Wildersmouth	North Devon	Poor	Poor	Weekly samples were taken during the collection event. Bathing is advised against with 21 short term pollution warnings being issued in 2018. On all visits 2015-2018 sewage was present on 1% of visits and litter was present on 56% of visits.

Appendix 11 Number of planning permissions granted contrary to advice of the Environment Agency

Table 11.1 Planning Permissions granted, as listed in the Environment Agency Objections to Planning Document 2018-19

Location	Reference Number	Reason for exclusion from AMR	Comments
Hartland (Torridge)	1/0251/2018/FUL	Environment Agency objection withdrawn	An Environment Agency (EA) objection was lodged in May 2018 due to a Flood Risk Assessment (FRA) not being present. At the end of May, a FRA found the development would be safe from flooding. The EA replied in June 2018 stating the FRA was acceptable but the development would fall under necessary minimum height levels that were indicated on the plan drawings. In July 2018 the EA removed their objection as the finished floor levels demonstrated the development to be at a safe height.
Weare Giffard (Torridge)	1/0448/2019/FUL	Falls outside of monitoring period	The application was not decided during the monitoring period, therefore would be included as part of future monitoring reports.
Barnstaple (North Devon)	64750	Environment Agency objection withdrawn	The EA objected to the development in April 2018 but withdrew this objection in May 2018 after receiving satisfactory finished floor level proposals.
Bittadon (North Devon)	64626	Environment Agency objection withdrawn	The EA withdrew their objection in August 2018 after reviewing a revised FRA from June 2018 which included moving the development to a more elevated position and including suitable mitigation.
Chivenor (North Devon)	65074	Application withdrawn	The application was withdrawn in August 2018 and is no longer being considered.

Location	Reference Number	Reason for exclusion from AMR	Comments
Braunton (North Devon)	65222	Environment Agency objection withdrawn	An objection was received in September 2018 due to the FRA being unable to demonstrate the development would be safe from flooding over its lifetime. However after a revised FRA was received that identified risks and included mitigation, the objection was withdrawn in November 2018.
Landkey (North Devon)	65551	Application withdrawn	The application was withdrawn in November 2018 and is no longer being considered.
Barnstaple (North Devon)	65679	Environment Agency objection withdrawn	The EA objected to the development in November 2018 as the FRA did not show the development to be safe from flooding over its lifetime. In February 2019 this was reviewed and the objection was withdrawn subject to the development use being limited to 20 years in order to allow for future re-assessment of a potential heightened future flood risk, and taking into account up to date data.
Barnstaple (North Devon)	65633	Falls outside of monitoring period	The application was not decided during the monitoring period, therefore would be included as part of future monitoring reports.
Braunton (North Devon)	65803	Environment Agency objection withdrawn	The EA objected in November 2018 due to the FRA not being able to demonstrate the development would be safe from flooding over its lifetime. A revised FRA and accompanying drawings were submitted, leading to the EA withdrawing their previous objection in December 2018.

Location	Reference Number	Reason for exclusion from AMR	Comments
South Molton (North Devon)	65805	Falls outside of monitoring period	The application was not decided during the monitoring period, therefore would be included as part of future monitoring reports.
Braunton (North Devon)	65675	Application withdrawn	The application was withdrawn in December 2018 and is no longer being considered.
Goodleigh (North Devon)	64945	Application withdrawn	The application was withdrawn in May 2019 and is no longer being considered.
Goodleigh (North Devon)	65605	Application withdrawn	The application was withdrawn in May 2019 and is no longer being considered.
Ilfracombe (North Devon)	65926	Falls outside of monitoring period	The application was not decided during the monitoring period, therefore would be included as part of future monitoring reports.
Combe Martin (North Devon)	66010	Application withdrawn	The application was withdrawn in March 2019 and is no longer being considered.
Braunton (North Devon)	66198	Falls outside of monitoring period	The application was not decided during the monitoring period, therefore would be included as part of future monitoring reports.

Appendix 12 Capacity for approved renewable energy generation

Table 12.1 Solar Power Applications granted 2018-19

Proposed Development	Location	Date Approved	Capacity (kW)	Application Number
16 ground mounted solar panels	Umberleigh (North Devon)	18 th March 2019	4	66113
22 ground mounted photo-voltaic panels	Berrynarbor (North Devon)	8 th March 2019	5	65960
Variance of condition 2 of application 1/0446/2017/AGMB, to include 2 sets of roof photo-voltaic panels	Virginstowe (Torrige)	14 th February 2019	~	1/1319/2018/FUL
Variance of condition 2 of application 1/0432/2018/FUL, to include photo-voltaic panels and internal access	Tetcott (Torrige)	30 th January 2019	~	1/1301/2018/FUL
Ground mounted solar panels of 39m x 3.2m	Okehampton (Torrige)	18 th January 2019	21*	1/1202/2018/FUL
10 Photo-voltaic panels, air source heat pump and wood-burner	Bradworthy (Torrige)	23 rd November 2018	3 (peak)	1/1057/2018/FUL
20 Photo-voltaic panels	Buckland Brewer (Torrige)	21 st November 2018	5.32 (peak)	1/1001/2018/FUL
24 Photo-voltaic roof panels on agricultural building	North Molton (North Devon)	21 st November 2018	4.5	65402
Retrospective application for 6 solar roof panels, shed and satellite dish	South Molton (North Devon)	12 th November 2018	1.5	65499
20 Ground mounted solar panels	St Giles in the Wood (Torrige)	26 th September 2018	5**	1/0713/2018/FUL
14 Ground mounted solar panels	St Giles in the Wood (Torrige)	11 th September 2018	3.5	1/0576/2018/FUL

Proposed Development	Location	Date Approved	Capacity (kW)	Application Number
2 sets of solar panels in garden, one ground and one roof mounted	Torrington (Torrige)	3 rd August 2018	5	1/0635/2018/FUL
Installation of 4 solar roof panels as part of extension and alteration to existing building	Barnstaple (North Devon)	19 th July 2018	1	64994
Installation of 2 photo-voltaic panels as part of mushroom production unit and storage shed	East Worlington (North Devon)	26 th April 2018	0.5	64448
Minimum Potential Output			59.32	

12.1 * A total of 23kW is expected to be generated at peak times.

12.2 **Those applications that are highlighted in bold are subject to an estimation of each solar panel having an output of approximately 0.25 kW, where the output has not been provided by the applicant.

12.3 Two applications did not provide the output, nor the number of solar panels proposed and as such it is not possible to give an estimation of the capacity.

Table 12.2 Electric Car Charging Locations in Torrige

Name of Site	Number of Stations
Blights Motors, Bideford	1
Churchfields Long Stay, Appledore	2
Durrant House Hotel, Northam	2
Greenfield Engineering, Holsworthy	1
Hedley Wood Holiday Park, Holsworthy	2
Manor Car Park, Holsworthy	2
Mike Wye & Associates, Shebbear	1
Riverbank Car Park, Bideford	2
Sydney House Car Park, Torrington	2
The Milking Parlour, Black Torrington	1
Tree Top Escape, High Bickington	2

Name of Site	Number of Stations
Wheatland Farm, Winkleigh	1

Table 12.3 Electric Car Charging Locations in North Devon

Name of Site	Number of Stations
Acorn Retreat, Brayford	2
Asda, Taw Wharf, Barnstaple	4
Baggy Point National Trust, Croyde	2
Bratton Fleming Sports Club, Bratton Fleming	1
Braunton Service Station, Braunton	2
Chapel Farm Guest House, Croyde	2
County Garage, Barnstaple	3
Crown Yealm LTD, South Molton	4
Devonshire Motors, Barnstaple	1
Evparts, Ilfracombe	1
Georgeham Parish Council Car Park, Georgeham	2
Keypitts Stables, Ilfracombe	2
Lenwood energies, Barnstaple	1
Little Silver House, Umberleigh	2
Millbrook Cottages, Umberleigh	2
Mill Park Caravan & Camping, Berryarbor	2
Nissan, Barnstaple	2
Optimum Heating, Barnstaple	1
Parade House, Woolacombe	1
Park Hotel, Barnstaple	2
Principal Doorsets, Barnstaple	4
Riverside Road, Barnstaple	2
Rose Cottage, Kings Nympton	2
Ruda Holiday Park Car Park, Croyde	1
Saunton Sands Hotel, Saunton	2

Name of Site	Number of Stations
Sign Shop, Barnstaple	2
Taw Garage Service Station, Barnstaple	4
Tesco Superstore, Barnstaple	4
The Moos Cottage, Barnstaple	1
Williams Arms, Braunton	1

Appendix 13 Housing Trajectory

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾
Barnstaple																							
Allocations																							
BAR01: Westacott Strategic Extension	0	0	0	0	0	0	0	0	0	0	0	30	110	150	159	120	100	100	120	140	130	0	1029
BAR02: Larkbear Strategic Extension	0	0	0	0	0	0	0	0	0	40	50	50	50	46	75	75	75	75	75	75	134	0	686
BAR02a: Old Torrington Road, Roundswell	0	0	0	0	38	11	6	53	30	0	0	0	0	0	0	0	0	0	0	0	0	0	138
BAR03: Tews Lane, Roundswell	0	0	0	0	0	0	64	74	82	66	64	0	0	0	0	0	0	0	0	0	0	0	350
BAR04: Mount Sandford Green	0	0	0	0	0	0	2	20	12	18	20	20	20	20	20	20	20	20	13	0	0	0	225
BAR05: Westaway Plain, Pilton (east of Shearford Lane)	0	0	0	0	0	36	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
BAR05: Westaway Plain, Pilton (west of Shearford Lane)	0	0	0	0	0	0	0	0	25	40	21	0	0	0	0	0	0	0	0	0	0	0	86
BAR06: South of North Devon District Hospital	0	0	0	0	0	0	0	0	0	50	55	0	0	0	0	0	0	0	0	0	0	0	105
BAR07: North Lane, Bickington	0	0	0	0	0	0	0	0	0	0	0	0	15	20	20	10	0	0	0	0	0	0	65
BAR08: Former School Site, Roundswell	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50
BAR09: Glenwood Farm, Roundswell	0	0	0	0	23	44	37	39	54	19	0	0	0	0	0	0	0	0	0	0	0	0	216
BAR12: Anchorwood Bank	0	0	0	0	0	0	0	0	45	28	32	20	23	24	0	0	0	0	0	0	0	0	172
Non-Strategic Housing Sites																							
Telephone Repeater Station, Rackfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10
Old Laundry, Lower Raleigh Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	6
Land adj. Aviemore Industrial Estate	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	9
Land west of Goodleigh Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	6
Whiddon Park, Mount Sandford	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	11	0	0	0	12
Land north of Bickington Road, adj. Mead Park, Bickington	0	0	0	0	0	0	0	0	0	15	30	16	0	0	0	0	0	0	0	0	0	0	61
Land between Oliver Road and Valley Close	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	16
Land west of Oakland Park South, Sticklepath	0	0	0	0	0	0	0	0	0	0	12	22	0	0	0	0	0	0	0	0	0	0	34
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	114	94	108	58	1	12	31	14	0	5	15	0	0	5.1	447
Completions (excluding Allocations)	38	68	103	83	44	39	166	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	617
Bideford																							
Allocation																							
BID01: Bideford West Urban Extension	0	0	0	0	0	0	0	7	93	20	36	106	106	86	71	70	50	70	70	65	260	0	850
BID02: Cleave Wood	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	40	40	40	40	40	0	260
BID03: Land adjoining Manteo Way	0	0	0	1	13	0	0	0	3	9	0	0	0	20	41	60	40	40	38	59	0	0	324
BID04: Site South of East-the-Water	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	250	0	350
BID05: Land adjoining Caddsdon Business Park	0	0	0	0	0	0	0	0	0	0	25	50	50	5	0	0	0	0	0	0	0	0	130
BID09: South of Clovelly Road	0	0	0	0	0	0	0	0	0	20	50	50	50	50	50	50	50	50	50	50	80	0	550
Non-Strategic Housing Sites																							
Land at Brunswick Wharf, East-the-Water	0	0	0	0	0	0	0	0	0	0	0	20	32	0	0	0	0	0	0	0	0	0	52
Car parks, Bridge Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Kingsley School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	8	0	0	28
Land at Nuttaberry, East-the-Water	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	16	0	0	0	0	0	0	96
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	9	166	25	7	5	0	0	0	0	0	0	0	0	1.65	210
Completions (excluding Allocations)	150	89	24	251	155	97	50	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	879
Braunton and Wrafton																							
Allocations																							
BRA01: Wrafton South Eastern Extension	0	0	0	0	0	22	46	22	40	20	0	0	0	0	0	0	0	0	0	0	0	0	150
BRA02: Wrafton Glebefield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	0	0	0	50
BRA02A: Land East and West of Staggers Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20	40	40	40	0	180
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	8	39	25	6	0	0	0	12	11	0	0	0	0	1.5	100
Completions (excluding Allocations)	7	3	30	20	17	6	7	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110
Fremington and Yelland																							
Allocations																							
FRE01: Fremington Army Camp	0	0	0	0	2	163	70	25	17	0	0	0	0	0	0	0	0	0	0	0	0	0	277
FRE02: Yelland Quay	0	0	0	0	0	0	0	0	0	0	0	0	10	30	35	35	35	35	35	35	35	0	250
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	82	50	66	30	10	0	0	0	0	0	0	0	0	0.75	237
Completions (excluding Allocations)	20	34	3	2	3	1	21	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92
Great Torrington																							
Allocations																							
GTT01: The Former Creamery Site	0	0	0	0	0	0	0	0	0	15	36	36	18	41	30	0	0	0	0	0	0	0	176
GTT03: Hatchmoor Common Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	50	54	0	0	134
GTT04: Adjacent to Dartington Fields	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0	0	60
GTT05: North of Burwood Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0	0	60
GTT07: East of School Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	36	0	0	66
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	20	5	7	1	10	4	0	0	0	0	0	0	1.2	50
Completions (excluding Allocations)	1	12	3	34	7	47	17	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125
Holsworthy																							
Allocations																							
HOL02: Land south of Under Lane – Phase I	0	0	0	0	0	23	23	16	20	17	0	0	0	0	0	0	0	0	0	0	0	0	99
HOL03: Land Between Rydon Road and Trewyn Road	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	20	40	50	20	0	0	139
HOL05: Land between Dobles Lane and North Road	0	0	0	0	0	0	0	0	0	0	40	20	0	0	0	0	0	0	0	0	0	0	60
HOL06: Land East of North Road	0	0	0	0	0	0	0	0	0	0	0	30	50	30	0	0	0	0	0	0	0	0	110
HOL07: Land off Menors Place	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	6	17	8	5	8	15	5	0	0	0	0	0	0	1.2	63
Completions (excluding Allocations)	54	10	20	19	108	43	14	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	274
Ifracombe																							
Allocations																							
ILF01 (a)(i): Southern Extension (Channel, Bowden & Winsham Farms)	0	0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	0	0	0	750
ILF01 (a)(ii): Southern Extension (Worth Meadows)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	30	30	15	0	0	125
ILF02: Land at The Shields/Ferway	0	0	0	0	0	0	0	0	5	6	12	14	14	14	14	0	0	0	0	0	0	0	79
Non-Strategic Housing Site																							
Berkeley Hotel, Wilder Road	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Former Montebello Hotel, Fore Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	25
Former Chambercombe Bakery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	20
Former Biclescombe Nursery	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	35	26	7	17	12	0	0	3	0	0	0	0	0	3.3	97
Completions (excluding Allocations)	34	70	21	37	15	19	24	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	241
Northam																							
Allocations																							
NOR01: Daddon Hill Farm	0	0	0	0	0	0	0	0	0	0	45	45	40	50	50	50	50	50	50	50	20	0	480
NOR02: Site West of Buckleigh Road	0	0	0	0	2	33	11	46	19	35	30	40	60	80	80	80	80	65	50	18	0	0	729
NOR03: Land adjacent to Landsdowne Park	0	0	0	0	0	0	0	0	0	0	0	14	0	6	0	0	0	0	0	0	0	0	20
NOR04: Tadworthy Road (Northam)	0	0	0	0	0	0	0	0	0	17	25	9	27	47	0	0	0	0	0	0	0	0	125
NOR07: Site Adjoining Pitt Hill (Appledore)	0	0	0	0	0	0	0	0	0	0	10	40	40	20	0	0	0	0	20	28	0	0	158
NOR08: Land north of Cleveland Park	0	0	0	0	0	0	6	0	0	3	0	0	0	2	0	0	0	0	0	0	0	0	11
NOR09: Land South-West of Heywood Road Roundabout	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	40	15	0	0	155
Non-Strategic Housing Sites																							
Land between Watertown and Staddon Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5
Land at Kingsley Avenue, Appledore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14
Land adjoining Appin House, Buckleigh Road, Westward Ho!	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10
Land east of Churchill Way, Appledore	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	31	0	0	51
Land at Amberley, Limers Lane, Northam	0	0	0	0	0	0	0	0	0	0	0	0	10	20	10	0	0	0	0	0	0	0	40
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	30	48	12	21	8	5	0	0	0	0	0	0	0	1.65	122
Completions (excluding Allocations)	15	20	31	22	11	44	47	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	227
South Molton																							
Allocations																							
SM01 (a): Strategic Western Extension (Area 1)	0	0	0	0	0	0	0	12	35	35	35	35	35	35	34	0	0	0	0	0	0	0	256
SM01 (b): Strategic Western Extension (Area 2)	0	0	0	0	0	0	0	0	0	0	0	0	20	40	40	40	20	0	0	0	0	0	160
SM01 (c): Strategic Western Extension (Area 3)	0	0	0	0	0	0	18	39	40	40	48	35	35	35	19	0	0	0	0	0	0	0	309
SM01 (d): Strategic Western Extension (Area 4)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	35	35	35	35	10	0	0	170
SM02(1): Sports Hub and Football Club	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	20	0	0	0	60
Non-Strategic Housing Sites																							
Tyre Depot, East Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14
Former Tannery, 77 East Street	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
Quince Honey Farm, North Road	0	0	0	0	0	0	0	0	0	5	5	4	0	9	4	0	0	0	0	0	0	0	27
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	34	34	10	10	2	0	0	0	0	0	0	0	0	2.25	88
Completions (excluding Allocations)	14	5	21	27	39	71	61	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	271
Bradworthy																							
Allocations																							
BRD01: Land North of Elizabeth Lea Close	0	0	0	0	0	0	0	0	0	5	0	0	0	10	0	0	0	0	0	0	0	0	15
BRD02: Land at Mill Road	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15
Non-Strategic Housing Sites																							
Land east of Langdon Road Industrial Estate, Bradworthy	0	0	0	0	0	0	0	0	0	0	0	0	14	14	0	0	0	0	0	0	0	0	28
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	7	15	0	7	3	18	10	0	0	0	0	10	0	0.15	70
Completions (excluding Allocations)	1	0	2	11	1	1	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
Bratton Fleming																							
Allocations																							
BRF01: Land off The Glebe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	15	0	0	0	0	0	0	25
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	0	7	0	0	0	0	0	0	8	0	0	0.6	15
Completions (excluding Allocations)	0	1	2	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Buckland Brewer																							
Allocations																							
BBR02: Land at Orleigh Close	0	0	0	0	0	0	0	0	0	0	0	0	0	15	12	0	0	0	0	0	0	0	27
BBR03: Land to the South East of Orleigh Close	0	0	0	0	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	25
BBR04: Land to the West of Tower Hill	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	1	1	0	0	9	9	0	0	0	0	0	0	0.15	21
Completions (excluding Allocations)	1	0	0	19	21	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Chulmleigh																							
Allocations																							
CHU01: Land off Leigh Road	0	0	0	0	0	21	10	19	17	15	13	0	0	0	0	0	0	0	0	0	0	0	95
CHU02: Land at Back Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	20

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾
Non-Strategic Housing Sites																							
Oldings Meadow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	23
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	3	2	0	0	0	0	0	0	0	0	0	0.75	5
Completions (excluding Allocations)	2	11	1	1	1	3	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Combe Martin Allocations																							
CMA01: Land North of Rectory Road	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5
CMA03: Land North of Park Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	6
Non-Strategic Housing Sites																							
Land off Spurway Gardens, Combe Martin	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	3	0	2	0	0	0	0	0	0	0	0	0	0.3	6
Completions (excluding Allocations)	1	0	2	5	7	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Dolton Allocations																							
DOL01: Land at Aller Road	0	0	0	0	0	0	0	0	0	0	0	17	17	0	0	0	0	0	0	0	0	0	34
DOL02: Land South of Village Hall	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	13	0	0	0	0	0	0	0	0	15	0	29
Completions (excluding Allocations)	0	1	0	1	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Halwill Junction Allocations																							
HAL02: Land East of Chilla Road	0	0	0	0	0	0	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0	0	25
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	5	1	0	0	0	0	0	0	0	0	0	0.15	7
Completions (excluding Allocations)	2	3	13	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Hartland Allocations																							
HAR01: Land East of Pengilly Way	0	0	0	0	0	0	0	0	0	0	10	5	5	5	5	5	5	0	0	0	0	0	40
HAR02: Land at Eastdown Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	5	2	0	0	0	0	0	0	0	0	0	0	0.3	8
Completions (excluding Allocations)	22	3	14	3	10	8	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
High Bickington Allocations																							
HBK01: Land at Little Bickington Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	20	5	0	0	0	0	0	0	0	25
HBK02: Land at North Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	20	5	0	0	0	0	0	0	0	25
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	9
Completions (excluding Allocations)	18	1	2	1	16	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42
Instow Allocations																							
INS01: Land at Barton Cross	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
INS02: Land at Anstey Way	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
INS03: Land North of Marine Parade	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	10
Non-Strategic Housing Sites																							
Mollands Garage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7
Sands Residential Care Home	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.15	1
Completions (excluding Allocations)	0	5	1	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
North Molton Allocations																							
NMO01: Land off Back Lane	0	0	0	0	0	0	0	0	0	0	0	7	7	7	4	0	0	0	0	0	0	0	25
NMO02: Land at Old Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	5	0	0	0	0	0	25
Non-Strategic Housing Sites																							
Land South of Oakford Lea, Oakford Villas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	11	11	0	4	5	15	15	10	0	0	0	0	0	0.6	70
Completions (excluding Allocations)	0	1	8	4	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Shebbear Allocations																							
SHB02: Land West of Haycross Hill	0	0	0	0	0	0	0	0	0	0	6	20	7	0	0	0	0	0	0	0	0	0	33
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	0	3	4	0	30	20	0	0	0	0	0	0	0.15	61
Completions (excluding Allocations)	0	3	1	0	1	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Winkleigh Allocations																							
WIN02: Land North of Chulmleigh Road	0	0	0	0	0	0	0	0	0	0	0	0	0	20	35	0	0	0	0	0	0	0	55
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	12	34	30	0	33	45	0	0	0	0	0	0	0.45	155
Completions (excluding Allocations)	0	0	0	5	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾	
Witheridge																								
Allocations																								
WIT01: Land off Butts Close	0	0	0	0	0	0	0	0	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	65
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0.3	2
Completions (excluding Allocations)	4	3	0	1	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Woolacombe and Morteheo																								
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	44	1	6	3	0	0	0	0	0	0	0	0	0	0	1.05	53
Completions (excluding Allocations)	4	2	2	12	8	2	5	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70
Abbotsham																								
Allocations																								
ABS01: Land at The Glebe	0	0	0	0	0	0	0	0	0	0	0	0	0	10	13	0	0	0	0	0	0	0	0	23
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0.15	1
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashwater																								
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	22	0	0	0	0	0	0	0	0	0	0	0	0	0	23
Completions (excluding Allocations)	0	0	1	7	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Atherington																								
Allocations																								
ATH01: Land North of Torrington Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0	0	0	0	0	0	0	0	0.45	8
Completions (excluding Allocations)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Beaford																								
Allocations																								
BEA01: Land North of Towell Lane / Towell Meadow	0	0	0	0	0	0	0	0	0	0	0	0	0	6	5	3	0	0	0	0	0	0	0	14
BEA02: Land at Rye Park Close, Beaford Garage and Land to Rear	0	0	0	0	0	0	0	0	0	5	9	9	9	9	0	0	0	0	0	0	0	0	0	41
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	3	4	3	3	0	0	0	0	0	0	0	0	0	0	0	13
Completions (excluding Allocations)	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Berrynarbor																								
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0.15	1
Completions (excluding Allocations)	3	0	0	1	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Bishops Nympton																								
Allocations																								
BNY01: Glebe Field	0	0	0	0	0	0	0	0	0	6	14	0	0	0	0	0	0	0	0	0	0	0	0	20
Non-Strategic Housing Sites																								
Capitol Farm, Bishops Nympton	0	0	0	0	0	0	0	0	0	8	0	0	2	0	0	0	0	0	0	0	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0.15	2
Completions (excluding Allocations)	1	9	0	0	0	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Bishops Tawton																								
Allocations																								
BTA01: Former Engineering Works, Village Street	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
BTA02: Land off Exeter Road	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	5	1	0	1	0	0	0	0	0	0	0	0	0	0.15	8
Completions (excluding Allocations)	1	9	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Black Torrington																								
Allocations																								
BTR01: Land at Long Cross Farm	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3
Completions (excluding Allocations)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bridgerule																								
Allocations																								
BRI02: Southfields	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	2	2	1	9	2	0	0	0	0	0	0	0	0	0	0	16
Completions (excluding Allocations)	0	13	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Burrington																								
Allocations																								
BUR01: Land off Meadow Park Drive	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
BUR02: Land Rear of Barnstaple Inn	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	20
BUR03: Land South of Hayne View	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	20
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0.6	3
Completions (excluding Allocations)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bucks Cross																								
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0.15	3
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chilsworthy																								
Allocations																								
HOH01: Land West of Meadowside	0	0	0	0	0	0	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	11	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Completions (excluding Allocations)	0	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾	
Chittlehampton																								
Allocations																								
CHI01: Land at Cobbaton Road	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	20
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0.3	3
Completions (excluding Allocations)	0	0	0	0	0	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Clawton																								
Allocations																								
CLW01: Land at Riverside	0	0	0	0	0	0	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	0	9	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3	
Completions (excluding Allocations)	0	0	0	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Clovelly/ Higher Clovelly																								
Allocations																								
CLO01: Land at Lower Burscott Farmyard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Croyde																								
Allocations																								
GEO02: Land off Croyde Road	0	0	0	0	0	0	0	14	2	0	0	3	0	0	0	0	0	0	0	0	0	0	19	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	6	2	3	0	0	0	0	0	0	0	0	0	0.75	11	
Completions (excluding Allocations)	3	7	1	10	1	7	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	
East Anstey																								
Allocations																								
EAN01: Land at East Anstey	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0.15	1	
Completions (excluding Allocations)	0	0	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	
East Worlington																								
Allocations																								
EWO01: Land at Town Barton	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Completions (excluding Allocations)	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Filleigh																								
Allocations																								
FIL01: Land adjoining Filleigh Village Hall	0	0	0	0	0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	0	0	15	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Completions (excluding Allocations)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Georgeham																								
Allocations																								
GEO01: Land off Frogstreet Hill, Georgeham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	
Non-Strategic Housing Sites																								
Fairleigh, Georgeham	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	8	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Completions (excluding Allocations)	1	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Goodleigh																								
Allocations																								
GDL01: Land adjacent Village Hall, Coombe Cross	0	0	0	0	0	0	0	0	0	0	0	0	0	9	8	0	0	0	0	0	0	0	17	
GDL02: Land off Northleigh Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5	
GDL03: Land at Goodleigh	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0.3	2	
Completions (excluding Allocations)	0	0	1	0	0	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Kentisbury/ Kentisbury Ford																								
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	2	0	3	0	0	2	0	0	0	0	0	0	0	0.15	7	
Completions (excluding Allocations)	1	0	0	0	3	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
Kings Nympton																								
Non-Strategic Housing Sites																								
Land at Skibbows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	0	12	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0.3	4	
Completions (excluding Allocations)	0	2	1	1	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
Knowle																								
Allocations																								
KNW01: Land south of Chalwells	0	0	0	0	0	0	0	0	0	0	0	0	0	5	10	5	0	0	0	0	0	0	20	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	0	0	0	1	3	0	0	0	0	0	0	0	0.3	8	
Completions (excluding Allocations)	1	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
Landkey																								
Allocations																								
LAN01: Land South of Birch Road	0	0	0	19	7	0	0	0	0	0	0	0	18	17	0	0	0	0	0	0	0	0	61	
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	19	0	1	7	1	4	0	0	0	0	0	0	0	0.9	31	
Completions (excluding Allocations)	0	10	18	3	0	2	2	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾
Langtree and Stibb Cross																							
Allocations																							
LAG01: Residential Development West of The Crescent	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
LAG02: Former Cattle Market and Land to North	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	8	7	3	3	8	0	0	0	0	0	0	0	0	0	0.75
Completions (excluding Allocations)	1	0	0	1	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Lower Lovacott and Newton Tracey																							
Allocations																							
HLN01: Land South of Orchard Cottages, Lower Lovacott	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	0	0	0	8	0	0	0	0	0	0	0	0	0.3
Completions (excluding Allocations)	0	2	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Merton																							
Allocations																							
MER01: Land to the South of the Primary School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	20
MER02: Site at Limers Lane	0	0	0	0	0	0	0	0	0	0	15	18	0	0	0	0	0	0	0	0	0	0	33
MER03: Land at Back Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	15	0	0	35
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Completions (excluding Allocations)	0	1	6	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Milton Damerel/Venn Green																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Completions (excluding Allocations)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Monkleigh																							
Allocations																							
MON01: Land North of Barton Farm	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	1	3	0	0	0	0	0	0	0	0	0	5
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkham																							
Allocations																							
PAR01: Land South of Allardice Hall	0	0	0	0	0	0	0	0	3	8	3	0	0	0	0	0	0	0	0	0	0	0	14
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	3	2	0	3	18	10	0	0	0	0	0	0	0	37
Completions (excluding Allocations)	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Pyworthy																							
Allocations																							
PYW01: Land adjacent to Pyworthy Village Hall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Rackenfod																							
Allocations																							
RAC01: Land at Rackenfod Cross	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	6
RAC02: Land at Prospect Farm	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3
RAC03: Land at Coles Yard	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Sheepwash																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	3	4	7	3	0	10	0	0	0	0	0	0	0	0	0.3
Completions (excluding Allocations)	2	1	0	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Shirwell																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	2	0	3	0	0	0	0	0	0	0	0	0	0	0	5
Completions (excluding Allocations)	1	2	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
St Giles on the Heath																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Completions (excluding Allocations)	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Sutcombe																							
Allocations																							
SUT01: Land to North of Sutcombe Primary School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10
SUT02: Land adjacent to the Parish Hall	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Swimbridge																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	10	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Tetcott																							
Allocations																							
TET01: Land at Tetcott	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	0	5	0	0	23
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SOURCE OF HOUSING SUPPLY	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	30/31+	Lapse Rate ⁽¹⁾	Total 2011-2031 ⁽²⁾
Umberleigh																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Down																							
WED02: Land off Ilfracombe Hill	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0.15	2
Completions (excluding Allocations)	0	0	0	1	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Welcombe/ Darracott																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woolfardisworthy																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0.3	1
Completions (excluding Allocations)	0	0	0	0	0	-1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Rural Settlements and Countryside																							
Commitments	0	0	0	0	0	0	0	0	147	175	182	130	59	26	19	7	0	0	0	0	0	27.6	717
Completions	41	34	37	104	61	51	102	153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	583
Windfall Estimate	0	0	0	0	0	0	0	0	0	0	0	117	117	117	117	117	117	117	117	117	0	0	1,053
Lapse Rate ⁽³⁾	0	0	0	0	0	0	0	0	7	8	19	19	3	0	0	0	0	0	0	0	0	0	56
Annual Completions /Projections	455	441	375	734	641	816	872	951	1,199	1,431	1,355	1,395	1,305	1,753	1,462	1,139	1,014	1,106	1,335	1,271	874	21,106	
Cumulative Total	455	896	1,271	2,005	2,646	3,458	4,334	5,285	6,484	7,915	9,270	10,665	11,970	13,723	15,185	16,324	17,338	18,444	19,779	21,050			
Annualised Housing Requirement	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861		17,220
Cumulative Housing Requirement	861	1,722	2,583	3,444	4,305	5,166	6,027	6,888	7,749	8,610	9,471	10,332	11,193	12,054	12,915	13,776	14,637	15,498	16,359	17,220			
Annualised Dwelling Requirement (Managed)	861	882	907	938	951	972	983	991	995	976	931	883	819	750	583	407	224	-39	-612	-2,559			
Monitor	-406	-826	-1,312	-1,439	-1,659	-1,704	-1,693	-1,603	-1,265	-695	-201	333	777	1,669	2,270	2,548	2,701	2,946	3,420	3,830			

Base date for planning commitment and dwelling completion data is 1st April 2019 (1) Adjustment to account for aggregated Lapse Rates on Unimplemented Small Site Commitments @ 15%. (2) Figures reflect the application of the Unimplemented Small Site Commitments, rounded to the nearest whole number * Total Column will not sum due to rounding of individual values. **projections included for information only and do not contribute to the overall total of the trajectory.

Appendix 14 Distribution of new homes delivered between the main towns, local centres and villages

Table 14.1 Residential completions and commencements by parish in Torrington District 2018-19

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
Abbots Bickington	0	0	0
Abbotsham	0	1	0
Alverdiscott	0	0	0
Alwington	0	1	1
Ashreigney	1	1	0
Ashwater	4	5	-1
Beaford	3	6	-2
Bideford	70	70	0
Black Torrington	1	1	0
Bradford	1	5	0
Bradworthy	3	14	-1
Bridgerule	1	6	0
Broadwoodwidge	5	10	0
Buckland Brewer	1	5	0
Buckland Filleigh	1	0	0
Bulkworthy	0	1	0
Clawton	4	1	-2
Clovelly	0	0	0
Cookbury	0	0	0
Dolton	1	2	0
Dowland	0	2	1
East Putford	0	1	0
Frithelstock	0	4	0
Great Torrington	3	14	0
Halwill	0	5	1

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
Hartland	4	8	0
High Bickington	1	3	0
Hollacombe	0	1	0
Holsworthy	22	27	0
Holsworthy Hamlets	4	11	0
Huish	0	0	0
Huntshaw	0	0	0
Landcross	1	0	0
Langtree	4	16	2
Little Torrington	0	0	0
Littleham	2	2	0
Luffincott	0	0	0
Lundy	0	0	0
Merton	0	5	0
Milton Damerel	0	11	0
Monkleigh	1	1	0
Newton St Petrock	-1	0	0
Northam	84	83	30
Northcott	0	0	0
Pancrasweek	1	1	0
Parkham	4	3	0
Peters Marland	0	0	0
Petrockstow	1	1	0
Pyworthy	7	4	2
Roborough	8	5	0
Shebbear	1	1	0
Sheepwash	5	6	0
St Giles in the Wood	2	2	0

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
St Giles on the Heath	-1	5	0
Sutcombe	0	1	0
Tetcott	0	0	0
Thornbury	0	1	0
Virginstowe	1	0	0
Weare Giffard	0	0	0
Welcombe	0	1	0
West Putford	0	3	1
Winkleigh	2	3	0
Woolfardisworthy	2	5	0
Yarnscombe	4	1	-4
Total	258	366	28

Table 14.2 Residential completions and commencements by parish in North Devon 2018-19

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
Arlington	0	0	0
Ashford	3	1	0
Atherington	2	1	1
Barnstaple	41	141	0
Berrynarbor	11	1	8
Bishops Nympton	12	3	2
Bishops Tawton	0	1	0
Bittadon	3	0	2
Bratton Fleming	2	4	0
Braunton	4	7	4
Brayford	1	2	0
Burrington	1	0	4

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
Challacombe	0	1	0
Chittlehamholt	1	1	0
Chittlehampton	2	2	1
Chulmleigh	24	48	0
Combe Martin	0	3	1
East and West Buckland	0	3	0
East Anstey	1	1	0
East Down	4	3	0
East Worlington	0	2	1
Filleigh	0	0	0
Fremington	180	277	0
George Nympton	2	1	3
Georgeham	16	7	2
Goodleigh	3	1	1
Heanton Punchardon	39	52	0
Horwood, Lovacott and Newton Tracey	7	3	0
Ilfracombe	21	61	3
Instow	1	0	0
Kentisbury	6	3	5
Kings Nympton	6	6	0
Knowstone	0	2	0
Landkey	80	22	1
Loxhore	0	0	0
Mariansleigh	0	3	0
Marwood	5	0	0
Meshaw	1	0	0
Molland	1	0	0
Mortehoe	41	46	1

Parish	Net dwellings completed	Dwellings under construction	Net new holiday homes
North Molton	5	1	1
Pilton West	1	0	0
Queens Nympton	1	0	0
Rackenford	4	1	1
Romansleigh	0	0	0
Rose Ash	0	2	0
Satterleigh and Warkleigh	1	1	0
Shirwell	0	3	0
South Molton	85	123	0
Stoke Rivers	4	1	0
Swimbridge	1	4	1
Tawstock	60	32	2
Twitchen	0	0	0
West Anstey	1	1	0
West Down	3	14	4
Westleigh	0	1	0
Witheridge	6	0	1
Grand Total	693	893	50
Greater Barnstaple	262	326	0

14.1 These tables show the distribution of new dwellings completed for all parishes during the monitoring year. The figure for Greater Barnstaple (262 dwellings or 38% of North Devon's total completions) represents the total for the sub-regional centre, which is split between the parish of Barnstaple and the parts of the adjoining parishes of Fremington, Landkey, Pilton West and Tawstock within Barnstaple's development boundary.

14.2 These parish totals relate to the parish boundaries during the monitoring period up to the end of March 2019. They do not reflect the amended parish boundaries that came into effect on 1st April 2019.

14.3 The figures for dwellings under construction relate to the position on 31st March 2019 and includes all dwellings that had started to be built before that date but had not yet been completed. Individual dwellings for which no works had commenced at that date, despite other units within the same planning consent having been started or completed, have not been included in these totals.

Table 14.3 Residential completions and commencements by settlement in North Devon 2018-19

Settlement	Settlement Classification	New dwellings completed	Dwellings under construction
Ashford	Rural Settlement	3	1
Atherington	Village	0	0
Barnstaple	Sub-Regional Centre	262	326
Berrynarbor	Village	0	0
Bishops Nympton	Village	3	1
Bishops Tawton	Village	0	1
Bratton Fleming	Local Centre	1	2
Braunton & Wrafton	Main Centre	42	57
Brayford	Rural Settlement	0	1
Burrington	Village	0	0
Chittlehamholt	Rural Settlement	0	1
Chittlehampton	Village	1	1
Chulmleigh	Local Centre	22	47
Combe Martin	Local Centre	0	3
Croyde	Village	14	3
East Anstey	Village	0	1
East Down	Rural Settlement	1	0
Eastacombe	Rural Settlement	2	7
Fortescue	Rural Settlement	4	0
Fremington & Yelland	Local Centre	33	79
George Nympton	Rural Settlement	1	0
Georgeham	Village	2	1
Goodleigh	Village	1	0
Horwood	Rural Settlement	1	0
Ilfracombe	Main Centre	21	60
Instow	Local Centre	1	0
Kentisbury & Kentisbury Ford	Village	3	1

Settlement	Settlement Classification	New dwellings completed	Dwellings under construction
Kings Nympton	Village	5	3
Knowle	Village	0	2
Knowstone	Rural Settlement	0	1
Landkey	Village	59	18
Lower Lovacott	Village	2	1
Mariansleigh	Rural Settlement	0	1
Meshaw	Rural Settlement	1	0
Mortehoe	Village	1	2
Newton Tracey	Village	0	0
North Molton	Local Centre	3	1
Prixford	Rural Settlement	3	0
Rackenford	Village	1	0
Shirwell	Village	0	1
South Molton	Main Centre	84	123
Swimbridge	Village	0	0
West Buckland	Rural Settlement	0	1
West Down	Village	2	14
Witheridge	Local Centre	2	0
Woolacombe	Local Centre	34	42
Countryside	Countryside	78	90
Total		693	893

14.4

This table lists all identified settlements within North Devon. Rural Settlements are listed only where there have been housing completions within the monitoring year, or dwellings were under construction on 31st March 2019. These figures contribute to the totals in Table 3.9 in section 3.7 of this report.

Appendix 15 New and expanded schools, nurseries and children's centres

Table 15.1 Nurseries, Pre-schools and Early Years Providers in Torrington and North Devon

Abbotsham and Alwington Pre-School	Beach Buddies Childcare
Berrynarbor Pre-School	Bideford Baptist Pre-School
Bradworthy Pre-School Playgroup	Bratton Fleming Pre-School
Bright Start Early Years	Chulmleigh Pre-School
Daisy Chain Childcare Ltd	East-the-Water Stepping Stones Pre-School
East Worlington Pre-School	Felicity's Fledglings
Fremington's Bright Stars	Happy Hares Nursery & Pre-School
Holsworthy Playgroup	Kiddywinks Neighbourhood Nursery
Kiddywinks Neighbourhood Nursery and Pre-School	Kingsley School*
Ladybirds Day Nursery	Ladybirds Daycare Nursery
Little Angels	Little Bears Pre-School
Little Berries	Little Fishes Soft-play Skool
Little Frogs Pre-School	Lovacott Nursery
Mayfield Kindergarten	Muddy Boots Pre-School
Orchard Vale Nursery School	Scallywags Pre-School
Shebbear College Kindergarten*	Snapdragons Pre-School
Southmead Pre-School	Springfield Nursery
St Michael's Nursery	Sticklebricks Pre-School
Sunflower Playgroup	Swallows Day Nursery
Swimbridge Pre-School	Tarka Tots Ltd
Tarka Tots Nursery	The Lantern Pre-School
The Oak Tree Neighbourhood Nursery	Thorne Manor Day Nursery
Tiny Tots Private Pre-School & Day Nursery	Two Rivers Steiner Inspired Kindergarten
West Buckland Preparatory School*	West Hill Nursery
Zig Zags	

15.1 *Those that are starred also offer education beyond the early years, but on a private independent basis.

Table 15.2 Primary Schools in Torridge and North Devon

Appledore School*	Ashleigh C of E Primary School*	Ashwater Primary School*
Beaford Community Primary & Nursery School*	Berrynarbor C of E Primary School	Bishops Nympton Primary School*
Bishops Tawton Primary School*	Black Torrington C of E Primary School	Bradford Primary School*
Bradworthy Primary Academy	Bratton Fleming Community Primary School	Brayford Academy*
Bridgerule C of E Primary School*	Buckland Brewer Community Primary School*	Caen Community Primary School*
Chittlehampton C of E Primary School*	Chulmleigh Primary School	Clawton Primary School*
Combe Martin Primary School*	Dolton C of E Primary School*	East Anstey Primary School*
East Worlington Primary School	East-The-Water Community Primary School*	Eden Park Academy*
Filleigh Community Primary School*	Fremington Community Primary & Nursery School*	Georgeham C of E (VC) Primary School*
Goodleigh C of E Primary School	Great Torrington Bluecoat Primary School*	Halwill Community Primary School
Hartland Primary School*	High Bickington C of E Primary Academy*	Holsworthy C of E Primary School*
Holywell C of E Primary School*	Horwood And Newton Tracey Community Primary School*	Ilfracombe C of E Junior School
Ilfracombe Infant and Nursery School*	Instow Community Primary School*	Kentisbury Primary School
Kings Nympton Community Primary School*	Kingsacre Primary School*	Landkey Community Primary Academy
Langtree Community School & Nursery Unit*	Marwood School	Monkleigh Primary School*
Newport Community School Primary Academy*	North Molton School*	Orchard Vale Community School*
Our Lady's Catholic Primary School*	Parkham Primary School*	Parracombe C of E Primary School
Pilton Bluecoats C of E Academy	Pilton Infants School	Rackenford C of E Primary School

Shebbear Community School	Shirwell Community Primary School	South Molton Community Primary School
South Molton United C of E Primary School	Southmead School	St George's CE (VA) Infant & Nursery School*
St Giles on the Heath Community School*	St Helen's C of E School	St Margarets C of E (Aided) Junior School
St Mary's C of E Primary School	Sticklepath Community Primary Academy*	Swimbridge C of E Primary School
The Clinton C of E Primary School*	Umberleigh Academy*	West Croft School*
West Down School*	Winkleigh Primary School*	Witheridge C of E Primary Academy*
Woolacombe School*	Woolsery Primary School*	Yeo Valley Primary School*

15.2 *Those that are starred have provision for early years education.

Table 15.3 Secondary and Special Schools

Acorn School*	Atlantic Academy	Bideford College
Braunton Academy	Chulmleigh Community College	Great Torrington School
Holsworthy Community College	Marland School* (Barnstaple site)	Marland School* (Bideford site)
Pathfield School*	Pilton Community College	South Molton Community College
The Ilfracombe C of E Academy	The Lampard Community School*	The Park Community School
The Shoreline Academy*		

15.3

*Those that are starred are special schools

Appendix 16 Number of new and expanded community facilities within or in addition to mixed use development schemes delivered

Community facilities in Torridge

Table 16.1 Permissions Granted for Community Facilities

Proposal & Location	Application Reference Number	Date Approved	Commentary
Installation of landing lights to provide emergency lighting for the Devon Air Ambulance <i>Clovelly Village Hall, Higher Clovelly</i>	1/0072/2018/FUL	4 th May 2018	The application was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service.
Installation of landing lights to provide emergency lighting for the Devon Air Ambulance (Amended Red Edge) <i>Land Adjacent to Highstead Farm, Bradford</i>	1/0219/2018/FUL	18 th June 2018	The application was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service.
Erection of a emergency lighting column for Devon Air Ambulance night-time landing operations <i>Langtree Parish Hall, Langtree</i>	1/0352/2018/FUL	26 th June 2018	The application was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service.
Construction of sports pavilion (D2) (amended plans) <i>Vinnicombe Park Playing Fields, Bridgerule</i>	1/0121/2018/FUL	27 th June 2018	The application was approved for the sports pavilion which would contain two full size badminton courts, changing rooms, nursery and kitchen, therefore providing several community facilities.

Proposal & Location	Application Reference Number	Date Approved	Commentary
Erection of emergency night-time landing column for use by Devon Air Ambulance <i>North Street, Sheepwash</i>	1/0613/2018/FULM	1 st August 2018	The application was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service.
Development of concrete wheels park, with associated access, landscaping and hard surfacing <i>The Sportsground, Kingsley Road, Bideford</i>	1/0628/2018/LA	9 th August 2018	The proposal was for a concrete skate park constituting small-scale obstacles and seating areas for the use of family and friends of users. The proposed leisure use was deemed consistent with the existing recreational use of the whole site.
Use of the site as a commercial recreational fishery and associated works (including improved access, parking, soft and hard landscaping, biodiversity enhancements and essential visitor facilities) <i>Land at Kingfisher Farm, Ashreigney</i>	1/0532/2018/FULM	12 th September 2018	The proposal would provide a recreational fishery to cater for up to 12 customers at any one time. The works would result in four separate ponds, significant biodiversity gains and the provision for overnight fishing.
Erection of emergency night-time landing column for use by Devon Air Ambulance <i>Ashreigney Cross, Ashreigney</i>	1/0661/2018/FUL	13 th September 2018	The application was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service.
Proposed retail units (Class A1) with associated garden centre and dedicated	1/1240/2017/FULM	21 st September 2018	This site constitutes a new community facility in the form of a retail unit (shop) and accompanying garden

Proposal & Location	Application Reference Number	Date Approved	Commentary
car parking, works to highway infrastructure and new landscaping <i>Land at Clovelly Road, Bideford</i>			centre that is located outside of the town centre of Bideford.
Alterations to enable continued operation <i>Lundy North Lighthouse, Lundy</i>	1/0981/2018/LBC	2 nd November 2018	The application was deemed necessary in order to reduce maintenance requirements and for it to continue to be operational.
Change of use of garage (A3) to a hair salon (A1) and associated works <i>Pins Park, Holsworthy</i>	1/0945/2018/FUL	5 th November 2018	The conversion of a garage in a residential cul-de-sac was considered appropriate in order to serve the operational needs of the business. As such, the permission of a hair salon outside of the town centre boundary constitutes a new community facility.
Retrospective change of use from existing Class B1 (Business) to hairdressing salon (A1 Shops) and beauty treatments (Sui generis) <i>Pitt Lane, Bideford</i>	1/1009/2018/FUL	8 th November 2018	The proposal of a new hairdressing salon along with beauty treatments as a change of use provides a new community facility outside of the Bideford Town Centre boundary.
Extension of enclosed barbecue amenity area <i>Winsford Lane, Halwill Junction</i>	1/1225/2018/FUL	17 th January 2019	The proposal was for infill development on an existing holiday and fishing complex site. As the proposal was of a reasonable scale and well integrated within the existing site, it was deemed compliant with policy DM17 (Tourism and Leisure Attractions).

Proposal & Location	Application Reference Number	Date Approved	Commentary
Proposed boxing club extension <i>Pollyfield Community Centre, Bideford</i>	1/1156/2018/LO	18 th January 2019	The application for an extension to the boxing club was to provide additional gym space and a new junior ring.
Conversion of stables for use as day care facility for dogs and kennelling (Sui Generis) <i>St Giles in the Wood, Torrington</i>	1/1190/2018/FUL	7 th February 2019	This approval to turn a vacant building into a dog care facility under sui generis use provides a community facility outside of the Torrington town centre boundary
Change of use from residential (C3) to dental practice (further information) <i>Halsdon Terrace, Torrington</i>	1/1344/2018/FUL	13 th February 2019	The extension of the dental practice into an adjacent residential property was supported for the need it would provide to the community by expanding its current provision to serve more residents and patients.
New Village Hall (Re-submission of application 1/0441/2017/OUT) <i>Road from Woodacott Cross to Windy Cross, Thornbury</i>	1/0588/2018/OUT	1 st March 2019	The previous application was refused by committee. This approval was permitted based on the social benefits to be provided by way of a new functioning community hall. The existing village hall had been disused for 11 years, at the time of the decision.

Table 16.2 Completed Community Facilities Development

Proposal & Location	Application Reference Number	Date Approved	Commentary
Two storey rear extension, insertion of a platform lift between ground and first floors and new glazed frontage into existing undercroft	1/0987/2007/FUL	30 th October 2007	The proposal involved a number of internal alternations, room unification and extensions to provide a variety of income generating space

Proposal & Location	Application Reference Number	Date Approved	Commentary
<i>Great Torrington Town Hall, Torrington</i>			for use by the community along with commercial, cultural and civic uses.

Table 16.3 Loss of Community Facilities (Permitted)

Proposal & Location	Application Reference Number	Date Approved	Commentary
Change of use and conversion of redundant chapel to a single dwelling <i>Ashreigney Methodist Church, Riddlecombe</i>	1/0980/2018/FUL	12 th November 2018	The proposal was described as the conversion of a redundant and disused rural building and as such, was deemed compliant due to its vacant state.
Change of use of ground floor from a shop (Class A1) to residential (Class C3) and replace modern bay window with Georgian style window <i>Fore Street, Hartland</i>	1/0997/2018/FUL	28 th November 2018	The loss of the shop was considered appropriate as it had been vacant for more than two years so was not considered to be a viable retail unit. As such, this approval would not constitute a loss of an active community facility.

Table 16.4 Loss of Community Facilities (Completed)

Proposal & Location	Application Reference Number	Date Approved	Commentary
Change of use from chapel to live/ work with single storey extension <i>Rowden Methodist Church, Shebbear</i>	1/0343/2015/FUL	22 nd September 2015	The proposal was approved in September 2015 with works being completed in December 2018.
Demolition of extensions and change of use of village hall to dwelling, alterations to existing access and on-site parking provision	1/0868/2017/FUL	22 nd December 2017	The proposal was submitted after the completion of the village hall in February 2017

Proposal & Location	Application Reference Number	Date Approved	Commentary
<i>Buckland Brewer Village Hall, Buckland Brewer</i>			under application 1/0716/2012/FULM, so no net loss of the community facility truly occurred.

Community facilities in North Devon

Table 16.5 Permission granted for Community Facilities

Proposal & Location	Application Reference Number	Date approved	Commentary
Installation of replacement equipment to create an adventure playground <i>Chulmleigh Playing Field, Leigh Road</i>	66100	5 th March 2019	This proposal is to create a new adventure play ground for children aged 3 to 12 years
Installation of lighting pole to provide emergency lighting for air ambulance landing site <i>West Down Community Field, Farriel Lane, West Down</i>	65982	24 th January 2019	The proposal was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service
Erection of one 8 metre high pole with two LED lights to provide illumination for emergency landings by the Devon Air Ambulance <i>Chittlehampton Village Hall & Recreation Field, South View, Chittlehampton</i>	65740	11 th December 2018	The proposal was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service
Change of use from use class B1 (Police Station) to use class D1 (Devon Partnership NHS Trust Healthcare Centre) <i>Former Police Station, Youings Drive, Barnstaple</i>	65719	5 th December 2018	This vacant premises was formerly used to house police functions

Proposal & Location	Application Reference Number	Date approved	Commentary
<p>Installation of two items of play equipment</p> <p><i>Playing Field, Lovacott</i></p>	65437	14 th November 2018	The proposal will erect a slide and a swing within the existing playing field
<p>Erection of one 8 metre high pole with two LED lights to illuminate and area for Devon Air Ambulance</p> <p><i>Chittlehampton Village Hall & Recreation Field, South View, Chittlehampton</i></p>	65380	2 nd October 2018	The proposal was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver the emergency service
<p>Change of use from use classes B1,B2 & B8 to use class D2 (personal training, fitness studio & gymnasium) together with variation of condition 4 (use restriction) attached to planning permission 63169</p> <p><i>Simmette Ltd, Horsepond Meadow, South Molton</i></p>	65421	18 th October 2018	This application will provide a gym for use of local residents
<p>Change of use of ground floor from residential (C3) to retail (A1)</p> <p><i>9 The Quay, Ilfracombe</i></p>	65451	11 th October 2018	This proposal is within the Ilfracombe harbour shopping area and supports the town's tourism economy
<p>Variation of condition 2 (approved plans) & removal of condition 5 (trading restriction) attached to planning permission 54969 (removal of existing café & erection of new café) to regularise siting & design of café & to allow café to be used by the public (amended description)</p> <p><i>Waterside Cafe, Chivenor Business Park, Chivenor</i></p>	65194	27 th September 2018	This proposal will provide a facility for use by people walking and cycling along the Tarka Trail

Proposal & Location	Application Reference Number	Date approved	Commentary
<p>Extension to rear of village hall to provide inclusive public access together with improved catering & WC facilities</p> <p><i>Village Hall, Romansleigh, South Molton</i></p>	65146	22 nd August 2018	This proposal will provide inclusive public access together with improved catering and WC facilities
<p>Extension to & change of use of part of building to hand car wash facility with ancillary café</p> <p><i>Anchor Mills, Braunton Road, Barnstaple</i></p>	65105	17 th October 2018	This proposal provides a new café ancillary to the car wash facility
<p>Extension to building to provide a larger kitchen for café</p> <p><i>Fremington Quay Cafe, Fremington Quay, Fremington</i></p>	65011	29 th June 2018	A larger kitchen facility will increase the capacity to cater for a larger number of visitors and customers
<p>Installation of a lighting pole to provide emergency lighting for Devon Air Ambulance helicopter landing site</p> <p><i>West Down Community Field, Chapple Meadow, Farriel Lane, West Down</i></p>	64930	31 st August 2018	This proposal was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver an emergency service
<p>Relocation of music venue within campus</p> <p><i>Petroc Brannams Campus, Oakwood Close, Roundswell, Barnstaple</i></p>	64895	19 th June 2018	This proposal provides a new state of the art music venue with a larger capacity
<p>Extension to building <i>East Worlington Parish Hall, East Worlington</i></p>	64819	4 th June 2018	This proposal provides improved facilities at the parish hall including an accessible WC

Proposal & Location	Application Reference Number	Date approved	Commentary
<p>Change of use from reptile rescue / rehoming / education / conservation centre to gym</p> <p><i>Safe Haven Exotics Horswell Farm, Cleave Lane End, Bishops Tawton</i></p>	64791	15 th June 2018	This proposal reuses a vacant education centre as a gym with space for classes in martial arts and personal training
<p>Conversion & extension to WC block to provide improved facilities together with part change of use to provide kiosk & seating area</p> <p><i>WC Block, Marine Drive, Woolacombe</i></p>	64724	13 th July 2018	This proposal improves visitor facilities with a kiosk and upper floor seating area to provide refreshments
<p>Change of use of building to gig club boat shed</p> <p><i>The Warehouse, Mill Road, Barnstaple</i></p>	64701	8 th May 2018	This proposal is for water based recreation in a vacant building in an area of flood risk close to the Taw
<p>Erection of column mounted floodlight in connection with Devon Air Ambulance trust community landing site</p> <p><i>Accord-UK Ltd, Westacott Road, Whiddon Valley, Barnstaple</i></p>	64657	31 st July 2018	The proposal was approved due to the community benefit it would provide and the lights would only be operational for the time taken to deliver an emergency service
<p>Retrospective change of use of units to form a gym, beauty room & creche</p> <p><i>Unit 1A & 1B, Mullacott Cross Industrial Estate, Ilfracombe</i></p>	64579	26 th June 2018	This proposal is for a vacant business unit to provide new facilities for community use
<p>Erection of a coffee shop pod (floor area of 167.2 square metres) with outdoor seating area</p> <p><i>Roundswell Retail Park, John Penrose Road, Roundswell, Barnstaple</i></p>	64561	6 th April 2018	This proposal is for a new coffee pod and outside seating area just beyond the edge of Roundswell district centre

Proposal & Location	Application Reference Number	Date approved	Commentary
Erection of single storey extension to hall within courtyard to form bar servery <i>Church Hall, 83 Pilton Street, Barnstaple</i>	64549	11 th April 2018	This proposal is for a new servery area adjoining the parish hall
Erection of new multipurpose watersports centre with boat & equipment storage facilities, showers, changing rooms, teaching space & café & purpose built slipway <i>Ilfracombe Watersports Centre, Larkstone Lane, Ilfracombe</i>	64472	11 th April 2018	This proposal is for a building that provides secure boat and equipment storage for local watersports, with changing rooms and WCs, a café acting as the main lobby space for the watersports centre and a multi-use teaching space
Change of use of building to form restaurant together with internal & external alterations <i>Former Heritage Centre, Queen Annes Walk, The Strand, Barnstaple</i>	64317	23 rd April 2018	This proposal replaces a previous closed community facility with an alternative leisure facility on the edge of the town centre
Erection of one building (cancer & wellbeing centre) together with alterations to car park <i>North Devon District Hospital, Raleigh Park, Barnstaple</i>	64511	3 rd October 2018	This proposal provides a new facility for cancer patients, their families and provides opportunities for aftercare in a non-clinical environment
Change of use from B1 / B8 to A2 / A3 to create café bar / restaurant <i>Brunswick Wharf, North Walk, Barnstaple</i>	63682	19 th October 2018	This proposal provides a new cafe or restaurant in a long term vacant building adjoining the town centre, whilst securing a viable use for a listed building
Erection of 4 floodlights <i>The Benricks Skate Park, Larkstone Gardens, Ilfracombe</i>	62344	13 th June 2018	This proposal enables use of the existing skate park during dark evenings until 10pm

Table 16.7 Completed Community Facilities Development

Proposal & Location	Application Reference Number	Date approved	Commentary
Retrospective application for continued siting of café <i>The Kabin, Chivenor Business Park (Old Aerodrome), Chivenor</i>	65682	13 th March 2019	This proposal gives permission on a permanent basis following a temporary consent
Retrospective application for change of use from ancillary accommodation & conference centre to ancillary yoga training, massage & counselling rooms <i>Annexe Holwell Farm, East Down, Barnstaple</i>	64461	19 th April 2018	This proposal formalises permission for use as a yoga studio, massage suite and counselling facilities
Certificate of lawfulness for proposed provision of an ancillary coffee shop <i>NEXT PLC (Unit 1) Anchorwood Bank Retail Park, Taw Wharf, Sticklepath, Barnstaple</i>	64592	20 th April 2018	This existing cafe is ancillary and incidental to the primary retail use
Single storey extension to provide new walk entrance to A&E department <i>North Devon District Hospital, Barnstaple</i>	64011	13 th December 2017	The proposal provides a new walk in access and reception counter to the emergency department separate and screened from the ambulance entrance

Table 16.8 Loss of Community Facilities (Permitted)

Proposal & Location	Application Reference Number	Date approved	Commentary
Change of use from D2 (Leisure) to B2 (Industrial) <i>North Devon Arena, Mullacott Industrial Estate, Ilfracombe</i>	66106	13 th March 2019	This proposal reverts the premises back to an industrial use after a permission to change to a skating rink in 2013

Proposal & Location	Application Reference Number	Date approved	Commentary
<p>Change of use of ground floor from dental surgery (Use Class D1) to day nursery (Use Class D1) together with conversion of upper floors & loft to form one flat</p> <p><i>Skerryvore (Fremington Dental Surgery), Hill Top, Fremington</i></p>	65859	28 th February 2019	The dental surgery was a disused rural building and as such, was deemed compliant due to its vacant state
<p>Conversion of tea rooms to dwelling</p> <p><i>Molland Tea Rooms, Molland Village Stores and Post Office, Molland</i></p>	65640	10 th December 2018	The tea room building has been vacant and disused since 2013 as commercial uses have proven to be unviable
<p>Change of use from community facility (use class D1) to community facility (use class D1) & hostel (sui generis) between October to March each year</p> <p><i>Freedom Social Projects, 1 Howard Avenue, Barnstaple</i></p>	65159	30 th July 2018	This proposal provides a important facility in a sustainable location for which there is an identified need. The site has operated sporadically as rough sleeper accommodation
<p>Conversion of ground floor to form one flat</p> <p><i>Former Moose Hall, Trinity Street, Barnstaple</i></p>	65095	6 th August 2018	This proposal is within a residential area and relates to a community which has been unviable for a number of years
<p>Conversion of restaurant to form two apartments</p> <p><i>Hartland House, The Esplanade, Woolacombe</i></p>	64936	10 th July 2018	Successive tenants have failed to make the business viable, it is currently closed and has been marketed without success
<p>Conversion of shop & post office to form additional living accommodation</p> <p><i>Thorne Cottage, The Square, Swimbridge</i></p>	64717	9 th May 2018	The post office has not been viable for a number of years and, following the post master's retirement, no other local businesses are prepared to take on this service

Proposal & Location	Application Reference Number	Date approved	Commentary
Conversion of former RAOB hall to dwelling <i>RAOB Hall, 36 Cooks Cross, South Molton</i>	64709	9 th May 2018	This proposal relates to a vacant building close to the town centre
Change of use of building to form restaurant together with internal & external alterations <i>Former Heritage Centre, Queen Annes Walk, The Strand, Barnstaple</i>	64317	23 rd April 2018	The heritage centre has been closed since March 2016 but has been replaced by a new community facility on the edge of the town centre

Appendix 17 Amount of Section 106 monies received and spent

Table 17.1 Capital Receipts received in the year 2018/19

Site	Application Reference Number	Sum Received	Comments
Fourwinds Cornborough Road, <i>Westward Ho!</i>	1/0836/2013/FUL	£5,782.00	Play provision in area of site
Old School House, Belvoir Road, <i>Bideford</i>	1/1109/2015/FULM	£10,824.00	Off site play and recreational facilities contribution
Land at Pebbleridge Road, <i>Westward Ho!</i>	1/1068/2016/FULM	£10,745.00	Off site recreation contribution
Rydon Gields Phase V, <i>Holsworthy</i>	1/0336/2008/FUL	£10,161.00	Off site recreation contribution
Dov-Venn Mines Road, <i>East-The-Water</i>	1/0880/2015/FULM	£8,237.87	Play space contribution at Gammaton Road, <i>East-The-Water</i>
Land at Chapel Road, <i>Parkham</i>	1/1156/205/OUT	£5,721.55	Recreation provision in the vicinity of the site
Roslyn Gardens, <i>Westward Ho!</i>	1/0586/2016/FULM	£18,022.00	Recreation provision in the vicinity of the site
Total Sums received in 2018/19		£69,493.42	

Table 17.2 Commuted Sums Received and Released in 2018/19

Site	Sum Received	Type	Sums released in 2018/19	Balance Carried Forward
Littlebrook, Mines Road, <i>East-the-Water</i>	£8,053.00	Maintenance Contribution	£403	£7,650
Old School House, Belvoir Road, <i>Bideford</i>	£8,856.00	Maintenance Contribution	£443	£8,413
Land at Pebbleridge Road, <i>Westward Ho!</i>	£8,792.00	Maintenance Contribution	£440	£8,352.00
Rydon Fields Phase V, <i>Holsworthy</i>	£8,314.00	Maintenance Contribution	£416	£7,898.00
Dov-Venn Mines Road, <i>East-The-Water</i>	£6,740.00	Maintenance Contribution	£337	£6,403.00
Fourwinds Cornborough Road	£4,730.00	Maintenance contribution	£237	£4,494.00

Site	Sum Received	Type	Sums released in 2018/19	Balance Carried Forward
Total Commuted Sums received and released in 2018/19	£45,485.00		£2,274.00	£43,211.00
Older Commuted Sums from previous years			£11,114.00	£142,708.00
Total released in 2018/19 and balance carried forward			£13,388.00	£185,919.00

Table 17.3 Capital Receipts and Expenditure by North Devon Council in the year 2018/19

	Unspent Balance 31/3/18	Received 2018/19	Spent 2018/19	Unspent Balance 31/3/19
Public Open Space	£1,075,129	£585,336	£214,473	£1,445,992
Affordable Housing	£711,722	£41,443	£443,117	£310,048
Biodiversity	£0	£20,560	£0	£20,560
CCTV	£0	£11,170	£0	£11,170
Flood Defences	£0	£96,648	£0	£96,648

Table 17.4 Revenue Receipts and Expenditure by North Devon Council in the year 2018/19

	Unspent Balance 31/3/18	Received 2018/19	Spent 2018/19	Unspent Balance 31/3/19
Public Open Space	£198,276	£31,242	£11,366	£218,152
Town Centre Interim Mitigation	£35,000	£0	£13,750	£21,250

Appendix 18 Development within Local Greenspaces and Green Wedges

Table 18.1 Greenspace and Green Wedge consented development in the year 2018/19

Green Space (GS) / Green Wedge (GW)	Site	Consented Development	Application Number
GW - Between Barnstaple & Landkey	Land off Birch Road	Erection of agricultural building	65685
GW - Between Barnstaple & Landkey	Portmore roundabout to Filleigh cutting (A361) Link Road	Application under Regulation 3 of the T&CP General Regulations 1992 notification by Devon County Council in respect of widening of 7.5km of carriageway between Portmore roundabout (Barnstaple) & Filleigh cutting (South Molton) including junction improvements at Landkey & West Buckland, provision of footbridge & associated works (DCC/4091/2018)	65800
GW - Between Bickington & Fremington	Land adjacent Mead Park	Approval of Details reserved by Conditions 3 (Build Phase Plan), 4 (Materials), 11 (Construction Management Plan), 9 (Archaeological Scheme Of Investigation), 13 (General Arrangement Plan), 15 (Build Phasing Programme) & 21 (Drainage Maintenance Plan) attached to Planning Permission 62783 (Construction of 44 Open Market & Affordable Dwellings, Including Associated Highways, Drainage & Landscaping)	64682
GS - Land between Braunton & Wrafton	South Park, Braunton	Approval of Details in respect of Discharge of Conditions 10 (Access Scheme) & 12 (Drainage Scheme) attached to Planning Permission 61139 (Erection of 55 Dwellings & associated engineering works)	65580
GS - Land between Braunton & Wrafton	South Park, Braunton	Approval of Details in respect of Discharge of Conditions 3 (Tree Protection) & 5 (Lighting) attached to Planning Permission 61139 (Erection of 55 Dwellings & associated engineering works)	64934

Green Space (GS) / Green Wedge (GW)	Site	Consented Development	Application Number
GS - Land between Braunton & Wrafton	South Park, Braunton	Approval of Details in respect of Discharge of condition 4 (Landscape and Ecological Management) and Condition 7 (Construction Management Plan) attached to Planning Permission 61139 (Erection of 55 Dwellings & associated engineering works)	65113
GS - Land between Braunton & Wrafton	South Park, Braunton	Approval of Details in respect of Discharge of Condition 6 (Contamination Scheme) attached to Planning Permission 61139 (Erection of 55 Dwellings & associated engineering works)	65001
GS - Land between Braunton & Wrafton	Land off Velator Close, Braunton	Approval of Details in respect of Discharge of Conditions 3 (Landscape & Ecological Management Plan), 5 (Surface Water Outfall), 6 (Noise), 7 (Construction Management Plan), 9 (Energy Efficiency), 10 (Water Efficiency) & 11 (Infrastructure – Drainage, Highways, Sewers) Attached To Planning Permission 58119 (Erection of 12 Open Market & 4 Affordable Dwellings, BMX Track & School Learning Facility with associated roads, infrastructure & planting)	63349
GW - Pusehill Road to Goats Hill Road (Policy NOR10)	Silford, North of the A39 Bideford	Single storey rear extension	1/0681/2018/HPB
GW - Pusehill Road to Goats Hill Road (Policy NOR10)	Silford, North of the A39 Bideford	Two-storey side extension and alterations	1/0664/2018/FUL
GW - Pusehill Road to Goats Hill Road (Policy NOR10)	Private road off Churchill Way, Northam	Rear and side extensions including alterations to car parking areas	1/0895/2018/FUL
GW - Pusehill Road to Goats Hill Road (Policy NOR10)	Former Coach House at Fordlands, Land off	Sub-division of dwelling and conversion of outbuilding to create one residential dwelling	1/0039/2019/FUL

Green Space (GS) / Green Wedge (GW)	Site	Consented Development	Application Number
	Heywood Road, Northam		
GW - Pusehill Road to Goats Hill Road (Policy NOR10)	Old Pastures, Land South of Goats Hill Road, Northam	Extension and alterations to dwelling	1/0041/2019/FUL

Appendix 19 Incidences of Recorded Crime

Table 19.1 Total Recorded Crime per Quarter in Northern Devon

Type of Crime	Q1 2018-19	Q1 2017-18	Q2 2018-19	Q2 2017-18	Q3 2018-19	Q3 2017-18	Q4 2018-19	Q4 2017-18	Total 2018-19	Total 2017-18	% Change
Homicide	1	0	1	0	0	0	0	0	2	0	200.00%
Violence with Injury	299	267	342	337	324	280	261	279	1226	1163	5.42%
Violence without Injury	302	269	300	297	356	317	266	263	1224	1146	6.81%
Rape	37	41	31	35	27	36	22	26	117	138	-15.22%
Other Sexual Offences	47	66	69	66	61	42	62	41	239	215	11.16%
Robbery	2	8	9	3	7	4	5	10	23	25	-8.00%
Burglary - Domestic	40	46	43	44	39	39	37	41	159	170	-6.47%
Burglary - Non-domestic	60	88	69	79	57	77	64	64	250	308	-18.83%
Shoplifting	147	191	255	132	195	190	162	190	759	703	7.97%
Theft Offences	339	376	370	368	362	320	287	325	1358	1389	-2.23%
Criminal Damage	294	293	338	332	295	313	306	259	1233	1197	3.01%
Public Order Offences	148	149	156	152	136	141	140	132	580	574	1.05%
Possession of Weapons	16	18	22	12	15	15	21	19	74	64	15.63%
Trafficking of Drugs	25	13	22	34	26	23	26	19	99	89	11.24%
Possession of Drugs	59	78	63	69	98	55	80	55	300	257	16.73%
Miscellaneous	27	59	45	41	42	46	42	43	156	189	-17.46%
Arson	14	18	17	12	7	10	7	5	45	45	0.00%
Death or serious injury - unlawful driving	3	2	1	0	3	1	0	1	7	4	75.00%
Stalking and Harassment	181	154	207	161	231	149	185	211	804	675	19.11%
Overall	2041	2136	2360	2174	2281	2058	1973	1983	8655	8351	3.64%

Table 19.2 Total Recorded Crime in Devon, Devon & Cornwall and the United Kingdom

Area	Total Crime 2018-19	Total Crime 2017-18	% Change
Devon	77,701	74,704	4.01%
Devon & Cornwall	107,077	103,345	3.61%
United Kingdom	5,193,421	4,825,536	7.62%



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