

# Housing Land Availability Summary 2018

1st April 2017 - 31st March 2018



# Contents

---

Total housing figures	4
Five year housing supply	5
Dwellings for tourism	17
Historic housing completions	18
Total housing by parish	19
Allocated sites without planning permission	22
Large sites with planning permission	24
Brownfield and greenfield completions	25
Completions by house type and bedroom size	26
Net additional gypsy and traveller pitches	27
Proportion of completions by location	27
Housing density	28
Historic average housing density	29

# Total housing figures

The table below sets out the number of dwellings with planning permission, under construction and completions as at the end of the monitoring year. Completions in 2017/18 have increased to their highest level since 2005/06. The number of planning permissions has increased from last year to the highest number at any point since 2002/03. The number of dwellings under construction has decreased but is still at a higher level than in any of the three years that preceded the peak of 2016/17.

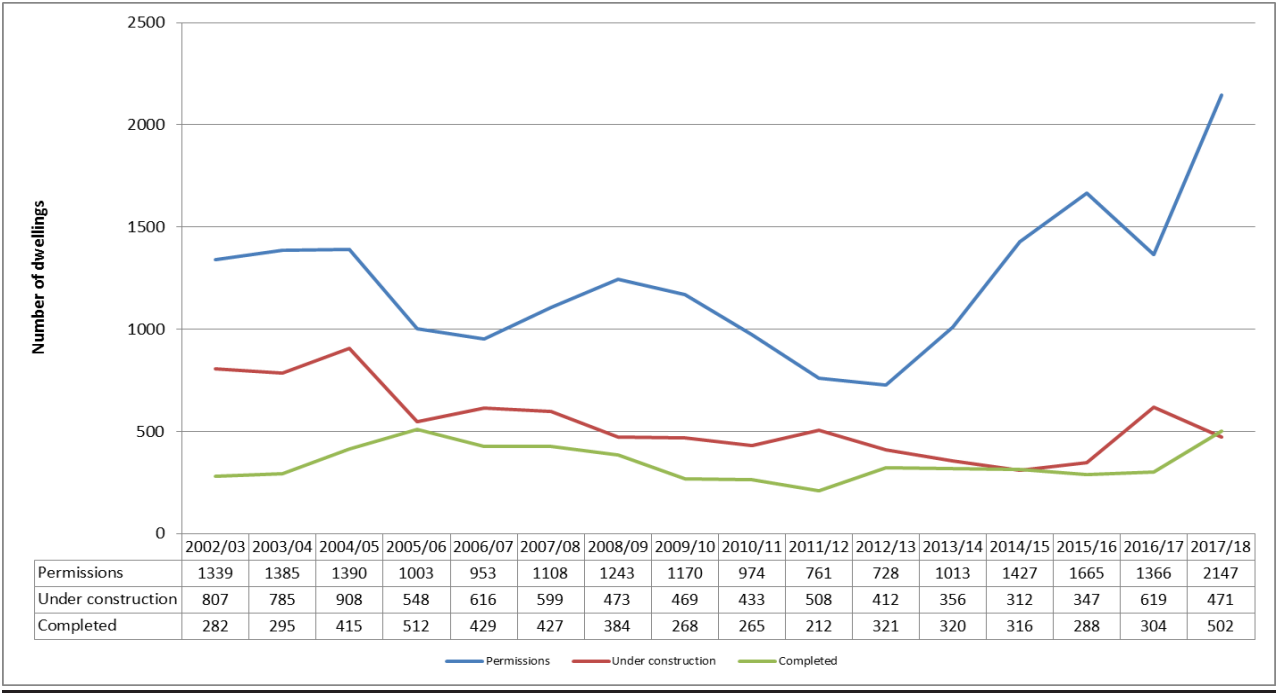


Chart 1



# Five year housing supply

The level of available housing land required to provide a 5 year supply (for the period 1st April 2018 - 31st March 2023) is based on the adopted Core Strategy, Exeter Housing Market Area SHMA (Strategic Housing Market Assessment) and cumulative housing completions since 2006.

<b>A</b>	Core Strategy annual requirement 2006-2013	390
<b>B</b>	Total requirement 2006-2013 (A*7)	2730
<b>C</b>	SHMA annual requirement 2013 onwards	380
<b>D</b>	Total requirement 2013-2018 (C*5)	1900
<b>E</b>	Requirement to date 2006-2018 (B+D)	4630
<b>F</b>	Completions to date 2006-2018	4036
<b>G</b>	Shortfall to date 2006-2018 (E-F)	594
<b>H</b>	5 year requirement 2018-2023 (C*5)	1900
<b>I</b>	5 year supply requirement 2018-2023 (G+H)	2494
<b>J</b>	20% buffer (I*0.2)	499
<b>K</b>	<b>Total Requirement (I+J)</b>	<b>2993</b>

Table 1

The five year supply is made up of the following elements:

<b>Supply</b>	
Unconsented allocations	392
Consented allocations	1249
Consented windfalls	764
Windfall allowance	258
<b>Total supply</b>	<b>2663</b>

Table 2

**Against the requirement of 2993 dwellings, Mid Devon's housing supply currently stands at 4.45 years.**

The wider picture of housing delivery and the forecast for annual build rates are illustrated below.

Unconsented Allocations	Location	Total Years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Tiverton Eastern Urban Extension	Tiverton	0						Part consented. Remainder building out after consented element.
Blundells School	Tiverton	62			12	25	25	Conforms to HELAA methodology.
Howden Court	Tiverton	10			10			50 built. 15 remain in AIDPD however Local Plan Review proposes allocation for 10. As such 10 are proposed in trajectory. Built out conforms to HELAA methodology.
Hospital and Castle School	Tiverton	0						Remainder not deliverable; application to redevelop school with no housing now has permission.
Roundhill	Tiverton	20			12	8		Mid Devon own entirety of site. Site total reflects Local Plan Review allocation number. Build conforms to HELAA methodology.
Hay Park	Tiverton	0						Site could come forward given history of pre-application discussions. However, given proposed de-allocation, removed from trajectory. Could still come forward as windfall.
Tidcombe Hall	Tiverton	0						Contingency
NW Cullompton	Cullompton	186			36	75	75	Masterplan adopted. Two land promoters and Persimmon control entire site. Three applications for 200d each have been received. Build out conforms to HELAA methodology.
Exeter Road	Cullompton	0						24 units completed on site. Remainder unlikely to come forward. Local Plan Review proposed allocation reflects build out total.
Colebrook	Cullompton	0						Contingency
Red Hill Cross	Crediton	0						Likely to come in with renewed application after Pedlerspool (same family ownership) and utilising new access. Could come forward within first five years but assumed conservative commencement and moved to Y6.
Cromwells Meadow	Crediton	0						Consented for 49. Remaining 1 unconsented removed from trajectory as assumed will not come forward.
The Bike Shed	Crediton	0						No longer available. Removed from trajectory.
The Woods Group	Crediton	0						Site could come forward given history of pre-application discussions. However, site has historic constraints so have applied caution and removed from first five years.
Pedlerspool	Crediton	62			12	25	25	Application submitted for 257 awaiting determination. Build out conforms to HELAA trajectory.
Barn Park	Crediton	20			12	8		LPR site released by Cabinet August 2015. DCC have noted sale agreed on site. Full application expected. Build out conforms to HELAA trajectory.
Bourchier Close, Bampton	Elsewhere	0						Proposed for de-allocation so removed from trajectory.

Rear of Newton Square, Bampton	Elsewhere	0						Have applied caution and moved to Y6, uncertainty of when application will be received.
Extension to Bassetts Close, Copplestone	Elsewhere	0						Considered undeliverable; removed from trajectory. Proposed for de-allocation.
Linhay Close, Culmstock	Elsewhere	6			6			6d complete (originally allocated for 10). LPR extends site boundary and proposes additional 6d. Site released August 2015 via cabinet decision. Build out conforms to HELAA trajectory.
South of Village Hall, Kentisbeare	Elsewhere	0						Site proposed to be de-allocated. No desire from landowner to bring forward. Consider undeliverable and removed from trajectory.
Greenaway, Morchard Bishop	Elsewhere	10			10			Larger site area proposed within LPR but only current allocation shown here. Build out conforms to HELAA trajectory.
South of Village Hall, Sandford	Elsewhere	4			4			19 built on larger site area. Small area of allocation remains undeveloped, remaining 4.
South of Broadlands, Thorverton	Elsewhere	12			12			Local Plan Review pre-release site. Build out conforms to HELAA trajectory.
Willand Moor	Elsewhere	0						Site proposed to be de-allocated. Removed from trajectory.
Total unconsented allocations		392	0	0	126	141	125	

Table 3

Allocations with PP or UC	Location	Total years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Tiverton Eastern Urban Extension	Tiverton	425		61	88	141	135	330d permitted s106 signed. Barratts and David Wilson Homes to bring forward 330 site with Mid Devon District Council bring forward the 70 affordable element. 700d also permitted with signed s106 with Chettiscombe Trust. However given reserved matters for 248d was submitted by Barratts Jan 2018 on the current 330 permission with additional 70 affordable to be provided by Mid Devon District Council, a precautionary approach of the intention to deliver 330d has been taken and the total PP has been reduced to 321d. 248 to be provided by Barratts, 70 by Mid Devon District Council + 3 G&T pitches. Blundells Rd traffic calming complete. A361 junction permitted 2014 and commenced. Build out for 248d reflective of anticipated build out provided by Barratt's. Build out of remainder conforms to HELAA methodology.
Farleigh Meadows	Tiverton	99	60	39				Taylor Wimpey on site since Summer 2015. Phasing plan and build out trajectory provided by developer. Consented for 259 dwellings, 160 complete, 99 remaining.
Former district hospital	Tiverton	0						Complete
Belmont Hospital	Tiverton	0						Complete
Howden Court	Tiverton	0						Complete
Town Hall/ St Andrew Sreet	Tiverton	39	12	25	2			AH element complete. Council owned site. Original proposed not coming forward. PP for 39d Dec 2017. Due to commence in 2018, put forward in trajectory to reflect this latest information.
The Avenue	Tiverton	0						1d completed, remainder not deliverable.
Blundells Garage/Ford House	Tiverton	0						Complete
Moorhayes Triangle	Tiverton	0						Complete
Palmerston Park	Tiverton	26	12	14				23 under construction as of April 2018.
Knowle Lane (AIDPD site)	Cullompton	207	64	62	44	25	12	Build out trajectory provided by developer for remainder 133. PP 74d March 2018, build out conforms to HELAA methodology.
Padbrook Park	Cullompton	0						Complete.
Court Farm	Cullompton	0						Complete.
Knowle Lane (old LP site)	Cullompton	3	3					Barratt and David Wilson site. Largely built out, remainder as per HELAA methodology.
Exeter Road	Cullompton	0						Complete.
Cummings Nursery	Cullompton	9	9					Proposed LPR allocation. Devonshire Homes building out site. Approved RM for 100d. Site commenced March 2016. Most of the site is complete, 9 units remain under construction as of April 2018.
Cromwells Meadow	Crediton	49		12	25	12		Full PP March 2018 for 49 dwellings. Build out conforms to HELAA methodology.
Wellparks	Crediton	185	65	75	18	17	10	Site has commenced. Build out rate provided by developer.
George Hill	Crediton	0						18d complete, remainder undeliverable.



Former Stone Crushing Works/ Scotts Quarry	Elsewhere	18	12	6				Remaining part of the pre-AIDPD allocation. 6 currently under construction. Proposed in Local Plan Review.
School Road (former school)	Elsewhere	26		12	14			Planning permission for 26d. Build out conforms to HELAA methodology.
Hunters Hill, Culmstock	Elsewhere	10	10					Site has planning permission. 3 built out in 17/18. 10 under construction.
Court Orchard, Newton St Cyres	Elsewhere	25	12	13				Site has planning permission, build out conforms to HELAA methodology.
West of Uffculme (appeal site)	Elsewhere	60		12	25	23		Reserved matters approved December 2017. Build out conforms to HELAA methodology.
Ashleigh Park	Elsewhere	0						Complete.
West of Godfrey Gardens, Bow	Elsewhere	0						6d complete, remainder considered undeliverable.
Fannys Lane / village hall, Sandford	Elsewhere	0						Complete.
West of B3181, Silver Street	Elsewhere	28		12	16			7 dwellings complete of 35 allocated in AIDPD. Full planning permission for 28 units February 2018. Build out conforms to HELAA methodology.
The Old Abattoir, Shambles Drive, Copplestone	Elsewhere	40		12	25	3		Site released by cabinet Aug 2015. PP for 40d approved July 2017. Build out conforms to HELAA methodology.
Total U/C and PP (Allocations only)		1249	259	355	257	221	157	

Table 4

Windfalls with PP or U/C	Location	Total years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Tiverton summary of all 1-4 dwellings	Tiverton	70	24	23	23		
10 Mayfair, Tiverton	Tiverton	5	5				
2A, Angel Hill, Tiverton	Tiverton	3	3				
Land at NGR 296651 112104, St Aubyns Park, Tiverton	Tiverton	3	3				
Crediton summary of all 1-4 dwellings	Crediton	35	12	12	11		
Devon and Cornwall Constabulary, Police Station, Churchill Drive, Crediton	Crediton	4	4				
47 Mill Street, Crediton	Crediton	10	10				
The Three Little Pigs, Parliament St	Crediton	11	11				
Adj Telephone Exchange, (Parliament House), Parliament St	Crediton	1	1				
Cullompton summary of all 1-4 dwellings	Cullompton	27	9	9	9		
9 High Street, Cullompton	Cullompton	6	6				
Elsewhere summary of all 1-4 dwellings	Elsewhere	382	128	127	127		
Rock Farm, Woodland Head, Yeoford	Elsewhere	2	2				
Land and Buildings at NGR 284262 97655 (Westacott Barton), Crediton	Elsewhere	5	5				
Morchard Road Garage, Morchard Road	Elsewhere	5	5				
Land and Buildings at NGR 301270 112834 (Orchard House), High Street, Halberton	Elsewhere	5	5				
Land at NGR 300011 112475 (Adjacent to The Pethers), Crown Hill, Halberton	Elsewhere	5	5				
Land at NGR 273412 108426 (Adj to Sandhurst), Eastington Lane, Lapford	Elsewhere	1	1				
Furze Farm, Shute, Shobrooke	Elsewhere	5	5				
The Three Tuns, 14 Exeter Road, Silverton	Elsewhere	4	4				
Land At NGR 295600 102934, Fore Street, Silverton	Elsewhere	5	5				
Outbuilding At Knowle Farm, Knowle Lane, Knowle	Elsewhere	1	1				
Land at NGR 307578 116857, (SE of Oakfield), Burlescombe	Elsewhere	6	6				
Land and Buildings at NGR 313669 113266, Builders Yard, Culmstock Road, Hemyock	Elsewhere	6	6				
Billhole, Farm Black Dog	Elsewhere	4	4				
Land and Buildings at NGR 279371 101700 (Spencecombe)	Elsewhere	7	7				
Barns at Livingshayes Farmhouse, Livingshayes Road, Silverton	Elsewhere	3	3				
South Farm, Blackborough	Elsewhere	1	1				
Land at NGR 271041 93178, Yeoford Road, Cheriton Bishop	Elsewhere	8	8				
Manley Farm, Halberton	Elsewhere	8	8				
Former St Ivel Site, Station Road, Hemyock	Elsewhere	8	8				
Land & Building at NGR 308024 107283 (Orway Porch Farm), Kentisbeare	Elsewhere	6	6				
Land & Buildings at NGR 273180 108316 (Lower Town Place), Lapford	Elsewhere	8	8				
Langarra, Dean Hill Road, Willand	Elsewhere	3	3				
Sandpitt, Maidendown, Burlescombe	Elsewhere	3	3				
Land & Buildings at NGR 292868 101981, Silver Street, Thorverton	Elsewhere	2	2				
Land at NGR 313224 113301 (West of Conigar Close), Culmstock Road, Hemyock	Elsewhere	22		12	10		
Land at NGR 306965 113252 (Belle Vue), Ashley Road, Uffculme	Elsewhere	16		12	4		
Land at NGR 287483 106365 (White Cross), Cheriton Fitzpaine	Elsewhere	28		12	16		
Land at NGR 305578 112053, Uffculme Road, Uffculme	Elsewhere	30		12	18		
Total Windfalls		764	327	219	218	0	0

Table 5

## Mid Devon Housing Trajectory - Current Local Plan period 2006 - 2026

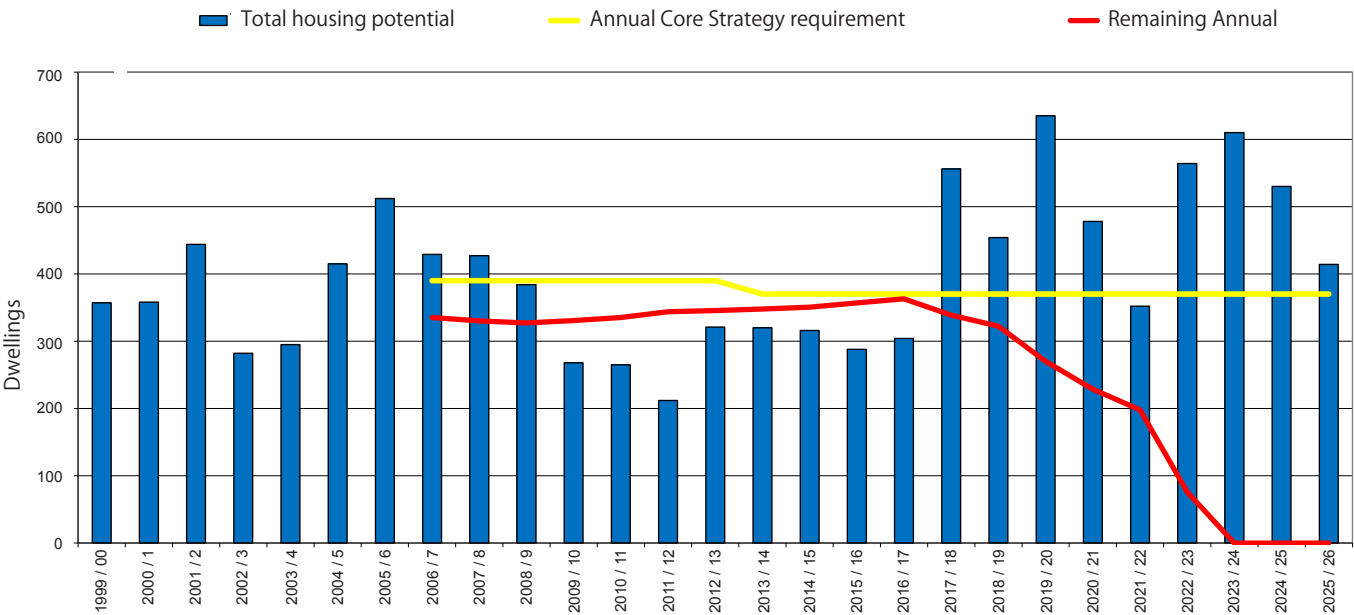


Chart 2

### How the supply has been assessed

The available housing supply has been calculated in accordance with the principles set out in the Housing and Economic Land Availability Assessment (HELAA, 2017) (formally referred to as Strategic Housing Land Availability Assessments (SHLAAs)). It reflects the findings of the ‘Uffculme Road, Uffculme’ (April 2016) appeal and the published Local Plan Review (2017) which considers 380 as the appropriate annual housing target based on the Strategic Housing Market Assessment Final Report 2015.

### Methodology

The HELAA methodology makes assumptions about the expected rate of delivery of housing from unconsented allocated sites, sites with planning permission or sites under construction. It applies a ‘market conditions’ model, which sets a reduced built out rate to reflect the lower number of completions which have taken place across the Housing Market Area since the start of the recession. On the advice of the HELAA panel, site commencements or housing numbers are amended based on their knowledge of the local housing market. This information has been supplemented with further advice from developers on expected build out rates. As per National Planning Policy Guidance, the five year supply calculation uses the ‘Sedgefield’ approach which requires the inclusion of any housing shortfall to be delivered within the first five years of the plan.

National policy also requires the Council to include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market, or where there is persistent under delivery the use of a 20% buffer.

In previous year's, calculations have included an assumption for the number of completions for the year immediately following from the end of the monitoring period. The approach was based on previous Government guidance and has been subject to criticism as it introduced an element of uncertainty into the calculation. As a result the Council no longer applies this approach, with the 5 year period of the supply calculation immediately following the end of the monitoring period. The revised approach brings Mid Devon in line with that used by the other authorities of the Exeter Housing Market Area. The five year period used for this year's calculation therefore covers the period 2018 -2023.

## Appeal decision

On 11th April 2016, an appeal was allowed for outline planning permission for 60 houses on approximately 3.5 hectares of agricultural land outside the defined settlement boundary of Uffculme which is not allocated for development. The main issue in determination of the appeal was whether, having regard to the development plan, the National Planning Policy Framework (NPPF), the housing land supply of the Council and the scale and location of the development, the appeal scheme would constitute a sustainable form of development.

In summary, as at April 2016 the Inspector concluded:

- Mid Devon has a deliverable housing land supply of approximately 4 - 4.5 years as compared with a requirement for 5 years (note these figures covered the period 2015-2020).
- Average annual housing completion rates (356) have under-delivered against targets (COR3 target of 390 and the full objectively assessed need (FOAN) of 370), therefore,
- There has been a persistent under delivery of housing (he acknowledged that this reflects the economic position nationally) and a buffer of 20% should be applied. (Therefore equivalent of 6 year housing land supply needed in total).
- The supply of housing policies in the Core Strategy are inconsistent with the National Planning Policy Framework as they were adopted before the framework was published in 2012. These policies are therefore not up to date and should be given limited weight.

- The Inspector considered that at that time, the emerging Local Plan Review carried very little weight in respect of key housing issues, as there are significant unresolved objections to proposed housing policy. (Whilst the Local Plan Review has since been submitted for examination, its housing policies are yet to be tested at examination and remain subject to objection. Accordingly at this time they are still considered to carry limited weight.)
- The Inspector considered in some detail on a site by site basis whether they were deliverable and if so, when they would be likely to contribute to supply.
- The development in question would deliver social benefits through market and affordable dwellings, promote economic activity and no environmental harm was identified. The development is sustainable and the appeal should be allowed.

## The shortfall

The Council has reflected the findings of the appeal inspector in undertaking the latest update to the five year land supply position. With regard to the housing requirement this has now been calculated as being 390 dwellings per year for the period 2006-2013 and 380 thereafter. The use of 390 reflects the target within Core Strategy Policy COR3, rather than the averaged approach of 340 per year as set out in the five year supply calculation within the Allocations and Infrastructure DPD which had previously been used by the Council. The Inspector concluded 370 as a figure which represents the mid-point of the SHMA (Strategic Housing Market Assessment) range of 340-400 dwellings per year to reflect the housing need from 2013 onwards. The Inspector concluded this as the best available evidence at the time of the appeal. Subsequently the Local Plan Review Proposed Submission (incorporating

proposed modifications) was published in January 2017 and submitted to the Planning Inspectorate for examination March 2017; this considers a 380 objectively assessed need figure as appropriate when based on the SHMA. The 380 figure is assessed based on demographic evidence rather than the mid-point of the SHMA, and the Local Plan has taken this higher figure, to ensure that it is not constraining need based on the (lower) economic drivers set out in the SHMA. As such to reflect the latest position of the Local Plan Review, whilst considering the advice of the appeal Inspector in using the SHMA as the best available evidence at the time of the appeal, a 380 target has been considered in this Housing Land Availability Report as the appropriate SHMA annual requirement from 2013 onwards. The shortfall has now been calculated by reference to the revised housing requirement, and a 20% buffer applied to reflect past under delivery.

The appeal inspector also examined the deliverability of individual sites in order to assess the supply side contribution. He concluded that the SHLAA (now referred to as HELAA) methodology, which sets standard commencement dates and build out rates (unless site specific information indicates otherwise), represented a reasonable basis on which to make an assessment. The supply calculations also include a windfall allowance as permitted by the new National Planning Policy Framework (see below).

## New National Planning Policy Framework (NPPF) July 2018

The new National Planning Policy Framework (NPPF) came into force on 24 July 2018, shortly before the Council's HLA Summary (2018) was due to be published.

Following on from the new NPPF, the Government intends to introduce new guidance on calculating five year land supply which incorporates a new standardised approach to calculating local housing need. At the time of publishing the HLA Summary (2018), full guidance is yet to be published; only an updated note setting out the formula for the standardised method of calculating minimum local housing need has been made available. Alongside this updated note the Government has drawn attention to its response to the draft NPPF consultation.

The justification for the allowance and the calculation mechanism are set out in the HELAA methodology (2017), which can be found on the Council's website. The Inspector noted that the allowance made for windfalls was reasonable.

This states that, once national household projection figures are released in September 2018, consideration will be given to adjusting the proposed standard method for calculating housing need to ensure that it is consistent with overall government aims to boost housing supply as set out in the 'Planning for the right homes in the right places' consultation (September 2017). The new NPPF is also clear that the housing need derived from the standard method is a minimum and makes provision for alternative approaches that produce a need figure above the minimum derived from the standard method.

Paragraph 73 of the new NPPF states: ‘... Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old...’. In the case of Mid Devon, strategic housing policies set out in the Core Strategy are more than five years old and therefore considered out of date. In light of the emphasis on the standard method need figure being a minimum in the new NPPF and the Government’s proposed review of the standard method, the local housing need figure set out in the HLA Summary (2018) remains the most relevant and accurate available, being based on robust and current evidence. As explained previously, this evidence is reflected in the findings of the ‘Uffculme Road, Uffculme’ (April 2016) appeal and the published Local Plan Review (2017).

As set out in the new NPPF, from November 2018 the 20% buffer will apply where a new ‘Housing Delivery Test’ indicates significant under-delivery of housing. For the current situation (until November 2018), a 20% buffer remains appropriate for the reasons set out previously.

As explained above, Mid Devon District Council has engaged with the development industry, through the HELAA panel, in developing the trajectory for housing delivery that is set out in the HLA Summary (2018). The methodology used to determine supply, based on anticipated delivery rates, conforms to the HELAA methodology and follows the approach supported by the Inspector at the April 2016 Uffculme appeal. The Council will establish a five year housing land supply through the Local Plan Review which is currently being examined by the Planning Inspectorate for the Secretary of State.

In light of the new NPPF and the proposed imminent review of relevant guidance notes, the 2018 HLA Summary (2018) provides the most robust and accurate approach to calculating five year land supply, based on a sound methodology and current evidence.

## Moving forward

The Council is implementing a series of measures to ensure a compliant housing land supply is re-established:

- **Advance the Local Plan Review to completion.** The Local Plan Review was submitted to the Inspectorate in March 2017. Preliminary hearing dates have been set for 20 and 21 September 2018.
- **Continue efforts to deliver allocated or appropriate windfall sites, especially on urban extension allocations at Tiverton and NW Cullompton.** Masterplan Supplementary Planning Documents have been adopted for both sites. Planning permissions have been granted at Tiverton Eastern Urban Extension and planning applications for an initial 600 dwellings at NW Cullompton have been received and are currently under consideration. The delivery of housing on other allocated and windfall sites are also important to assist supply. The Planning Service is seeking to accelerate delivery on planned housing sites wherever possible.
- **Enter into pre-application discussions on land not planned for housing to date where approached by developers in order to understand wider issues of suitability and sustainability.**



# Dwellings for tourism

There has been 502 housing completions in 2017-18, which is a net figure following removal of dwellings approved for holiday use only. The table below shows a breakdown of all dwellings with C3 use class.

		Dwellings Included For Tourism	Net Number
Completions 1st April 2017 to 31st March 2018	529	27	502
Under Construction As At 31st March 2018	504	33	471
With Planning Permission As At 31st March 2018	2197	50	2147

Table 6



# Historic housing completions

Year	Market	Affordable	Total
1981/2	108	13	121
1982/3	190	51	211
1983/4	199	31	230
1984/5	267	64	331
1985/6	472	28	500
1986/7	428	27	455
1987/8	522	18	540
1988/9	498	42	540
1989/1990	413	61	474
1990/1	395	59	454
1991/2	384	29	413
1992/3	283	23	306
1993/4	179	9	188
1994/5	246	12	258
1995/6	373	0	373
1996/7	406	7	413
1997/8	409	12	421
1998/9	283	39	322
1999/2000	339	18	357
2000/1	276	82	358
2001/2	407	17	424
2002/3	233	27	260
2003/4	301	26	327
2004/5	373	42	415
2005/6	453	59	512
2006/7	380	49	429
2007/8	317	110	427
2008/9	273	111	384
2009/2010	214	54	268
2010/2011	212	53	265
2011/2012	184	28	212
2012/2013	252	69	321
2013/2014	252	68	320
2014/2015	259	57	316
2015/2016	266	22	288
2016/2017	273	31	304
2017/2018	387	115	502

Table 7

NB The Affordable Housing Completion figures in above table only include new dwellings. Other published figures may not be the same if they include other sources of affordable housing such as open market purchase by Housing Associations.

# Total housing by parish

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 17 - 18	Tourism Use Completed 17 - 18	Completed since March 2001	Completed since March 2006
Bampton	50	2	17	0	3	0	168	144
Bickleigh	8	5	1	0	1	0	9	7
Bow	6	0	5	2	6	0	107	44
Bradninch	4	1	5	1	0	0	114	58
Brushford	0	0	0	0	1	0	2	1
Burlescombe	11	0	4	0	2	0	45	36
Butterleigh	0	0	0	0	0	0	0	0
Cadbury	0	0	2	0	0	0	6	3
Cadeleigh	2	1	2	0	7	0	15	12
Chawleigh	5	0	3	1	0	0	32	18
Cheriton Bishop	14	2	8	1	5	0	28	16
Cheriton Fitzpaine	38	4	10	1	8	3	41	34
Clannaborough	1	0	0	0	0	0	5	0
Clayhanger	0	1	0	0	1	1	9	5
Clayhidon	1	2	4	0	3	1	18	12
Coldridge	5	0	5	0	0	0	10	5
Colebrooke	3	0	7	1	3	0	16	15
Crediton	229	0	66	0	12	0	609	446
Crediton Hamlets	17	0	11	0	6	0	53	47
Cruwys Morchard	5	0	2	1	3	0	15	12
Cullompton	175	0	77	0	238	2	1233	1060
Culmstock	12	0	2	0	4	1	38	28
Down St Mary	1	2	5	1	2	0	15	8
Eggesford	0	1	2	1	1	0	6	4
Halberton	109	0	18	0	7	2	100	73

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 17 - 18	Tourism Use Completed 17 - 18	Completed since March 2001	Completed since March 2006
Hemyock	47	1	6	0	2	0	168	93
Hittisleigh	3	3	1	1	0	1	9	2
Hockworthy	7	0	1	0	3	0	7	5
Holcombe Rogus	9	1	2	0	0	1	13	10
Huntsham	0	0	0	0	0	0	4	4
Kennerleigh	1	0	1	0	1	0	5	4
Kentisbeare	11	0	7	3	2	0	41	26
Lapford	16	1	2	3	1	0	54	44
Loxbeare	2	0	1	0	0	0	6	6
Morchard Bishop	10	0	10	0	5	1	66	46
Morebath	4	3	1	0	0	0	14	11
Newton St Cyres	14	0	14	0	0	0	22	19
Nymet Rowland	1	0	0	0	2	0	5	4
Oakford	5	0	3	0	3	0	12	10
Poughill	1	0	4	0	0	0	7	6
Puddington	1	0	0	0	0	0	4	3
Sampford Peverell	2	0	6	6	2	0	64	50
Sandford	3	0	4	1	3	2	70	35
Shobrooke	7	4	3	0	0	0	28	17
Silverton	10	0	11	0	7	0	78	46
Stockleigh English	1	1	0	0	0	0	5	4
Stockleigh Pomeroy	0	3	2	0	0	1	3	3
Stoodleigh	3	2	4	1	3	1	9	7
Templeton	5	0	5	0	0	0	4	4
Thelbridge	4	0	2	2	1	0	8	7
Thorverton	6	0	5	0	20	1	42	38
Tiverton	1173	3	102	2	128	1	1735	1097

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 17 - 18	Tourism Use Completed 17 - 18	Completed since March 2001	Completed since March 2006
Uffculme	22	5	7	3	0	6	138	93
Uplowman	2	0	1	0	4	1	18	15
Upton Hellions	2	0	0	0	0	0	1	0
Washfield	2	0	1	0	1	1	13	11
Washford Pyne	0	0	0	0	0	0	2	2
Wembworthy	2	0	0	1	0	0	11	10
Willand	32	0	4	0	2	0	387	80
Woolfardisworthy	0	0	1	0	0	0	9	9
Zeal Monachorum	3	2	3	0	0	1	10	9
Copplestone	40	0	1	0	0	0	208	118
<b>Totals</b>	<b>2147</b>	<b>50</b>	<b>471</b>	<b>33</b>	<b>502</b>	<b>27</b>	<b>5974</b>	<b>4036</b>

Table 8

# Allocated sites without planning permission

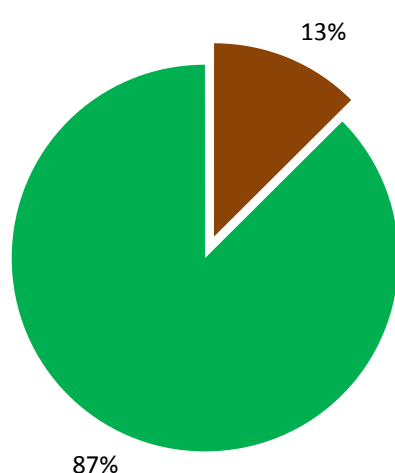
<b>Tiverton</b>	<b>Policy</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
Eastern Urban Extension	AL/TIV/1	0	520	520
Farleigh Meadows	AL/TIV/8	0	41	41
Blundells School	AL/TIV/9	200	0	200
Howden Court	AL/TIV/10	15	0	15
Adjoining the Town Hall, St Andrew Street	AL/TIV/12	2	0	2
William Street (Tiverton Hospital & Castle School)	AL/TIV/13	20	0	20
Roundhill	AL/TIV/16	13	0	13
Hay Park Canal Hill	AL/TIV/17	13	0	13
The Avenue	AL/TIV/18	0	14	14
<b>Total</b>		<b>263</b>	<b>575</b>	<b>838</b>

<b>Crediton</b>	<b>Policy</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
Red Hill Cross	AL/CRE/2	0	135	135
Cromwells Meadow	AL/CRE/3	0	1	1
George Hill	AL/CRE/4	7	0	7
The Bike Shed	AL/CRE/5	10	0	10
The Woods Group	AL/CRE/6	8	0	8
Pedlerspool	AL/CRE/12 CRE5 (Local Plan Review)	0	200	200
Barn Park	CRE8 (Local Plan Review)	0	20	20
<b>Total</b>		<b>25</b>	<b>356</b>	<b>381</b>

<b>Cullompton</b>	<b>Policy</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
North West Cullompton	AL/CU/1	0	1051	1051
Court Farm (Phase 2)	AL/CU/9	0	74	74
Padbrooke Park	AL/CU/10	0	16	16
Exeter Road	AL/CU/11	21	0	21
<b>Total</b>		<b>21</b>	<b>1141</b>	<b>1162</b>

Elsewhere	Policy	Brownfield	Greenfield	Total
Bampton – Bouchier Close	AL/BA/2	0	40	40
Bampton – Ashleigh Park	AL/BA/3	0	2	2
Bampton – Newton Square	AL/BA/4	5	0	5
Bow – West Of Godfrey Gardens	AL/BO/1	0	3	3
Copplestone – Land Off Bassetts Close	AL/CO/1	0	14	14
Culmstock – Linhay Close	AL/CL/1 CL1 (Local Plan Review)	0	6	6
Kentisbeare – South East Of Village Hall	AL/KE/1	0	20	20
Morward Bishop – Greenaway	AL/MB/1	0	10	10
Sandford – Fanny's Lane	AL/SA/1	0	4	4
South of Broad-lands, Thorverton	TH1 (Local Plan Review)	0	12	12
Willand – Willand Moor	AL/WI/1	0	10	10
<b>Total</b>		<b>5</b>	<b>121</b>	<b>126</b>

Table 9



### Allocated sites without Planning Permission

■ Brownfield  
■ Greenfield

	Brownfield	Greenfield	Total
<b>Grand Total</b>	<b>314</b>	<b>2193</b>	<b>2507</b>

Chart 3

# Large Sites (10+d) with planning permission (PP)

Parish	Site	Site Type (Brownfield or Greenfield)	With PP	Under Construction	Completed During Year 2017 - 2018
Bampton	School Road AL/BA/1 (AIDPD)	G	26	0	0
Bampton	Former Stone Crushing Works	B	12	6	0
Cheriton Fitzpaine	Land adjacent to school (White Cross)	G	28	0	0
Crediton	Wellparks AL/CRE/1 (AIDPD)	G	148	37	0
Crediton	Cromwells Meadow AL/CRE/3 (AIDPD)	G	49	0	0
Cullompton	Knowle Lane AL/CU/8 (AIDPD)	G	148	59	113
Culmstock	Hunters Hill AL/CL/2 (AIDPD)	G	10	0	3
Halberton	West of The Harvesters, Uffculme	G	60	0	0
Halberton	Uffculme Road, Uffculme	G	30	0	0
Hemyock	West of Conigar Close	G	22	0	0
Newton St Cyres	Court Orchard	G	11	14	0
Tiverton	Eastern Urban Extension AL/TIV/1 (AIDPD)	G	1030	0	0
Tiverton	Farleigh Meadows AL/TIV/8 (AIDPD)	G	52	47	91
Tiverton	Adjoining The Town Hall AL/TIV/12 (AIDPD)	B	39	0	0
Uffculme	Belle Vue, Ashley Road	G	16	0	0
Willand	West of B3181, Silver Street AL/WI/2 (AIDPD)	G	28	0	0
Copplestone	The Old Abattoir	G	40	0	0

Table 10



# Brownfield and Greenfield completions

Greenfield/Brownfield Completions

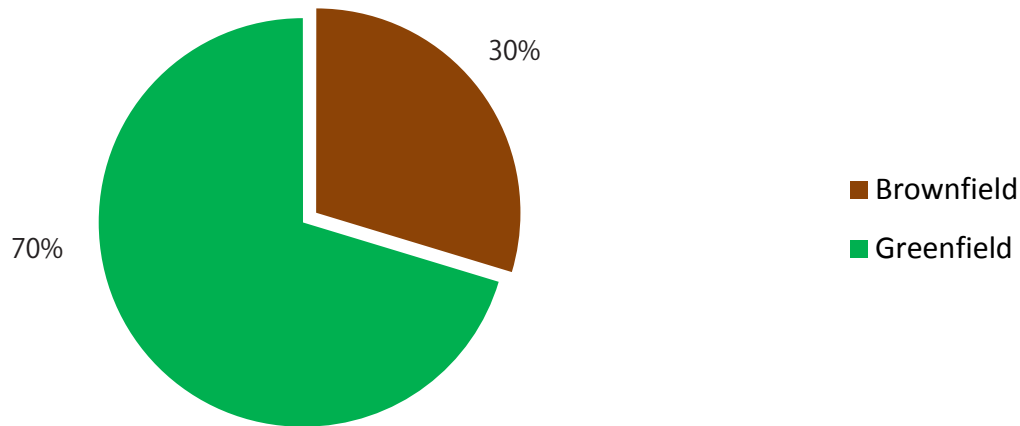


Chart 4

Total Greenfield dwellings (Of which 55 (16%) are Barn Conversions)	353	70%
Total Brownfield dwellings (Of which 3 (2%) are due to subdivision)	149	30%
Total Dwellings	502	100%

Table 11

# Completions by house type and bedroom size

Property Type	Bedroom Size					Totals
	1 Bedrooms	2 Bedrooms	3 Bed-rooms	4+ Bed-rooms	Other	
Detached House	4	18	46	115		183
Semi-Detached House	9	23	115	13		160
Terraced House	5	45	55	6		111
Flat / Maisonette	30	13	1	0		44
Caravans/Mobile Homes					3	3
Gypsy Pitches					1	1
<b>Totals</b>	<b>48</b>	<b>99</b>	<b>217</b>	<b>134</b>	<b>4</b>	<b>502</b>

Table 12

## Completions by house type and bedroom size

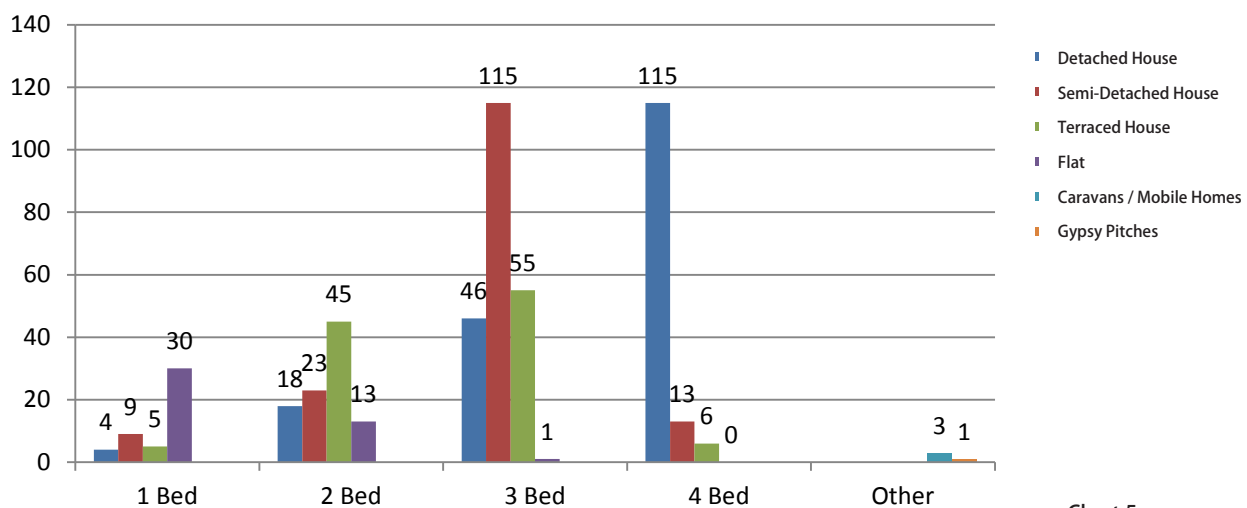
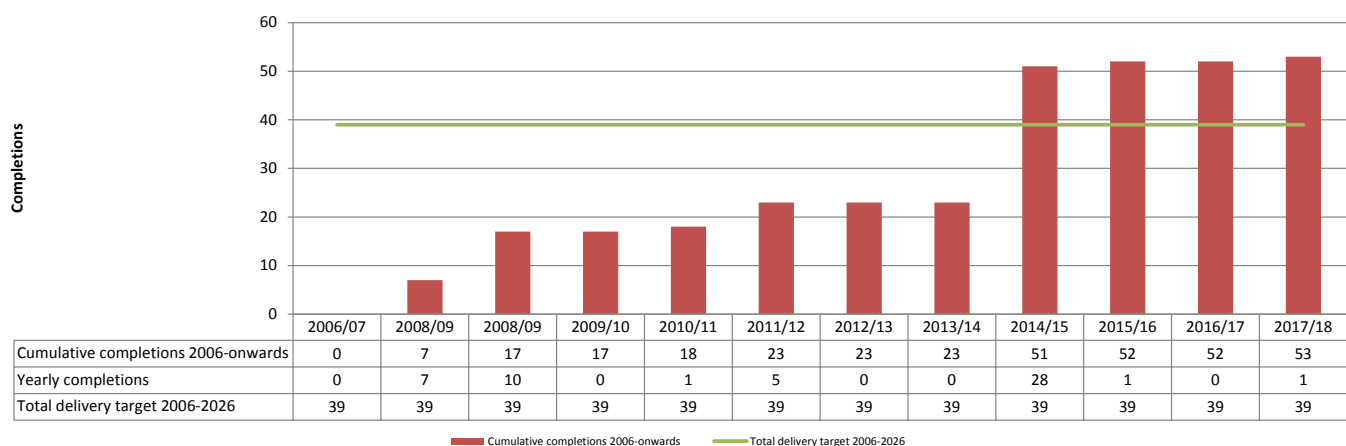


Chart 5

# Net additional gypsy and traveller pitches

## Gypsy and traveller completions



Spike in 2014/15 due to error in earlier monitoring practices

Chart 6

## Proportion of completions by location

	Allocation	Windfall	Total	
<b>Total completions</b>	240	262	502	100 %
<b>Tiverton</b>	94	34	128	25%
Greenfield	91	9	100	
Brownfield	3	25	28	
<b>Crediton</b>	0	12	12	2%
Greenfield	0	6	6	
Brownfield	0	6	6	
<b>Cullompton</b>	143	95	238	47%
Greenfield	119	33	152	
Brownfield	24	62	86	
<b>Elsewhere</b>	3	121	124	25%
Greenfield	3	88	91	
Brownfield	0	33	33	

Table 13

# Housing density

New Dwellings completed on a site at net density of:	2017 – 2018	
	No. of Dwellings	%
Less than 30 per Ha	258	51 %
Between 30 and 50 per Ha	127	25 %
Above 50 per Ha	117	23 %
<b>Total</b>	<b>502</b>	<b>100 %</b>

Table 14

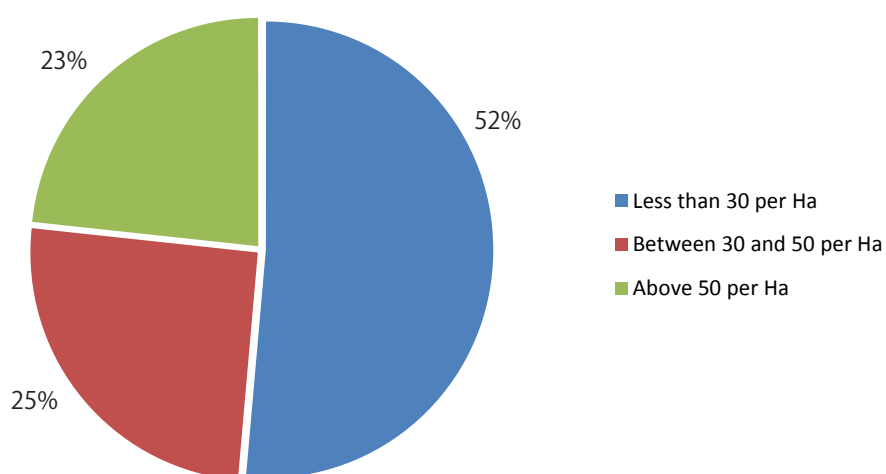


Chart 7

# Historic average housing density

Year	Per Hectare
2002 – 2003	23.26
2003 – 2004	21.64
2004 – 2005	26.37
2005 – 2006	21.85
2006 - 2007	26.92
2007 – 2008	21.89
2008 - 2009	19.82
2009 – 2010	21.88
2010 – 2011	28.14
2011 – 2012	21.74
2012 – 2013	27.36
2013 - 2014	24.78
2014 - 2015	27.44
2015 - 2016	26.76
2016 - 2017	28.18
2017 - 2018	28.80

Table 15



