

**Table 1: Five year housing requirement 2022 - 2027**

A	Local Plan Review annual housing requirement	393
B	Total requirement over plan period to date 2013-2022 (A x 9)	3537
C	Completions over plan period to date 2013-2022	3128
D	Shortfall over plan period to date 2013-2022 (B - C)	409
E	Basic 5 year requirement 2022-2027 (A x 5)	1965
F	5 year requirement with shortfall 2022-2027 (E + D)	2374
G	5 year requirement with shortfall applying 5% buffer (F x 1.05)	2493

NB Requirement figure shown here is rounded to the nearest whole number

**TABLE 2: Five year housing supply 2022-2027**

A	Unconsented allocations	140
B	Consented allocations	1605
C	Consented windfalls	670 *
D	Communal accommodation with planning consent^	9 **
E	Windfall allowance	274 ***
F	Total five year supply (A + B + C + D + E)	2698

^ Individual residential unit equivalent released by provision of bed spaces in communal establishments (see below for further details)

**Five year housing land supply figure: 5.41 years**

**APPENDICES**

**A Housing Trajectory and Deliverability Evidence**

- A(1) Unconsented allocations [Go to Tab](#)
- A(2) Consented allocations [Go to Tab](#)
- A(3) Windfall sites [Go to Windfall 1-4](#) [Go to Windfall 5+](#)
- A(4) Communal Accommodation [Go to Tab](#)

**B Information request to developers, site promoters and landowners**

- B(1) Template letter
- B(2) Template survey form

**Notes:**

\* Figure includes windfalls 5+, windfalls 1-4 (incl permissions and commencements)

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The NPPF indicates that local planning authorities should count housing provided for older people, including residential institutions in use class C2, as part of their housing land supply. Where there is planning consent for self-contained residential accommodation for older people (e.g. flats that form part of a care complex), this would be assessed in terms of its deliverability as part of the regular housing supply and included in the housing trajectory as applicable. However, the housing trajectory does not account for planned provision of new residential accommodation for older people in communal settings such as care homes and other residential institutions in use class C2. There are a number of proposed developments in Mid Devon that will result in new residential accommodation within communal establishments such as these, Appendix A(4) identifies proposed developments of this type in Mid Devon which have full planning permission and are expected to be completed within the next five year period, therefore contributing to the five year housing land supply. In accordance with the NPPG, an appropriate ratio is applied to the proposed number of new bed spaces to establish the amount of accommodation released into the housing market (i.e. the equivalent number of new residential units). As set out in Appendix A(4) it is expected that the proposed new developments of communal accommodation for older people would result in the release of the equivalent of 9 new dwellings into the housing market which would contribute to the housing supply in the next five years.

\*\*\* Appendix 4 of the Housing and Economic Land Availability Assessment (HELAA) methodology provides the windfall allowance calculation methodology used across the Exeter Housing Market Area (HMA) and incorporated within the five year land supply calculations of each Local Planning Authority within the HMA. This methodology identifies mean net dwelling completions on windfall sites over the previous five year period, disregarding completions on garden land and site of more than 20 dwellings. The projected windfall allowance for each year of the housing trajectory is then based on this average annual figure, ensuring that windfalls already counted in the supply (with permission or under construction) are not double counted. The 5 year Mean net windfalls currently amounts to 137 dwellings. Dwellings from consented windfall sites already recorded by the monitoring data are projected to be delivered over the first three years of the next five year period (See Appendix A(3)). To avoid double counting of consented windfalls, the windfall allowance (which allows for future consented windfalls) will only be included in the trajectory in years four and five of the next five year period. Applying the annual windfall allowance for these two years adds 274 dwellings to the five year housing supply (2 x 137 = 274).





Appendix A(3) Windfall 1-4)	Net Increase	Dwellings Total	Net Units remain	Unimplemented	Commenced (net)	Net Complete	Comments
Address							
Sunshine Corner, Oakford EX16 9HD	1	1	1	1	0	0	Existing development in Ctax, to be upgraded with ecohouse
Beacon Works, Beacon Road, Bradninch EX5 4NT	3	3	3	3	0	0	
Little Mounson, Cheriton Bishop EX6 6HQ	2	2	2	2	0	0	APP/Y1138/W/19/3235029 APPEAL ALLOWED WITH CONDITIONS - PLANNING PERMISSION GRANTED 17/03/20
Land at NGR 287758 106036 Orchardhayes Farm, Cheriton Fitzpaine EX17 4HE	1	1	1	1	0	0	AT - 1 year expiry
Conversion of existing outbuilding/stable block to dwelling	1	1	1	1	0	0	
Land and Building at NGR 315534 113428 West of Valley View, Dunsgreen Lane, Clayhidon EX15 3PR	1	1	1	1	0	0	
Land and Buildings at NGR 299329 109043 Way Farm, Cullompton EX15 1LU	1	1	1	1	0	0	22/00116/FULL revision - pending consideration
Land and Buildings at NGR 292694 117000 Pilemoor Barn, Pilemoor Lane Washfield EX16 9RF	1	1	1	1	0	0	
Four Elms, Holcombe Rogus TA21 0ND	1	1	1	1	0	0	
1 Grants Cottages, Stoneyford, Cullompton EX15 1NU	1	1	1	1	0	0	
Willtown Farm Buildings, Clayhidon EX15 3TP	1	1	1	1	0	0	
Westcott Park, Westcott EX15 1SA	2	2	2	2	0	0	
Land and Buildings at NGR 287406 109066 southwest of Grantland Cottage, Poughill EX17 4HL	1	1	1	1	0	0	
Derren, Exeter Road, Cullompton EX15 1DZ	1	1	1	1	0	0	
Land and Buildings at NGR 290582 98214 Bidwell Barton Farm, Newton St Cyres EX5 5HY	4	4	4	4	0	0	
Land and Buildings at NGR 269926 104480 Lower Newton Farm, Zeal Monachorum EX176LH	3	3	3	3	0	0	appeal, 2 x 2 bed, 1 x 4 bed
Land and Building at NGR 299472 116469 Brushford Lane, Chevithorne EX16 7QG	1	1	1	1	0	0	
Land and Buildings at NGR 280406 113049 Millmoor Farm, Witheridge EX16 8NZ	1	1	1	1	0	0	
Land and Buildings at NGR 274927 105148 Morchard Road EX15 5LR	4	4	4	4	0	0	21/00535/FULL removes Condition 9 re: access/occupation
9 Shortlands Road, Cullompton EX15 1HJ	1	1	1	1	0	0	
Land at NGR 314223 113995 West of Elmdene, Hemyock EX15 3TA	1	1	1	1	0	0	
Thatch Cottage, Silver Street, Willand EX15 2RG	1	1	1	1	0	0	
Land and Buildings at NGR 288469 118603 North of Whitnole Beeches, Whitnole Lane, Stoodleigh EX16 9QH	1	1	1	1	0	0	
The Flat, Westcott Park, Westcott, Cullompton EX15 1SA	2	2	2	2	0	0	
Land and Buildings at NGR 293600 119749 East of Stoodleigh Barton, Stoodleigh EX17 4AU	1	1	1	1	0	0	
Building at NGR 277964 95086 Medland Manor, Cheriton Bishop EX6 6HE	1	1	1	1	0	0	
Land and Buildings at NGR 303139 114216 Morrells Farm, Lower Town, Sampford Peverell EX16 7BJ	3	3	3	3	0	0	
Hill Kiln Farm, Whitnage Road, Sampford Peverell, Tiverton EX16 7EA	0	1	1	1	0	0	
50 Station Road, Hemyock, Cullompton EX15 3SE	2	2	2	2	0	0	
Land at NGR 290782 118496 Rull Farm, Stoodleigh EX16 9QG	1	1	1	1	0	0	
Land at NGR 306728 119836 Wardmoor, Holcombe Rogus TA21 0NE	1	1	1	1	0	0	Supersedes 18/00891/PNCOU
Hudgery, Black Dog, Crediton EX17 4QX	1	1	1	1	0	0	
Building at NGR 301822 103269 Garlandhayes Farm, Westcott EX15 15B	1	1	1	1	0	0	
Land at NGR 316200 113609 South of Carlingwark, Clayhidon EX15 3PW	1	1	1	1	0	0	
Land at NGR 301447 108590 Paulsland, Cullompton EX15 1NQ	1	1	1	1	0	0	
Hair Hair and Beauty Clinic, Blossom Court, Lapford EX17 6AE	1	1	1	0	1	0	
Flock Mill, Silverton, Exeter EX5 4HB	1	1	1	1	0	0	
Land and Buildings at NGR 301235 112854 Orchard House, High Street, Halberton EX16 7AN	1	1	1	1	0	0	
Land and Buildings at NGR 279660 98291 Brookdale, Neopardy EX17 5ER	1	1	1	1	0	0	Supersedes 19/00123/PNCOU
Building at NGR 295893 119270 Barn 2, Tenement Farm, Cove EX16 7RX	1	1	1	1	0	0	
Building at NGR 295865 119277 Tenement Farm, Cove EX16 7RX	2	2	2	2	0	0	
Land at NGR 291047 107301 East Dunster Farm, Cadeleigh EX16 8HR	2	2	2	2	0	0	
Land at NGR 300038 112538 adj. to The Pethers, Crown Hill, Halberton EX16 7AY	4	4	4	4	0	0	20/01724/FULL - slight change in plans
Land and Buildings at NGR 283934 113750 Mount Villa, Nomansland EX16 8NN	4	4	4	4	0	0	
The Old Pound House, Bradninch, Exeter EX5 4LB	1	1	1	1	0	0	
17 Patches Road, Tiverton EX16 5AH	1	1	1	1	0	0	Reserved matters: 20/00396/ARM. S106 planning obligation for openspace
The Saplings, Down St Mary, Crediton EX17 6ED	0	1	0	1	0	0	
Land and Buildings at NGR 302902 112861 Catfords Farm, Sampford Peverell EX16 7ED	3	3	3	3	0	0	If implemented, this will render 21/00734/FULL superseded, for a single dwelling
2 Mayfair, Tiverton EX16 4NQ	1	1	1	1	0	0	
Development Site at NGR 292396 102279 Dark Lane, Thorverton EX5 5NQ	1	1	1	1	0	0	
Peppercorn House, Back Lane, Sandford, Crediton EX17 4NQ	1	2	1	1	0	0	
Land and Buildings at NGR 273702 98162 Little Tractor Barn, Bow EX17 5AA	1	1	1	1	0	0	
Fords Homes, Station Road, Tiverton EX16 4JY	2	2	2	2	0	0	
Land and Buildings at NGR 301712 114980 adj. to Crossways, Uplowman EX16 7DN	1	1	1	1	0	0	Supersedes 19/01670/PNCOU
Land and Buildings at NGR 302986 120241 Ladylands Farm, Staple Cross, Hockworthy TA21 0NH	3	3	3	3	0	0	
Land and Building at NGR 309500 114322 Silver Street Farm, Prescott, Uffculme EX15 3BA	1	1	1	1	0	0	
Land and Buildings at NGR 302963 123508 North Hele Farm Clayhanger EX16 7NZ	1	1	1	1	0	0	
12 Kabale Close, Tiverton EX16 5QB	1	1	1	1	0	0	appeal
Woodleigh and Creedy Court, Shobrooke, Crediton EX17 1AD	-1	-1	0	-1	0	0	
Land at NGR 288355 119480 Lower Ford, Stoodleigh EX16 9QQ	1	1	1	1	0	0	
Land at NGR 297183 111913 Cromwell Park, Tiverton EX16 4LG	2	2	2	2	0	0	Site spans Town boundary, so put in as Town
Land and Building at NGR 301762 115893 Uplowman House, Uplowman EX16 7DR	2	2	2	2	0	0	
Land and Buildings at NGR 289595 120198, Bellbrook Farm, Oakford EX15 9QQ	1	1	1	1	0	0	
Land and Buildings at NGR 290141 107357 West Farleigh, Cadeleigh EX16 8HS	1	1	1	1	0	0	
Rear of 20 High Street, Crediton EX17 3AH	1	1	1	1	0	0	
Higher Arthurs, Hayne, Bampton, Tiverton EX16 9FA	1	1	1	1	0	0	17/00561/FULL previous PP
Lilly Farm, Newton St Cyres, Exeter EX5 5DJ	1	1	1	1	0	0	
22 Lower Town, Sampford Peverell, Tiverton EX16 7BJ	1	1	1	1	0	0	Loss of 84.2 sq m B1
Store, Morebath EX16 9JS	1	1	1	1	0	0	
Barns at Pinkworthy Farm Oakford Tiverton EX16 9EU	1	1	1	1	0	0	
17 Honiton Road Cullompton EX15 1PA	1	1	1	1	0	0	
Land and Buildings at NGR 297957 123934 The Elms, Shillingford EX16 9AU	1	1	1	1	0	0	
Town Barton Lodge, Sandford, Crediton EX17 4BJ	1	1	1	1	0	0	
Land and Buildings at NGR 279574 95961 West of Fernlea, Crediton EX17 3QQ	1	1	1	1	0	0	
Land and Buildings at NGR 296215 122452 Kersdown Barton, Ford Road, Bampton EX16 9FL	2	2	0	2	0	0	
Land and Buildings at NGR 274556 105562 Bradfield, Morchard Road EX17 5LS	4	4	4	4	0	0	
Land and Buildings at NGR 267189 108571 Partridge Meadows, Wembworthy EX18 7SQ	1	1	1	1	0	0	
Wistaria Dental Practice, Western Road, Crediton EX17 3LT	-1	-1	0		0	-1	
Land and Buildings at NGR 301728 115864 Uplowman House, Uplowman EX16 7DR	1	1	1	1	0	0	
Land and Building at NGR 282012 97300 Culver Court, Venny Tedburn EX17 3QD	1	1	1	1	0	0	
Land and Buildings at NGR 301983 119368 Slantycombe Farm, Uplowman EX16 7PD	1	1	1	1	0	0	
Agricultural Building at NGR 297287 120998 3 Corner Cottage, Cove EX16 7RY	1	1	1	1	0	0	
25 Pool Anthony Drive, Tiverton EX16 4LT	2	3	2	2	0	0	
Land at NGR 304374 112420 Pitt Farm, Muxbear Lane, Willand EX15 3BY	1	1	1	1	0	0	
1 Grants Cottages, Stoneyford, Cullompton EX15 1NU	1	1	1	1	0	0	
Building at NGR 300537 110955 Poole Farm, Ash Thomas EX16 4NS	1	1	1	1	0	0	
The Store, Morchard Road, Crediton EX17 5LR	1	1	1	1	0	0	
Land and Buildings at NGR 300553 110978 Bradley Farm, Ash Thomas EX16 4NS	1	1	1	1	0	0	
Land and Building at NGR 305693 110454 East of Butsons Farm, Stenhill, Uffculme EX15 3DJ	1	1	1	1	0	0	

Bradleigh Down, Calverleigh, Tiverton EX16 8BH	1	1	1	1	0	0	
Western Brake, Cheriton Bishop EX6 6EY	0	1	0	1	0	0	
Land and Buildings at NGR 297790 124801 Higher Westwoods Farm, Shillingford EX16 9BX	1	1	0	1	0	0	
Land and Buildings at NGR 295666 102940 North of St Marys View, Wyndham Road, Silverton EX5 4HP	1	1	1	1	0	0	
Holes Cottage, Bary Close, Cheriton Fitzpaine EX17 4JH	1	1	1	1	0	0	
Applehayes, Clayhidon, Cullompton EX15 3TU	1	1	1	1	0	0	
The Aesthetic Cosmetic Clinic, Ground Floor, Grosvenor House, 25 St Peter Street, Tiverton EX16 6NW	1	1	0	1	0	0	loss of 43 sq m D1
The Vicarage, Barnhay, Bampton, Tiverton EX16 9NG	1	1	0	1	0	0	
Firway End, George Hill, Crediton EX17 2DS	1	1	1	1	0	0	
Doddesweek Farm, Lower Town, Halberton, Tiverton EX16 7AU	1	1	1	1	0	0	
Land and Buildings at NGR 272589 104641 Southpark Farm, Down St Mary EX17 6DL	1	1	1	1	0	0	
Land and Buildings at NGR 277624 100494 North of Easterbrook Farm, Penstone, Colebrooke EX17 5JR	1	1	1	1	0	0	
Land and Buildings at NGR 277602 100488 North of Easterbrook Farm, Penstone, Colebrooke EX17 5JR	1	1	1	1	0	0	
Land at NGR 288335 107070 Road from Redyeates Cross to Hayne Cross, Cheriton Fitzpaine EX17 4HG	1	1	1	1	0	0	
Durneford Court, The Bury, Thorverton EX5 5NT	1	1	1	1	0	0	
Land and Buildings at NGR 266167 113364 Bridge Reeve EX18 7BE	1	1	1	1	0	0	Mobile home on site while conversion takes place (CTAX 2/22)
Land and Buildings at NGR 276998 93368 Coxland Farm, Cheriton Bishop EX6 6JU	2	2	2	2	0	0	
29 Station Road, Hemyock, Cullompton EX15 3SE	1	1	1	1	0	0	
Land and Buildings at NGR 293605 120341 West of Valley View Farm, Stoodleigh EX16 9QQ	2	2	2	2	0	0	Operational amendment 21/01953/FULL
Land at NGR 294559 112950 adj. 42 Southfield Way, Tiverton EX16 5AJ	1	1	1	1	0	0	
Hilliersdon House, Cullompton EX15 1LS	1	1	1	1	0	0	
112 Exeter Road, Cullompton EX15 1DZ	1	1	1	1	0	0	
Barn at NGR 278383 102624 Higher Elston, Copplestone EX17 5PB	1	1	1	1	0	0	
Land and Building at NGR 274554 93259 Holewell Farm, Cheriton Bishop EX6 6HW	1	1	1	1	0	0	
Land and Buildings at NGR 302049 104388 Westcott Farm, Mutterton EX15 1RZ	4	4	4	4	0	0	
Gospel Hall, Peter Street, Bradninch EX5 4NX	1	1	1	1	0	0	
Land and Buildings at NGR 310308 110896 Leigh Hill Farm, Blackborough EX15 3LY	3	3	0	3	0	0	
E F Hair Brows Nails and Lashes, 2 Park Street, Tiverton EX16 6AW	1	1	1	1	0	0	
The George Inn, 7 Commercial Road, Uffculme, Cullompton EX15 3EB	1	1	1	1	0	0	
Buildings at NGR 277304 106617 Meadow Barn, Broadgate Farm, Morchard Bishop EX17 6SG	1	1	1	1	0	0	supersedes 20/00669/FULL
Land and Buildings at NGR 270004 105307 Meadow View Farm, East Leigh EX17 6BG	2	2	2	2	0	0	
Djangos Rest, Cullompton EX15 1RE	2	2	2	2	0	0	
Rosemount, Kentisbeare, Cullompton EX15 3NR	1	1	1	1	0	0	supersedes 19/01497/PNCOU
Land and Building at NGR 316528 116028 Barpark, Clayhidon EX15 3TL	1	1	1	1	0	0	
Land and Buildings at NGR 296651 112104 4 St Aubyns Park, St Aubyns Park, Tiverton EX16 4JH	3	3	0	3	0	0	
Land and Buildings at NGR 288573 118253 West Whitnole, Stoodleigh EX16 9QH	1	1	0	1	0	0	
Land and Buildings at NGR 277813 96861 Oxclose, Yeoford EX17 5HE	1	1	1	1	0	0	
Land and Buildings at NGR 288402 105336 Wellcoombe Farm, Cheriton Fitzpaine EX17 4IS	1	1	1	1	0	0	22/01100/FULL pending consideration
Land at NGR 276600 96594 North of Shortacombe Farm, Shortacombe Lane, Yeoford EX17 5EZ	1	1	1	1	0	0	
1 Gaters Gardens, Sandford, Crediton EX17 4LU	1	1	1	1	0	0	
Land at NGR 303559 119026 Kidaman Park, Hockworthy TA21 0NQ	1	1	1	1	0	0	
Land and Building at NGR 282548 99174 Workshop, Beare Farm, Crediton EX17 3QP	1	1	1	1	0	0	
Land and Building at NGR 302243 107715 Court Farm, Cullompton EX15 1TG	1	1	1	1	0	0	
Land at NGR 297625 103438 Silverhay Farm, Silverton EX5 4DG	1	1	1	1	0	0	
Land at NGR 287251 106346 West of Cheriton Fitzpaine School, Cheriton Fitzpaine EX17 4BP	2	2	2	2	0	0	
1 Honiton Road, Cullompton EX15 1NZ	1	1	1	1	0	0	
Redlands, St Georges Well Avenue, Cullompton EX15 1AR	2	2	2	2	0	0	
Chapel of St Francis, Posbury EX17 3QF	2	2	0	2	0	0	Sewage treatment plant being installed
Land and Buildings at NGR 302921 112866 Catfords Farm, Sampford Peverell EX16 7ED	1	1	1	1	0	0	If implemented, this will supersede 20/00428/FULL (3 dwellings)
Land and Buildings at NGR 291918 115020 Fulford Farm, Lurley EX16 9QS	1	1	1	1	0	0	
Land and Buildings at NGR 276014 96794 Binneford, Yeoford EX17 5EZ	2	2	2	2	0	0	
Blackborough House, Blackborough, Cullompton EX15 2HJ	2	2	2	2	0	0	
Land and Buildings at NGR 313050 116423 Upper Whitemoor, Hemyock EX15 3UY	1	1	1	1	0	0	
Land and Buildings at NGR 305035 118141 Ford Barn Farm, Holcombe Rogus TA21 0QB	1	1	1	1	0	0	
Land and Buildings at NGR 268288 112148 Nethercott, Eggesford EX18 7JY	1	1	1	1	0	0	
Land and Buildings at NGR 292571 118272 Ramstorland, Stoodleigh EX16 9PQ	1	1	0	1	0	0	
Merriemeade Hotel, 1 Lower Town, Sampford Peverell, Tiverton EX16 7BJ	1	1	1	1	0	0	loss of C1
Land and Buildings at NGR 297913 125529 South Combe Farm, Shillingford EX16 9BX	1	1	1	1	0	0	
6 Fore Street, Tiverton EX16 6LH	1	1	1	1	0	0	
Land at NGR 309270 114192 Oakdale Farm, road from Lower Cross to Prescott Cross, Uffculme EX15 3JP	1	1	1	1	0	0	
59 High Street, Crediton EX17 3JX	1	2	0	1	0	0	
Land and Buildings at NGR 286508 104968 Dovers Linhay, Cheriton Fitzpaine EX17 4BQ	2	2	2	2	0	0	
Amory House, 11 St Peter Street, Tiverton EX16 6NU	1	1	1	1	0	0	
Land and Building at NGR 303762 110366 Culm Park, Willand EX15 2RL	2	2	2	2	0	0	Just outside Willand boundary
Land and Building at NGR 303745 110343 Culm Park, Willand EX15 2RL	1	1	1	1	0	0	
Land at MGR 286542 114651 Cross Park, Nomansland EX16 8QR	1	1	1	1	0	0	
Land at NGR 284901 107668 South of Summerlands, Poughill EX17 4LE	1	1	1	1	0	0	
Kerikeri, Thorverton, Exeter EX5 5LL	1	1	1	1	0	0	
Newcombes Surgery, Hillbank, 43 Clifford Gardens, Crediton EX17 2AN	1	1	1	1	0	0	Dual applications submitted - see 21/01381/FULL
Land and Building at NGR 302809 115741 Rosebank, Whitnage EX16 7DT	1	1	1	1	0	0	
Land at NGR 289026 99967 west of Shute Cross, Shobrooke EX17 1BW	1	1	1	1	0	0	
Land at NGR 273054 108706 Clevalands, Rensley Lane, Lapford EX17 6QR	1	1	1	1	0	0	
Land and Buildings at NGR 279526 111506 Marchweeke Farm, Witheridge EX16 8NY	1	1	1	1	0	0	
Land and Buildings at NGR 297015 124761 Lynton Estate Offices, Morebath EX16 9BX	2	2	2	2	0	0	
Rugglestone, Hollacombe, Crediton EX17 5BW	1	1	1	1	0	0	
Building at NGR 293245 107838 Hawthorn Farm, Bickleigh EX16 8SA	1	1	1	1	0	0	
Land at NGR 290986 115988 adj. Jackdaws Cottage, Loxbeare EX16 9RH	1	1	1	1	0	0	
Land and Buildings at NGR 275254 93843 Southcombe Hill Farm, Cheriton Bishop EX6 6JX	1	1	1	1	0	0	
Land at NGR 309500 114324 Prescott Road Barn, Uffculme EX15 3HU	1	1	1	1	0	0	
Land at NGR 308635 116864 Corbetts, Burlescombe EX16 7IY	1	1	1	1	0	0	
Land and Buildings at NGR 300568 115659 adj. to Higher Chieflowman Farm, Uplowman EX16 7LX	1	1	1	1	0	0	
Land and Building at NGR 300599 106136 North of Colebrooke Court, Cullompton EX15 1PD	1	1	1	1	0	0	
Cove Down Farm, Cove, Tiverton EX16 7RU	1	1	1	1	0	0	
Holme Field, Silver Street, Kentisbeare, Cullompton EX15 2BW	1	1	1	1	0	0	
Land and Buildings at NGR 274837 94263 adj. to Oakfields, Cheriton Bishop EX6 6HH	1	1	1	1	0	0	
10 Carew Road, Tiverton EX16 6BN	1	1	1	1	0	0	
Red Ridges, Cheriton Bishop EX6 6JA	0	0	0	1	0	0	
Land and Building at NGR 280222 97021 Cabbage Moor, Crediton EX17 3QQ	2	2	2	2	0	0	
Land and Building at NGR 302234 124340 Wild Ball Farm, Clayhanger, Tiverton EX16 7NY	1	1	1	1	0	0	
Land and Buildings at NGR 269926 104480 Lower Newton Farm, Zeal Monachorum EX17 6DN	4	4	4	4	0	0	
Land and Buildings at NGR 307942 113602 Five Fords Farm, Uffculme EX16 3AZ	2	2	2	2	0	0	

2 and 2A Victoria Terrace, Cockpit Hill, Cullompton EX15 1DQ	-1	0	0	0	0	0	60 sq m COU to beauty salon
Palmers Farm, Clayhidon, Cullompton EX15 3PS	1	1	1	1	0	0	
Little Copse, Silvertown, Exeter EX5 4BW	1	1	1	1	0	0	
Mount Pleasant Farm, Templeton, Tiverton EX16 8BP	0	0	0	1	0	0	
Land and Buildings at NGR 302618 106354 Old Hill, Cullompton EX15 1RW	2	2	2	2	0	0	
Land and Buildings at NGR 302624 106338 Old Hill, Cullompton EX15 1RW	3	3	3	3	0	0	
Land and Buildings at NGR 292707 102129 Off Jericho Street, Thorverton EX5 5PA	1	1	1	1	0	0	1 x 2bed, replacement app for expired 18/01904/FULL
The 17th Century Hotel, Burlescombe, Tiverton EX16 7JY	1	1	1	1	0	0	
4 Cowleymoor Road, Tiverton EX16 6HQ	2	3	2	2	0	0	
13 Bampton Street, Tiverton EX16 6AA	2	3	2	2	0	0	
Land at NGR 280832 113694 Mill Lane, Witheridge EX16 8PD	1	1	1	1	0	0	
Land and Buildings at NGR 275678 103127 Kayes Barn, Copplestone EX17 5LE	1	1	1	1	0	0	
The Walled Garden, Bampton, Tiverton EX16 9JZ	0	1	0	1	0	0	
Holly House, Chawleigh, Chulmleigh EX18 7EZ	2	2	2	2	0	0	
Agricultural Buildings at NGR 285107 111671 Weeke Farm, Pennymoor EX16 8PG	2	2	0	0	0	2	An additional holiday unit approved under this PP (now complete) - not included in dwelling total
25 High Street, Crediton EX17 3AH	2	2	1	0	1	1	CTAX: Visited 1/7/21. He has only started one of the two dwellings and it is still a work in progress.
Land and Buildings at NGR 301970 106652 West of Poyle House, Exeter Road, Cullompton EX15 1DX	2	2	2	0	2	0	No apparent progress, July 2017. Google maps street view in 2021 shows unimplemented.
Pixie Corner, Moorland View, Lapford EX17 6QA	2	2	1	1	0	1	
Land and Buildings at NGR 275322 107819 adj. to The Cottage Gardens, Lapford EX17 6NG	1	1	1	0	1	0	Previously recorded as completed in historic. Reinstated in database, started in 2016.
Land and Buildings at NGR 273469 95437 Barton Farm, Hittisleigh, EX6 6LF	2	2	2	1	1	0	
Land and Buildings at NGR 289706 113646 Bradley View Farm, Templeton EX16 8BJ	2	2	2	0	2	0	
Upcott Barns, Morchard Bishop EX17 6NG	3	3	3	2	1	0	Commenced 9/10/20 in response to BC letter (after PP should have been lapsed)
Land and Buildings at NGR 291306 102279 Old Lynch, Lynch Road, Thorverton EX5 5PS	1	1	1	0	1	0	
Land and Building at NGR 288026 103704 Town Living, Stockleigh Pomeroy EX17 4AU	1	1	1	0	1	0	Still a building site 26/7/22
Land and Buildings at NGR 286005 108526 Yeo Hill Farm, Poughill EX17 4LD	2	2	2	0	2	0	
Broadmead Ash, Stoodleigh, EX16 9QQ	1	1	1	0	1	0	
Land and Buildings at NGR 275624 95129 Wolfgar Farm, Cheriton Bishop EX6 6HH	3	3	3	2	1	0	Start 19/20 Intention to start work on 7/1/19 lodged, but no evidence of start? LAPSED?
Willis Farm, Bickleigh EX16 8RH	1	1	1	0	1	0	
Land and Buildings at NGR 273778 107425 Bugford Mill, Lapford EX17 6AA	1	1	1	0	1	0	
Land at NGR 278786 103130 Endfield Farm, New Buildings, Sandford EX17 4PU	1	1	1	0	1	0	
Tinarber, Lapford EX17 6QU	0	1	0	0	1	0	
Summerhayes / Westhayes, Kennerleigh EX17 4RS	0	2	0	1	0	0	
Land and Buildings at NGR 287218 122517 North Esworthy, Oakford EX16 9HB	2	2	2	0	2	0	
The Old Byre, Bary Close, Cheriton Fitzpaine EX17 4JY	1	1	1	0	1	0	
Land and Building at NGR 288903 107272 Hayne Farm, Cheriton Fitzpaine EX17 4HR	1	1	0	0	0	1	Still "Initial Notice" in BC. Have written to Jhai.
Land at NGR 291124 101027 Carwithen, Thorverton EX5 5PN	1	1	1	0	1	0	This PP replaced temp. agric. workers caravan (Log Cabin) approved under 12/01437/FULL, 22/02/2013.
Newhayes, Sampford Peverell, Tiverton EX16 7EE	1	1	1	0	1	0	
2A Angel Hill, Tiverton, EX16 6PE	3	4	3	0	3	0	
Land and Building at NGR 300369 104999 North Barn, Bowhill Farm, Bradninch EX5 4LL	1	1	1	0	1	0	
36E Park Street, Tiverton EX16 6AW	4	4	4	0	4	0	Commenced under previously approved scheme (12/00887/FULL)
Land and Buildings at NGR 287346 99975 Wyke Farm, Shobrooke EX17 1AN	1	1	1	0	1	0	start 19/20
Land and Buildings at NGR 304747 119836 Stuckleys, Hockworthy TA21 0NQ	1	2	0	0	1	0	
Land and Buildings at NGR 266909 105859 Millsome Barns, Wembworthy EX18 7SL	3	3	1	0	1	2	
Tregarth, Lapford, Crediton EX17 6AA	0	1	0	0	1	0	
Land and Buildings at NGR 288707 113946 The Old School House, Templeton EX16 8BL	1	1	1	0	1	0	
Land and Buildings at NGR 284259 102707 Broxford House, Upton Hellions EX17 4AE	1	1	0	0	1	0	
Land and Buildings at NGR 308290 107101 The Coach House, Kentisbeare EX15 2EX	1	1	1	0	1	0	
Land and Buildings at NGR 308024 107283 Orway Porch Farm, Kentisbeare EX15 2EX	3	3	3	2	1	0	Completion not noted in relevant year.
Land and Buildings at NGR 275904 104644 Shobrooke Farm, Morchard Road EX17 5LQ	3	3	3	1	2	0	Plans for Barns 1 and 2 amended by 20/01997/FULL
Barns at NGR 268190 112291 Ford Farm, Eggesford EX18 7JY	2	2	1	1	1	0	
Land and Buildings at NGR 315155 116616 Hill Farm, Clayhidon EX15 3UZ	2	2	2	0	2	0	
Reservoir at George Hill, Crediton EX17 2D5	1	1	1	0	1	0	Planning officer indicates access work begun on access 5/6/20
Land and Buildings at NGR 270347 99645 Coxmoor, Bow EX16 8SA	1	1	1	0	1	0	BC Section 52 letter indicates START outside time
2 Golden Joy, Crediton EX17 1EA	1	1	0	0	1	0	
Land and Buildings at NGR 285687 110344 Hill Farm, Pennymoor EX16 8LR	1	1	1	0	1	0	
White Hart Hotel, Bow EX17 6EN	1	1	1	0	1	0	
4B High Street, Crediton EX17 3AE	1	2	1	0	1	0	
Land and Buildings at NGR 278649 111338 Billhole Farm, Black Dog EX17 4BN	3	3	3	1	2	0	BC reports connecting door, so 2 dwellings, rather than 3.
Land and Building adj. to Trewmans House, Cadeleigh EX16 8HP	1	1	1	0	1	0	
Building at NGR 279709 103723 Lower Shoplands, New Buildings, Sandford EX17 4PP	1	1	1	0	1	0	
Land and Buildings at NGR 305932 118787 Ridgeway Farm, Holcombe Rogus TA21 0PN	1	1	1	0	1	0	
Land at NGR 303524 120114 Copperbeach Barn, Staple Cross, Hockworthy TA21 0NH	1	1	1	0	1	0	
Wembworthy Centre, Wembworthy EX18 7QR	2	2	0	1	0	1	
Land and Buildings at NGR 295495 115092 adj. Lurley Cottage, Lurley EX16 9QT	1	1	1	0	1	0	
Building at NGR 267642 104581 Skimmersland Farm, Coldridge EX20 2DN	1	1	1	0	1	0	
22 Little Silver, Tiverton EX16 4PH	1	1	0	0	1	0	
East Dunster Farm, Cadeleigh EX16 8HR	2	2	2	0	2	0	Completed as one 8-bed holiday let instead of two dwellings.
Copper Cottage, Old Copper House, Lapford EX17 6QU	1	1	1	0	1	0	Annexe exists, SNN Copperfield
Land and Buildings at NGR 286979 100184 Shobrooke Mill, Shobrooke EX17 1AW	1	1	0	0	0	1	Revised scheme replacing 17/01613/FULL
Land and Buildings at NGR 283737 103454 Helions Barton, Upton Helions, Crediton EX17 4AE	1	1	1	0	1	0	Appeal Allowed - APP/Y1138/W/18/3216770, CTAX has mobile home on site from 30/4/21
Jarmins Cross, Kentisbeare, EX15 2AP	1	1	1	0	1	0	Follows outline 17/00669/OUT. Start recorded Sep 2019
16 Hele Road, Bradninch EX5 4QX	1	1	1	0	1	0	Revision of 18/00481/FULL
Land and Building at NGR 278778 100493 South Coombe Farm, Crediton EX17 5BP	1	1	1	0	1	0	
Land at NGR 303692 108992 Hayne Farm, Cullompton EX15 1QW	1	1	1	0	1	0	work started 1/4/19
Land and Buildings at NGR 280540 97079 Lower Demmitts, Posbury EX17 3QE	1	1	1	0	1	0	
Building at NGR 290351 116578 Churchill Farm, Loxbeare EX16 8BX	1	1	1	0	1	0	Mobile home on site
Heathfield, Chawleigh, Chulmleigh EX18 7HL	1	1	1	0	1	0	Follows 18/01867/OUT
Land and Buildings at NGR 288422 97314	1	1	1	0	1	0	As per Officer Report, development on site permitted under previous scheme (93/01637/FULL). Works commenced but suspended in 2006. NB no superseding as previously approved scheme not on current database
Land and Buildings at NGR 290668 111994 Nethercleave, Withleigh EX16 8JQ	1	1	0	0	1	0	
Land and Buildings at NGR 302450 104575 Bolealer Dairy, Muttonon EX15 1RJ	3	3	2	1	1	1	
Land and Buildings at NGR 299258 102883 Hele Payne, Hele EX5 4PH	1	1	1	0	1	0	
Land and Buildings at NGR 270967 110758 Toatley Farm, Chawleigh EX18 7HW	1	1	1	0	1	0	
Church Cottage, Blackborough, Cullompton EX15 2HP	0	1	0	0	1	1	
58 Canal Hill, Tiverton EX16 4IQ	1	1	1	0	1	0	
Land and Buildings at NGR 279483 101760 Building 1, Spencecombe Farm, Spencecombe Lane, Crediton EX17 5FB	2	2	1	1	0	1	
Development Site adj. to 2 Downeshead Lane, Downeshead Lane, Crediton EX17 1HH	1	1	1	0	1	0	supersedes 17/01517/FULL
Paperchain, Serstone Farm, Down St Mary, Crediton EX17 6ED	1	1	1	0	1	0	
Shirwell House, Chawleigh, Chulmleigh EX18 7HQ	1	1	1	0	1	0	
Rose Marie, Buller Road, Crediton EX17 2AX	0	1	0	0	1	0	
38 Bampton Street, rear of Golden Scissor, Tiverton EX16 6AH	1	1	1	0	1	0	
The Bark House, Frog Street, Bampton, Tiverton EX16 9NT	1	1	0	0	1	0	supersedes 19/01833/FULL



Appendix A (3) Consented Windfalls 5+ dwellings

Application Reference (approvals 31/3/21 or before)	Application Type	Approval Date	Site Status	Local Plan	Parish/Ref	Site Location	Developer/Site promoter	Net Increase	Outline permissions	Full permission	Units remaining (net commitments) at 31/3/22	Units completed prior to 31/3/22	Units unimplemented at 31/3/22	Units under construction (net) 31/3/22	Total units in housing trajectory (approved + started) to 2033	Units expected delivery years 1-5	Units expected delivery year 6+	5 year housing land supply period										Beyond Plan Period	Units Complete (net all years)	Housing Supply Category*	Approval after 31/3/20 or subject to S106	Application pending	Deliverability Evidence/ Other Comments				
																		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31							2031/32	2032/33		
15/01822/MFUL	Full	15/04/2016	Started	Not allocated		Alexandra Lodge, 5 Old Road, Tiverton		45		45	45	0	0	45	45	45	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	45	2a		Full planning permission granted for 45 extra care apartments. As per letter to applicant from Planning Officer, development deemed commenced 12th July 2019. Deliverable within 5 years in accordance with NPPF. Technical start with drainage.	
18/00423/MFUL	Full	02/07/2021	Unimplemented	Not allocated		Land at NGR 313832 114004 Former St Ivel Station Hemyock Devon		11		11	11	0	11	0	11	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11	2a		Site commenced as per 18/19 site visit. Current pending application seeking variation of condition 2 to allow substitution of previously approved plans. Site deliverable in 5 years as per NPPF requirements.		
18/01930/MARM	Full	22/02/2019	Started	Not allocated		Land at Uffculme Road (adjacent to allocation site UF1), Uffculme		30		30	30	0	22	8	30	30	0	0	0	12	18	0	0	0	0	0	0	0	0	0	30	2a		Major site with detailed consent. NMA approved and all pre-commencement conditions have been discharged.			
18/02038/FULL	Full	29/08/2019	Started	Not allocated		Haypark, Canal Hill Tiverton		9		9	9	0	0	9	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	2a		Intention to start work submitted in 2020. No evidence to indicate not deliverable within 5 years.			
19/00604/FULL	Full	24/12/2019	Unimplemented	Not allocated		6 The New Cut Cullompton		9		9	9	0	9	0	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	2a		Site commenced. No evidence to indicate site not deliverable within 5 years.			
19/01260/FULL	Full	06/01/2021	Unimplemented	Not allocated		Public Conveniences Station Road Cullompton Devon		9		9	9	0	9	0	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	2a		Minor scheme. No evidence to suggest site not deliverable within 5 years.			
19/01344/MARM	Full	30/07/2020	Started	Not allocated		Land at NGR 306965 113252 (North of Belle Vue) Ashley Road Uffculme Devon		16		16	16	0	3	13	16	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	2a		Trajectory reflects developer build out rate. Site currently under construction.			
20/00858/FULL superse	Full	06/11/2020	Unimplemented	Not allocated		Mid Devon District Council Park Road Nursery Park Road Tiverton Devon		6		6	6	0	6	0	6	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	2a		21/02034/FULL recent grant of planning permission (outside of 22/23 monitoring year) for 6 dwellings. No evidence to suggest site not deliverable within 5 years.			
20/01526/ARM	Full	16/06/2021	Started	Not allocated		Sunnymead, Copplestone		9		9	9	0	8	1	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	9	2a		Consent order dated 10 July 2023 confirms that the condition regarding the implementation timings for the development were incorrect so has been rectified. As such the applicant has now demonstrated that the permission has been implemented. Build out as per HELAA methodology			
20/01698/MARM	Full	18/12/2020	Started	Not allocated		Land at NGR 313382 113489 Culmstock Road Hemyock Devon		40		40	40	0	18	22	40	40	0	0	15	25	0	0	0	0	0	0	0	0	0	0	40	2a		On site developing, and actively selling. Trajectory reflects developer build out.			
20/01802/FULL	Full	31/03/2021	Unimplemented	Not allocated		26 Gold Street Tiverton Devon EX16 6PY		6		6	6	0	6	0	6	6	0	0	6	0	0	0	0	0	0	0	0	0	0	6	2a		Minor scheme. Case officer advice that the conversion of the building (3 units) is largely complete - photos appended to evidence.				
21/00445/MARM pending	Outline	21/08/2018	Unimplemented	Not allocated		Land adj. Brookdale, Threshers, Hollacombe		26	26		26	0	26	0	26	26	0	0	0	26	0	0	0	0	0	0	0	0	0	0	26	2b		Developer reports intent to develop 26 homes, current in discussion, for completion by Spring 2024			
21/01552/MARM, 18/02019/MOUT	Outline	11/06/2020	Unimplemented	Not allocated		Land at NGR 295508 103228 (Silverdale) Silvertown Devon		20	20		20	0	20	0	20	20	0	0	3	17	0	0	0	0	0	0	0	0	0	0	20	2b		Developer anticipates completion December 2023.			
22/01182/MARM	Full	pending	Unimplemented	Not allocated		South Of Lea Road, Tiverton		41		41	41	0	41	0	41	41	0	0	0	12	25	4	0	0	0	0	0	0	0	0	41	2b		Agent reports anticipated commencement 2023 and anticipates completion in 2024. The site is to be sold to a developer imminently and it is understood that there is an intention to submit an RM application within the lifetime of the extant consent.			
								236	46	190	236	0	138	98	236	236	0	0	138	92	43	4	0	0	0	0	0	0	0	0	0						
								190			190	0	92	98	190	190	0	0	0	135	37	18	0	0	0	0	0	0	0	0	0	0	190				
								46			46	0	46	0	46	46	0	0	0	3	43	0	0	0	0	0	0	0	0	0	0	46					







Appendix A(4) Communal Accommodation

Development Site	Location	Total new bed space provision	Hsg unit equivalent*	Delivery years 1-5 (hsg unit equivalent)	Delivery years 6+ (hsg unit equivalent)	2022/23	2023/24	2024/25	2025/26	2026/27	Notes
Ridge House	Morchard	5	3	3	0	3	0	0	0	0	Erection of an extension and alterations to residential home (revised scheme)
Ashdown Care Centre	Tiverton	5	3	3	0	3	0	0	0	0	Erection of a two storey extension (revised scheme)
Creedy Court Care Home	Crediton	6	3	3	0	3	0	0	0	0	Change of use of Woodleigh from dwelling to care home (C2) to form part of Creedy Court Care Home

\*Convert communal bed spaces to equivalent residential accommodation released based on published census data:

A. Total households in Mid Devon (Census 2011	32,758
B. All usual residents aged 126 and over in households	62,421
C. Average adults per household (A/B)	1.905519262
D. Total bed space provision	16
<b>Total residential accommodation released (individual dwelling equivalent) (D/C)</b>	<b>8.39666138</b>