

West Devon Borough Council

Five Year Housing Land Supply Statement

2013

September 2013

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1. Introduction

a. Why are we preparing this Five Year Land Supply Statement 2013?

- 1.1 This statement has been prepared:
- to set out the current planning policy context in relation to housing land supply;
 - to confirm the Council's position in terms of the Borough's five year housing land supply and the delivery of allocated sites;
 - to show how the Council intends to address the requirements of the National Planning Policy Framework.
- 1.2 This document does not set new planning policies or amend those already adopted.

b. What is the scope of this Statement?

- 1.3 The primary purpose of this statement is to assess the Council's position in relation to its housing land supply. In particular, it will provide details of the Borough's recent housing completions, outstanding commitments and progress on allocated sites in order to demonstrate whether the Council has a five year supply of deliverable sites.
- 1.4 The statement will also review the Council's empty housing stock and rate of windfall development to ensure that this is taken into account in the consideration of overall housing land supply.
- 1.5 Finally, this statement will identify the key areas of work to be undertaken as part of the housing strategy in the new Local Plan and the steps currently being taken by the Council to progress this work.

c. What is the status of this Statement?

- 1.6 This document does not contain any policies and is not intended to be used as planning policy guidance. It will be used as a piece of evidence to help inform planning decisions, particularly in instances where proposals for residential development do not meet with our adopted housing strategy.
- 1.7 This update does not supersede any existing adopted policies in the Core Strategy or Local Plan but should be read in conjunction with them and the requirements of the National Planning Policy Framework.
- 1.8 This statement reports on the current five year land supply based on the adopted development plan policies for West Devon. The Core Strategy and saved Local Plan policies provide a development strategy for the Borough until 2026, this is the adopted development plan document until such time that it is replaced with a new Local Plan.

- 1.9 Work is now beginning on gathering evidence for a new Local Plan and a timetable for its preparation is shown at Appendix 2. West Devon together with other authorities, including the Dartmoor National Park, South Hams, Cornwall Council and Plymouth City Council in the Plymouth housing market area are working together to determine future housing needs for the period to 2031. This new information will inform the preparation of a new Local Plan, once adopted, the new Local Plan will provide the statutory decision making framework for planning in West Devon (for the area outside of the Dartmoor National Park).
- 1.10 Until such time as the new Local Plan is adopted, the Council will continue to use the relevant policies contained in the adopted Core Strategy and Local Plan to manage and deliver its housing land supply. More details about this are provided in Section 2 of this statement.

2. Current Policy Context

a. What does national planning policy say?

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a 'presumption in favour of sustainable development' this should be seen as the golden thread running through both plan making and decision making.
- 2.2 The National Planning Policy Framework (NPPF) states that every effort should be made to objectively identify and meet the housing needs of an area. With particular reference to housing land supply, the NPPF requires local planning authorities to:
- Maintain a five years supply of specific deliverable¹ sites with an additional buffer of 5-20% to ensure choice and competition in the market for land;
 - Identify a supply of specific developable² sites for years 6-10 and 11-15;
 - Illustrate the expected rate of delivery through a housing trajectory.
- 2.3 Local planning authorities are permitted to take windfall development into consideration in the housing land supply if there is compelling evidence to justify this.

b. What does local planning policy say?

- 2.3 The Council is currently undertaking a new Strategic Housing Market Needs Assessment (SHMNA) which is due to be published in autumn 2013. This work has been led by independent consultants, GVA Grimley, and has been commissioned jointly with Plymouth, Cornwall and South Hams Councils and the Dartmoor National Park. The SHMNA will be used to evidence the future housing strategy for the Borough which will be determined through the preparation of the new Local Plan.
- 2.4 Until such time as the housing needs identified in the SHMNA have been published and consulted on as part of the process of preparing a new Local Plan, the Council will continue to use the RSS housing requirement and the 220 per annum target as the basis for assessing its housing land supply.

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 2.5 The current housing target of 4,400 homes over the plan period is based on the Regional Spatial Strategy (RSS) requirements. Whilst the RSS has now been revoked, it is considered that the figure of 4,400 is an appropriate level of growth based on the evidence that was available at that time. This figure was tested during the examination of the Core Strategy and it was agreed that the level of housing proposed allowed a balance to be achieved between meeting identified housing needs and protecting the special environmental quality of the area.
- 2.6 The Sustainable Development Strategy for West Devon is set out in chapter 3 of the adopted Core Strategy 2011 which sets out how development will be distributed across West Devon. The policies within the Core Strategy are all underpinned by Strategic Policy 1 – Sustainable Development, which sets out the considerations the Council will take into account in order to ensure that development within West Devon is undertaken in a sustainable manner. The policy provides a policy framework to consider sustainable development in West Devon.
- 2.7 Strategic Policy 7 of the Core Strategy sets out the strategic distribution of housing; it covers the period 2006 to 2026 and makes provision for 4,400 homes to be delivered during this time in West Devon in the area outside of the Dartmoor National Park. Of this number, a total of 1690 new homes will be delivered on allocated sites in Okehampton and Tavistock. A further 430 homes will be provided in the local centres and villages primarily through community-led planning projects (more details about this are set out in Section 3). The remainder is being provided through existing commitments (i.e. other dwellings which are under construction or which have an outstanding planning permission).

c. Are the adopted local policies consistent with the NPPF?

- 2.8 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan but requires proportional weight to be applied to policies depending on their conformity with the NPPF. Proposed development that accords with an up-to-date Local Plan should be approved.
- 2.9 As per paragraph 157 of the NPPF, development plans should allocate sites to promote development. As such, the adopted housing allocations in the Borough are considered to be in conformity and, where they are yet to be implemented, the Council will continue to promote these sites for development. Progress on the delivery of the allocated sites varies and full details are provided in Section 3, Table 1.

3. Examining our Housing Land Supply

a. What are our current housing requirements and targets?

3.1 As set out in Section 2, the Council’s current housing requirements are based on the RSS target of 4,400 homes for the period 2006 to 2026. This equates to 220 homes per annum.

b. What progress is being made on our allocated sites?

3.2 Table 1 below provides information about progress on all allocated sites in the Borough:

Table 1 - Local Plan Allocations

Policy Ref	Site Address	Status
H3	Land at Wonnacotts, Okehampton	Not started. In WDBC ownership. Active developer interest with negotiations being pursued with all relevant parties. Development anticipated to commence in the next five years for around 40 units.
H4	Land to the east of Okehampton	Under construction
H5	Land between Giblands and Laburnum, Okehampton	Complete
H7	Land at Bishopsmead, Tavistock	Complete
H8	Land at the Manor, Tavistock	Complete
H10	Woollen Mill, North Tawton	Not started. Live application for 62 dwellings. Recommended approval subject to s.106 agreement. Development anticipated to commence in the next five years.
H11	Land to the east of High Street, North Tawton	Complete
H13	Land north of Claremont Place, Hatherleigh	Complete
H14	Land north of Oslo, Hatherleigh	Complete

H15	Land at Pentille Road, Bere Alston	Complete
H16	Land at Rowan Cottages, Lewdown	Not started. Whilst the majority of the site (including access) is ready to be delivered, part of the site has not been confirmed as available. The Council is working with relevant parties to bring forward development on all parts of the site which are available, with sufficient flexibility to enable a viable development to be achieved. Active developer interest with application for approximately 10 units being pursued on part of site. Development anticipated to commence in the next five years.
H17	Land north of Spreyton Village, Spreyton	Complete
H18	Land east of Lyndhurst, Highampton	Not started. Due to physical constraints identified post allocation, the proposed level of development cannot be achieved on the allocated site. As such, the Council is working with relevant parties to bring forward development on an adjacent site where the proposal is directly comparable to the allocation and meets all other requirements of Policy H18. Development anticipated to commence in the next five years.
H20	Land at Town Farm, Bridestowe	Complete
SP22	East of Okehampton Strategic Allocation	Not started. Outline application for approximately 300 homes expected winter 2013. Development anticipated to commence in the next five years. The Council's 2011 Core Strategy allocates this site for development. Further guidance on the development of the site will be provided in the East of Okehampton Masterplan SPD which is due to be published for consultation in autumn 2013.
SP23*	South and South West of Tavistock Strategic Allocation *(includes Local Plan allocation H9)	SP23A: Not started. Live outline application for up to 750 homes (ref. 00554/2013). Reserved Matters application to follow with on-site construction expected to begin 2014/15. SP23B: Not started. Council working with relevant parties to deliver a mixed use scheme, including residential. The Council's 2011 Core Strategy allocates this site for development and further guidance on the development of both SP23A and B is provided in the South and South West of Tavistock Masterplan SPD (adopted April 2013).

c. Are there other sites which are considered to be deliverable in the next 5 years?

- 3.3 Outside of Okehampton and Tavistock, provision has been made for 430 homes to be delivered in the local centres (Hatherleigh, North Tawton, Lifton and Bere Alston) and the villages of the Borough. This figure includes the outstanding Local Plan allocations listed in Table 1. The Council is working with communities in these settlements to encourage the use of Neighbourhood Planning powers or other local community-led planning processes to determine appropriate levels of development to meet the balance of housing requirement for local centres and villages as set out in the Core Strategy.
- 3.4 There are a number of sites now being actively pursued which are either currently within the planning process or have recently received a planning consent. More details about each of these sites are provided in Table 2 below. The Council is continuing to work with interested parties and communities to bring forward development on each of these sites where they are considered to be developable and in line with the NPPF and local policy framework. It should be noted that where planning permission has not yet been granted, the listing of these sites does not determine any future decision making in respect of the Council’s position in the granting or otherwise of planning permission.

Table 2 - Other Sites

Site Address	Status
Hatherleigh Market, Hatherleigh	Not started. Live outline application for 116 units (ref. 00760/2013). Reserved Matters application to follow with on-site construction expected to begin 2014/15. The Council’s 2011 Core Strategy and 2005 Local Plan make provision for the redevelopment of this site. The Hatherleigh Community Plan was adopted by the Town Council in April 2013 and provides guidance for development of the site.
Batheway Fields, North Tawton	Not started. Active discussions with developers and the community/Neighbourhood Planning Group are underway to bring forward an appropriate development of the site for approximately 60 units.
Shobrook Warehouses, Folly Gate	Permission granted for 14 dwellings August 2013 (ref. 02440/2012).

d. Should we be taking windfall development into account?

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

3.6 Windfall development is defined as sites which have not been specifically identified as available in the development plan process and normally comprises previously developed sites that have unexpectedly become available. The Council monitors the level of windfall development in the Borough annually, measuring all unallocated sites of either 10 or more dwellings or more than 0.5 hectares in size. The following table shows the amount of windfall development that has been delivered since 2006:

Table 3 - Windfall Development

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Number of Units	192	40	104	52	13	0	54

3.7 As this table demonstrates, a reasonable amount of windfall development has occurred in the Borough since 2006, although not in any sustained or regular pattern to be able to consider it as a reliable source of housing supply. Furthermore, the 2009 Strategic Housing Land Availability Assessment (SHLAA) has not identified a deliverable supply of potential windfall sites. As such, the Council will not be making an allowance for windfall sites in the five year land supply calculations.

3.8 The Council has scheduled a review of the SHLAA for later in 2013 and the Council will reassess this position on windfall development following the publication of this evidence.

e. Do we have any empty housing stock?

3.9 Paragraph 51 of the NPPF requires local planning authorities to identify and bring back into residential use empty housing and buildings where it is appropriate to do so.

3.10 The current amount of long term empty properties in West Devon (excluding the Dartmoor National Park) currently stands at 165 equating to around 0.6% of the Borough's housing stock. The Council does not have an adopted Empty Homes Strategy although there are a number of incentives that the Council offers to owners of long-term empty properties to help bring them back into use either through sale or rent as an affordable home.

f. Does the borough have a good record of housing delivery?

Table 4 - Net Dwelling Completions 2006-2013

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	Average
Net Dwelling Completions	204	530	356	225	415	93	72	270
Annual Target	220	220	220	220	220	220	220	220
Over/Under Supply	-16	+310	+136	+5	+195	-127	-148	+50

- 3.11 As Table 4 demonstrates, West Devon has delivered a total of 1895 dwellings since 2006. This exceeds the overall target during this seven year period of 1540 dwellings (based on a 220 per annum target) by 355 homes. Whilst the Borough has experienced a lower rate of annual completions in the past two years, it has not resulted in a problematic lack of supply because of the higher rates of growth achieved earlier in the plan period. The lower rate of completions seen in recent years is unusual for West Devon and can be attributed to a number of factors. In particular, it is likely to reflect the state of the housing market nationally and the weakness of the economy in recent years. The H4 allocated site in Okehampton has taken longer to come forward than anticipated and is an example of sites not being progressed during recent periods of economic uncertainty.
- 3.12 The transition between the Local Plan and the Core Strategy is also likely to have affected recent rates of delivery, with the supply of Local Plan allocations coming to a close ahead of the Core Strategy being adopted. However, with the Core Strategy now in place the allocated sites are being actively pursued with development due to commence on both sites by 2015. The housing trajectory included later in this section reflects the recent patterns and forecasts a steady uplift in completions over the next five years as the allocated sites gain permission for development.
- 3.13 The NPPF requires all authorities to provide a 5% buffer to the five year housing land supply to ensure choice and competition in the market for land. Where authorities have a persistent record of under delivery of housing, this buffer should be increased to 20%. West Devon consistently delivers a stable supply of residential development, often over and above the annual requirement of 220 as Table 4 demonstrates. The last two years, although unusually low, have been accounted for. As such, the Council will be looking to apply a 5% buffer to its five year land supply calculations. This position will continue to be monitored and any changes will be reflected in future monitoring reports.
- 3.14 In addition to the net completions recorded, there have also been 12 completions since 2006 for agricultural workers/supervisory dwellings. A further 24 planning permissions have been granted for these types of units. Although these are not counted in the net completions data, they are an important element of supply in meeting the needs of households with specific requirements.

g. Do we have a five year land supply of deliverable sites?

- 3.15 Most of the proposed future housing development in West Devon will take the form of relatively large extensions to Okehampton and Tavistock, as identified in the 2011 adopted Core Strategy. In these areas, the supply of housing will be managed over the whole plan period through monitoring the delivery of sites within prescribed timescales. In addition to these sites, there are a small number of outstanding Local Plan allocations. Details on how these sites are progressing have been provided in Tables 1 and 2.
- 3.16 The five year land supply also takes into consideration existing commitments in the form of sites with planning permission and sites currently under construction.

3.17 The table below shows the number of dwellings which the Council knows to be deliverable in the next five year period (2013/14-2018/19). This is based on a realistic assessment of available housing land taking into account:

- A 220 per annum housing target
- Phasing strategies
- Sites being confirmed as available, suitable and achievable
- Current economic circumstances
- Adopted development plan policies

3.18 The assessment does not include any allowance for windfall development or empty homes stock. However, as evidenced earlier in this report, windfall sites and empty homes do comprise an element of the Council's housing land supply and if an allowance for these were to be included it would further boost the availability of land for development.

Table 5 - Housing Land Supply 2013/14-2017/18

2013/14 – 2017/18	Assumed readily deliverable supply
Under Construction	66
Planning Permission	580
Allocated/Other Sites*	554
Total Deliverable Supply	1200
Total Required Supply at 220 homes per year + 5%	1155

* *These sites have been included in the Council's five year land supply on the basis that they are considered to be available, suitable and achievable in the short term. It does not determine any future decision making in respect of the Council's position in the granting or otherwise of planning permission.*

3.19 This assessment gives a baseline figure of 5.4 years of assumed readily deliverable housing supply and provides the required 5% buffer.

3.20 A list of all sites included within these figures is provided in Appendix A.

h. Do we have a longer term land supply for years 6 to 15?

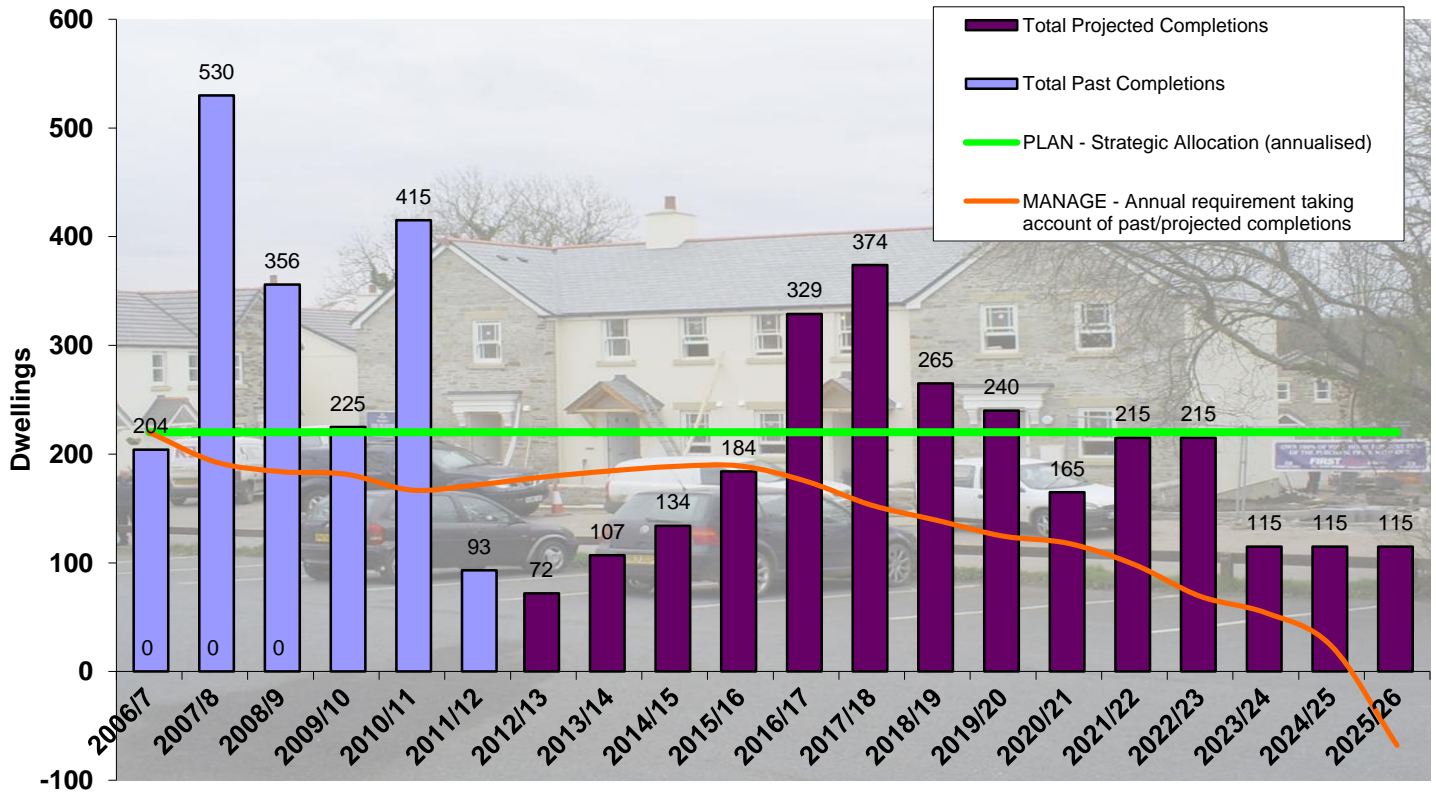
3.21 Beyond 2017/18, there is a further supply of housing land for 1350 dwellings on allocated sites alone. Taking this into account, there is sufficient housing land available in the Borough for development to give over 11 years worth of housing land supply.

3.22 The adopted South and South West of Tavistock Masterplan and the emerging East of Okehampton Masterplan provide frameworks in which to phase the allocated sites across

the plan period. The anticipated phasing of development has been based on the best knowledge available at present although this will be subject to review throughout the plan period as more of the variables about market conditions and infrastructure costs become known.

- 3.23 The allocated sites in Tavistock are available and there is currently a live application for the entire SP23A allocation. In Okehampton, the sites are available and an application for the first phase of development is being pursued with an application for development anticipated later this year.
- 3.24 Historically, allocations in Tavistock have tended to come forward slightly ahead of sites in Okehampton and this has helped to manage the supply of new development over the plan period. Past trends show that allocated sites in Tavistock have delivered an average of 60 homes per annum in the earlier years of the plan period (2006 – 2011) while the allocations in Okehampton have been delivered more steadily at an average of 50 homes per annum since 2007, with outstanding Local Plan allocations still being delivered.
- 3.25 Across the rural areas, development has come forward at an average rate of 87 dwellings per year between 2006 and 2013. Although there are some Local Plan allocations and known commitments for developments in the rural settlements, the Core Strategy has not made any further allocations in these areas and therefore the rate of future delivery is currently forecast to be lower than in previous years. The Council is currently working actively with communities in a number of these settlements (namely Bere Alston, Hatherleigh, Lifton and North Tawton) to enable community-led proposals for development to take place. We will continue to work with our rural communities throughout the plan period to enable development to take place which meets local needs and this is likely to result in levels of future completions being higher than currently forecast.
- 3.26 These trends in housing delivery are reflected in the housing trajectory on the following page.

Figure 1: Housing Trajectory



4. Planning for our Future Housing Strategy

a. What will our future housing strategy need to consider?

- 4.1 The Council is currently beginning the process of preparing a new Local Plan for the Borough. This will extend the current plan period to 2031 and will aim to meet the development needs of West Devon, reflecting the requirements of the NPPF. An indicative timetable for the preparation of the new Local Plan is shown at Appendix 2.
- 4.2 A key part of the Local Plan preparation process will be to develop our strategy for housing growth and distribution in the Borough. For West Devon, this will include:
- Identifying our objectively assessed housing needs, taking account of forecast demographic change and the prospects for planned economic growth;
 - Working with neighbouring authorities to develop a strategy for distributing growth across the sub-region;
 - Developing a sustainable strategy for the distribution of growth within the Borough;
 - Setting affordable housing targets;
 - Relating housing development to the provision of essential infrastructure to support it;
 - Making allocations for housing land to meet the identified need;
 - Working with individual communities to plan to meet their housing needs through neighbourhood planning projects;
 - Developing a set of development management policies to provide a decision-making framework for determining applications.

b. What evidence are we gathering to find out our future housing requirements?

- 4.3 There are two key pieces of evidence gathering work which are statutorily required by the NPPF and need to be undertaken to inform the future housing strategy for West Devon:

Strategic Housing Land Availability Assessment (SHLAA)

The Council previously carried out a SHLAA in 2009 with a commitment to review it alongside the preparation of new development plan documents. The purpose of the SHLAA is to assess the availability of land in the Borough for residential development in order to identify a supply of deliverable and developable sites to meet the identified housing needs over the plan period. The document does not allocate land but provides evidence of land which is considered available for development.

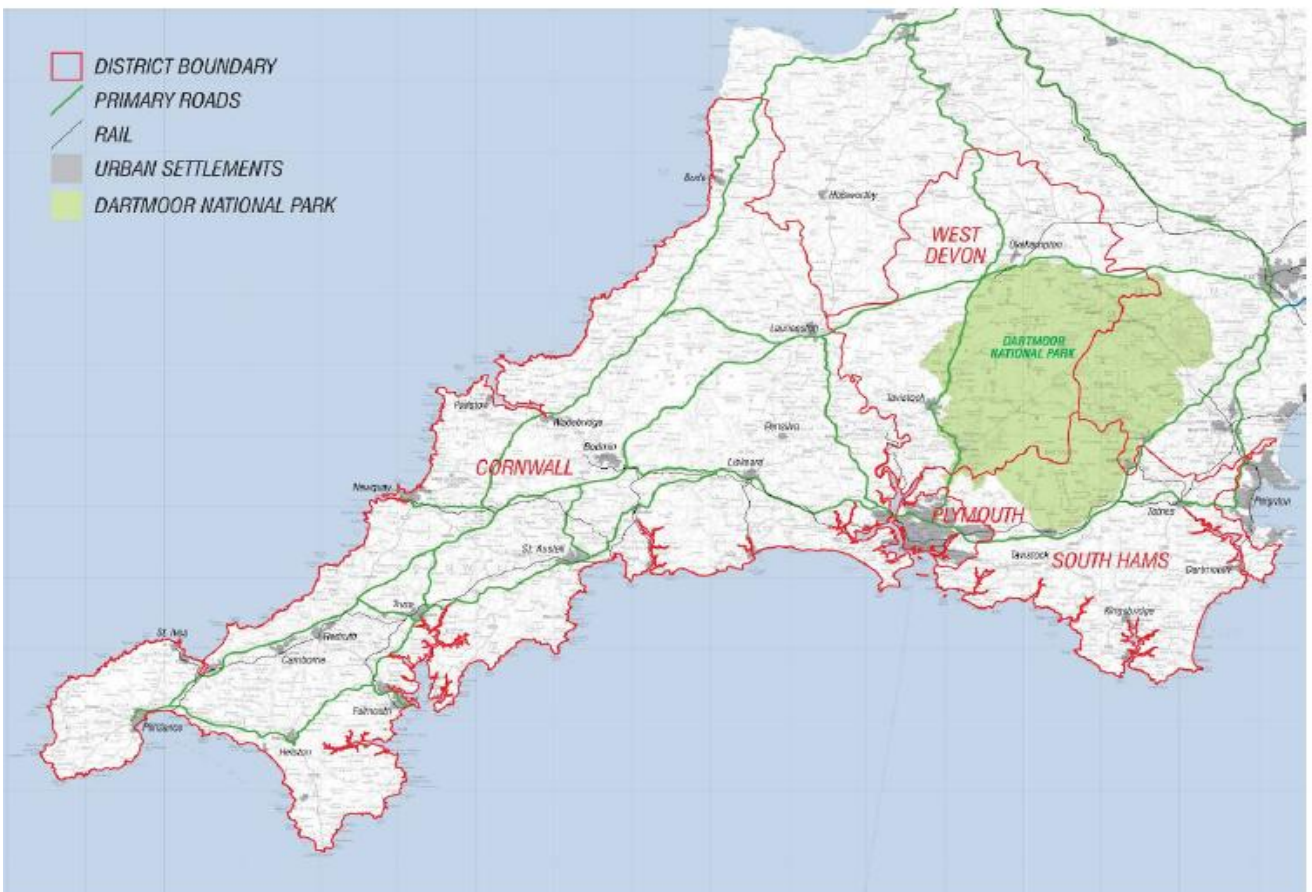
The Council is now starting work on a refresh of the SHLAA and will be undertaking this later in 2013 jointly with South Hams District Council. It is expected that a call for sites will be issued in autumn this year. If you would like to register any sites for inclusion in the SHLAA, please contact the Strategic Planning Team at strategic.planning@westdevon.gov.uk.

Strategic Housing Market Needs Assessment (SHMNA)

The Council has worked jointly with the neighbouring authorities of Plymouth City Council, Cornwall Council, South Hams District Council and the Dartmoor National park authority to identify the future housing needs of the Plymouth housing market area (see Fig.2). Together with these authorities, the Council has commissioned independent consultants, GVA Grimley, to undertake this work and provide the necessary evidence about the area's future housing requirements.

The SHMNA methodology has been based on best practice guidance and the requirements of the NPPF. It will be used to inform the development of planning policy and to underpin the housing strategy in the new Local Plan. The SHMNA is due to be published on the Council's website later this year.

Figure 2 - Plymouth Housing Market Area (Source: GVA)



c. How will we continue to monitor our housing land supply?

- 4.4 Each year, the Council will publish an up to date five year land supply statement which will include the most up to date information relating to housing land supply in the Borough.

- 4.5 The Council will continue to engage actively with the developers of allocated sites and to work closely with individual communities to ensure that development is enabled where there is a need and where local planning projects support them (e.g. Neighbourhood Plans and the locally developed Plan-It approach).
- 4.6 Through the preparation of the new Local Plan the Council will gather evidence to determine our extent of housing need, compile a register of all deliverable sites and involve local communities in finding ways to positively and sustainably provide new homes in the Borough. Appendix 2 provides an indicative timetable for the preparation of the new Local Plan.

Appendix 1

Sites Under Construction

Northern Parishes	Planning Reference	Units
Bridestowe	00052/2010	1
Germansweek	12226/2008	1
Hatherleigh	12631/2009	1
	11176/2007	2
	02485/2012	1
Northlew	00003/2010	1
North Tawton	12077/2008	1
	13457/2009	2
	02603/2012	1
Okehampton	12689/2009	1
	02203/2011	6
	02349/2012	1
Okehampton Hamlets	01988/2011	4
	02728/2012	4
Sampford Courtenay	01013/2010	1
Gulworthy	9459/2006	1
	01981/2011	1

Southern Parishes	Planning Reference	Units	
Bere Ferrers	10699/2007	2	
	11159/2008	1	
	00229/2010	1	
	01221/2011	1	
	01135/2010	1	
Buckland Monachorum	00833/2010	2	
	01866/2011	1	
Dunterton	13272/2009	1	
Lewtrenchard	02118/2011	1	
Lifton	11306/2008	1	
	02576/2012	1	
Marystowe	10743/2007	1	
	00636/2010	1	
Tavistock	11366/2008	5	
	12768/2009	1	
	13081/2009	4	
	01028/2010	2	
	01072/2010	1	
	01468/2011	1	
	00370/2010	2	
	11570/2008	3	
	13039/2009	1	
	12791/2009	1	

Sites with Planning Permission

Northern Parishes	Planning Reference	Units
Bridestowe	02205/2011	1
	03113/2012	1
Exbourne	01101/2010	2
Drewsteignton	02830/2012	1
Germansweek	9902	2
	12226/2008	1
Hatherleigh	6119/1	1
	01834/2011	1
	02291/2012	1
	01141/2011	1
	01168/2011	1
	00814/2010	2
Highampton	11472/4	2
	01296/2011	1
Iddesleigh	00756/2010	1
Inwardleigh	02115/2011	1
Jacobstowe	00134/2010	1
Northlew	12724/2009	1
	00951/2010	1
North Tawton	10404	2
	2126/12	2
	5082/2003	3
	8063/2005	1
	13457/2009	16
	00478/2010	1
	00817/2010	1
	03115/2012	1
	02603/2012	10
	03286/2012	2
	Okehampton	2699/2002
8519/2005		2
7213/2005		4
11462/2008		12
12589/2009		13
00997/2010		1
01009/2010		4
01015/2010		5
01635/2011		1
01844/2011		1
01726/2011		1
02511/2012		1
03201/2012		1
03279/2012		1
Okehampton Hamlets	15238	2
	01988/2011	4
	02477/2012	308
	02418/2012	9
	02420/2012	43

	02728/2012	26
Sampford Courtenay	2158/1988	5
	00314/2012	1

Southern Parishes	Planning Reference	Units
Bere Ferrers	0043/2000/TAV	2
	02017/2011	1
	01442/2011	1
	01994/2011	2
	02823/2012	1
	10862/2007	1
	01819/2011	1
Buckland Monachorum	00169/2010	1
Gulworthy	10831/1	2
	01981/2011	1
	00358/2012	5
Lamerton	9310/2006	1
	00995/2010	1
Lewtrenchard	02542/2012	1
Lifton	11306/2008	1
	10618/2007	4
	00225/2010	1
	01328/2011	3
Marystowe	11368/4	1
Milton Abbot	01995/2012	1
Stowford	02429/2012	1
	02781/2012	1
Tavistock	4520/03	2
	8746/2006	2
	13177/2009	4
	00607/2010	2
	00627/2010	-1
	01395/2011	1
	01469/2011	1
	01592/2011	4
	01641/2011	3
	11570/2008	6
	01343/2011	1
	02676/2012	2
	02757/2012	5
	02492/2012	1
	02985/2012	1
	01885/2011	1
	03298/2012	3

Allocated/Other Sites

Allocated/Other Sites	Status	Anticipated Delivery Years 1-5 2013/14 - 2017/18
H3 (Wonnacotts)	Not started.	40
H4 (East of Oke)	Started. Counted in under construction and planning permission figures	0
H5 (Giblands and Laburnum)	Completed	0
H7 (Bishopsmead)	Completed	0
H8 (The Manor)	Completed	0
H9 (Monksmead)	Superseded by SP23	0
H10 (Woollen Mill)	Live application for 62 units	62
H11 (Strawberry Fields)	Completed	0
H12 (Moorview)	Completed	0
H13 (Claremont Place)	Completed	0
H14 (Oslo)	Completed	0
H15 (Pentille Road)	Completed	0
H16 (Lewdown)	Not started	10
H17 (Spreyton)	Completed	0
H18 (Highampton)	Not started	12
H19 (Northlew)	Completed	0
H20 (Bridestowe)	Completed	0
SP22 (Okehampton)	Active discussions with relevant parties as part of masterplanning process. Anticipated start date 2015/16	100
SP23 (Tavistock)	SP23A: Live outline application for up to 750 units SP23B: active discussions with relevant parties for residential development on part of site	200
Hatherleigh Market	Live outline application for 116 units	116
Folly Gate	Planning consent for 14 units (Aug 2013)	14
TOTAL		554

Appendix 2

Indicative Local Plan timetable

This section provides an indicative timetable for the preparation of the Local Plan. For the most up to date information, please refer to the [New Local Plan](#) page on the Council’s website.

	Evidence Gathering	Consultation on the scope of the Local Plan	Plan preparation	Consultation on a draft Local Plan	Consultation on the proposed submission Local Plan	Submission	Examination	Adoption
Jun-13								
Jul-13								
Aug-13								
Sep-13								
Oct-13								
Nov-13								
Dec-13								
Jan-14								
Feb-14								
Mar-14								
Apr-14								
May-14								
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Dec-14								
Jan-15								
Feb-15								
Mar-15								
Apr-15								
May-15								
Jun-15								
Jul-15								
Aug-15								
Sep-15								
Oct-15								
Nov-15								
Dec-15								
Jan-16								
Feb-16								