

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 | 3124 |
| D | Shortfall over plan period to date 2013-2022 (B - C) | 413 |
| E | Basic 5 year requirement 2022-2027 (A x 5) | 1965 |
| F | 5 year requirement with shortfall 2022-2027 (E + D) | 2378 |
| G | 5 year requirement with shortfall applying 5% buffer (F x 1.05) | 2497 |

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: 5.40 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).

| Local Plan Allocation Policy Reference/Site Name | Housing Allocation | % Affordable | Affordable housing | G/T | CSB | Non-res floorspace | Phase | Total permissions to 31/3/2021 | Unimplemented | Started | Completions | Units unconsented proposed by LP* 31/3/21 | Units unconsented to 2023 | 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 | | | | | | |
|--|--------------------|--------------|--------------------|-----|-----|--------------------|---|--------------------------------|---------------|---------|-------------|---|---------------------------|-----------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|--------------------|--------------------------------|--------------------------|---|---------------------|---|---------|-----|-----|---|--|---|
| | | | | | | | | | | | | | | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | | | | | | | 2032/33 | | | | | |
| BA1 Newton Square | 5 | | | | | | | | | | | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | | |
| BO1 Lane adjacent to Hollywell, Bow | 20 | 0.3 | 6 | | | | | | | | | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | | |
| BR1 Hele Road, Bradinch | 7 | 0.3 | 2.1 | | | | | | | | | 7 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | | |
| CB1 Land off Church Lane | 20 | 0.3 | 6 | | | | | | | | | 20 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | Yes | Site allocated for 20 dwellings. Site now has planning permission 22/01375/MFUL with signed s106 (outside of 21/22 monitoring period). Anticipated completion of development within next 5 years (assume this will be later in the 5 year period)... | | |
| SA1 Fanny's Lane, Sandford | 27 | 0.3 | 8.1 | | | | | | | | | 27 | 13 | 0 | 12 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | Yes | Allocated for 27 dwellings. Application for the erection of 13 dwellings to include associated landscaping, public open space and infrastructure granted planning permission on 4 April 2022 (outside of 21/22 monitoring year). Deliverable in accordance with NPPF requirements. Build out as per HELAA methodology. Site being actively marketed with Heilmores - 7 homes sold STC | | |
| CL1 Linhay Close | 6 | 0.3 | 1.8 | | | | | | | | | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Planning application for 19 dwellings (including 6 affordable) refused 6/11/20 (18/01634/MFUL). Allocated for 6 dwellings - assume delivery outside of next 5 year period as no further evidence of deliverability. | |
| CRE2 Red Hill Cross, Exhibition Road, Crediton | 135 | 0.28 | 37.8 | | | | | | | | | 135 | 0 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 50 | 50 | 10 | 0 | 0 | 0 | 1 | n/a | n/a | Previous outline approval (11/00602/MOUT) lapsed June 2015. Delivery of site linked to Pedderpool (CRE5). No clear evidence on delivery timescales so assumed to be beyond the next 5 year period. | |
| CRE4 The Woods Group, Exeter Road | 8 | 0 | 0 | | | | | | | | | 8 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | n/a | Allocated for 8 dwellings. Planning permission for the erection of 8 dwellings with partial demolition of existing buildings and associated works (20/02141/OUT) granted 23 November 2022. Developer trajectory confirms build out commencing 2022/23. Update 07/08/23 - Site currently being marketed. | |
| CRE6 Sports Fields | 120 | 0.28 | 33.6 | | | | | | | | | 120 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 50 | 45 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Site split between rugby pitch to west of Exhibition Road. Playing pitches and allotments to the east. Landowners QE Trust have confirmed site is available for development once freehold is transferred to the school by DCC. Replacement facilities required in line with Sport England guidance. Rugby club to relocate to pitch provided at Pedderpool site (provision is made for this in s106 agreement). Timescales for development of the site are still unclear at this stage - assume beyond next 5 year period, unless further evidence of deliverability becomes available. | |
| CRE7 Stonewall Lane | 50 | 0.28 | 14 | | | | | | | | | 50 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Site owned by QE School, unclear what their intentions are for the site. Assume outside of 5yhs period due to uncertainty. Commencement may follow development on CRE6. | |
| CRE9 Land off Alexandra Close | 15 | 0.28 | 4.2 | | | | | | | | | 15 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | No evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | |
| CU14 Ware Park and Footlands | 38 | 0.28 | 10.64 | | | | | | | | | 38 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | An application for 2 dwellings at the western end of the site was refused in 2020 (not in accordance with adopted policy) Council would want to see full allocation brought forward as a comprehensive development. Access to the site via Knowle Lane. No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | |
| CU1-CU6 North West Cullompton | | | | | | | Phase 2: Barratts - an additional 200 dwellings | | | | | 200 | 0 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Expected build out as agreed with NW Cullompton Project Officer | |
| CU1-CU6 North West Cullompton | | | | | | | Phase 2: Codex - 315 | | | | | 315 | 0 | 315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 15 | 0 | 1 | n/a | n/a | Expected build out as agreed with NW Cullompton Project Officer. Update 31/07/23 Delivery dependent on Town Centre Relief Road. Due to uncertainty over exact delivery timescales, pushed back to yr 6 start. | |
| CU1-CU6 North West Cullompton | | | | | | | Phase 2: Grown Farm - 100 dwellings | | | | | 100 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Expected build out as agreed with NW Cullompton Project Officer | |
| CU1-CU6 North West Cullompton | | | | | | | Phase 2: Additional Codex - 60 | | | | | 60 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 35 | 0 | 0 | 1 | n/a | n/a | Expected build out as agreed with NW Cullompton Project Officer | |
| CU1-CU6 North West Cullompton | | | | | | | Phase 2: Brunt Land | | | | | 75 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 50 | 0 | 0 | 1 | n/a | n/a | Expected build out as agreed with NW Cullompton Project Officer | |
| CU7-CU12 East Cullompton | 1750 | 0.28 | 490 | 10 | 5% | 20000 | | | | | | 1750 | 0 | 1750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 125 | 175 | 200 | 200 | 200 | 800 | 0 | 0 | 1 | n/a | n/a | Expected build out as agreed with Cullm Garden Village Project Team. Masterplan SPD currently being prepared which was subject to public consultation Oct/Nov 2022 and responses are currently being analysed. Masterplan expected to be adopted April 2023. | |
| SP1 Former Tiverton Parkway Hotel, Sampford Pev | 10 | 0.3 | 3 | | | | | | | | | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | No clear evidence on delivery timescales at present. Assume outside five year period unless clear evidence to indicate otherwise. | |
| TIV10 Roundhill | 20 | 1 | 20 | | | | | | | | | 20 | 14 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Allocated for 20 dwellings. MDDC owned site. Council intends to develop for affordable housing. As per information from Simon Newcombe (Corporate Manager for Public Health, Regulation and Housing), Roundhill is scheduled for submission Q4 23/24/ Site forms a key part of the rolling 5-year HRA development programme. Funding earmarked within the Councils current 5 year Medium Term Financial Plan. Assumptions area also made around securing HE, AHF and BRLE (DfE) grant funding which the Council has a strong track record in securing. Projected delivery 25/26. | |
| TIV12 Phoenix Lane | 60 | 0.28 | 16.8 | | | 7000 | | | | | | 57 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Allocated for 60 dwellings. MDDC own majority of the site. Site forms part of a larger regeneration scheme for Tiverton. Suggest completions from 2027/28 to reflect uncertainty over delivery. | |
| TIV13 Tidcombe Hall (Contingency Site), Tiverton | 100 | 0.28 | 28 | | | | | | | | | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Contingency site so not included in trajectory. Subject to release in accordance with land supply policies in the adopted local plan. Planning application for the erection of up to 179 dwellings (covering part of the allocation site) refused June 2021 | |
| TIV16 Blundell's School | 200 | 0.28 | 56 | | | | | | | | | 200 | 75 | 45 | 0 | 0 | 0 | 25 | 50 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | Yes | Allocated for 200 dwellings. Outline application (22/01098/MOUT) for the erection of up to 120 dwellings and associated access, with all other matters reserved - resolution to grant subject of s106 (Newberry Metals Ltd and Horsdon Garage). Remaining 80 dwellings unlikely to be deliverable at this stage unless further evidence is received. Build out trajectory reflects delivery information provided by planning agent. |
| TIV1-TIV5 Eastern Urban Extension | 550 | | | | | | Area B | | | | | 550 | 0 | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 150 | 150 | 150 | 75 | 0 | 0 | 0 | 1 | n/a | n/a | Area B masterplan still being progressed. Decision taken at meeting of July 2022 Cabinet to postpone tender process for the HIF/A361 junction scheme and to instruct officers to continue to investigate additional funding opportunities and scope for project value-engineering, working with key project partners including Devon County Council and Homes England and that a further report be brought back to Cabinet as soon as possible. Council currently investigating ways in which Area B land could be released as site can be built out without phase 2 of junction although Area B still tied to one point of access that comes via Area A. No secondary point of access at present. Trajectory assumes a precautionary approach and anticipates first completions in yr 6. Area B masterplanning work assumes 3 developers on site building out at 150 a year (broadly in line with HELAA methodology). | |
| TIV1-TIV5 Eastern Urban Extension | 70 | | | | | | Post Hill | | | | | 70 | 0 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 25 | 25 | 8 | 0 | 0 | 0 | 0 | 1 | n/a | Yes | Affordable housing element of 13/01616/OUT. Although application lapsed. Full planning permission granted 26 June 2023 for 70 affordable dwellings (outside of 21/22 monitoring year). Ongoing feasibility work resulting in an element of uncertainty over delivery timescales so as a precaution indicate yr6 start. | |
| TIV9 Howden Court | 10 | | | | | | | | | | | 10 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | Allocated for 10 dwellings. MDDC owned site, intend to deliver for 100% affordable housing. As per information from Andrew Busby (Group Manager for Corporate Property and Commercial Assets) site is still subject to feasibility work; estimated completion 2024/25 for 6 homes. Confirmed projected build out rate with Group Manager 25/5/23. |
| TOTAL | 3221 | | | | | | | | | | | 3968 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 51 | 61 | 51 | 62 | | | | | | | | |

* As per total unconsented in Local Plan allocations database. A higher or lower figure than this may be included in the housing trajectory where other evidence is available (e.g. a pending approval for a different number of units and evidence of developer's delivery intentions) - see orange highlighted cells and notes where applicable. To be considered consented, a decision notice needs to have been issued on or before 31st March of the most recent monitoring year.

| Appendix A(3) Windfall 1-4) | Net Increas | Dwellings T | Net Units remain | Unimplemented | Commenced (ne | Net Comple | 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 1SB | 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, Silvertown, 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, Thorvorton 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 4IY | 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 9IS | 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 | -1 | 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, Silvertown EX5 4HP | 1 | 1 | 1 | 1 | 0 | 0 | |
| Holes Cottage, Bary Close, Cheriton Fitzpaine EX17 4JH | 1 | 1 | 1 | 1 | 0 | 0 | |
| Ardeburgh, Clayhidon, Cullompton EX15 3TL | -1 | -1 | -1 | -1 | 0 | 0 | |

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 |
| Total residential accommodation released (individual dwelling equivalent) (D/C) | 8.39666138 |