

Table 1: Five year housing requirement 2024 - 2029

A	Local Plan Review annual housing requirement	393
B	Total requirement over plan period to date 2013-2024 (A x 11)	4323
C	Completions over plan period to date 2013-2024	3912
D	Shortfall over plan period to date 2013-2024 (B - C)	411
E	Basic 5 year requirement 2024-2029 (A x 5)	1965
F	5 year requirement with shortfall 2022-2027 (E + D)	2376
G	5 year requirement with shortfall applying 5% buffer (F x 1.05)	2495

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

TABLE 2: Five year housing supply 2022-2027

A	Unconsented allocations	245
B	Consented allocations	1059
C	Consented windfalls	805*
D	Communal accommodation with planning consent^	9**
E	Windfall allowance	274***
F	Total five year supply (A + B + C + D + E)	2392

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

Five year housing land supply figure: 4.79 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 windfallsites 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).

Monitoring Year	Net Completions	Local Plan requirement
2013/14	320	393
2014/15	316	393
2015/16	288	393
2016/17	304	393
2017/18	502	393
2018/19	432	393
2019/20	425	393
2020/21	335	393
2021/22	238	393
2022/23	253	393
2023/24	499	393
TOTAL	3912	

DC Ref	Site Status	plots completed	plots started	plots unimplemented	Application Type	Approval Date (up to 31/03/2024)	Expiry Date	Allocated Sites LPR	LPR Location	Rural Exception	Parish Name	Address	Proposal	Developer	Dwellings Total (Gross)	Net Increase	Date Fully Completed	Wholly Superseded	Date Wholly Superseded	Replacement Application	Permitted Development	Comments	SUDS	S106	Holiday	CS8 units	CS8 included	Replacement dwelling
10/00839/FULL	Completed/Started	3	0	0	Full	03-Dec-10		Not allocated	Rural - Countryside	FALSE	Cruwys Morchard	Agricultural Buildings at NGR 285107 111671 Weeke Farm, Penrynmoor	Barn conversion to 3 dwellings (1 holiday unit)	n/a	2	2		FALSE		FALSE	FALSE	An additional holiday unit approved under this PP (now complete) - not included in dwelling	FALSE	FALSE	FALSE		FALSE	FALSE
13/00026/FULL	Completed/Unimplemented	2	0	0	Full	08-May-13		Not allocated	Town	FALSE	Credton	25 High Street, Credton EX17 3AH	Conversion of A1 Storage Buildings to 2 dwellings	n/a	2	2		FALSE		FALSE	FALSE	CTM: Visited 1/7/21. He has only started one of the two dwellings and it is still a work in progress	FALSE	FALSE	FALSE		FALSE	FALSE
13/00892/FULL	Completed/Unimplemented	2	0	0	Full	28-Feb-14		Not allocated	Rural - Village	FALSE	Lapford	Pixie Corner, Moorland View, Lapford EX17 6QA	Erection of 2 dwellings	n/a	2	2		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
13/01451/FULL	Started	1	0	1	Full	02-Apr-14		Not allocated	Rural - Countryside	FALSE	Morchard Bishop	Land and Buildings at NGR 275322 107819 adj. to The Cottage Garden	Erection of 1 dwelling for the use of key worker in connection with associated	n/a	1	1		FALSE		FALSE	FALSE	Previously recorded as completed in historic. Reinstated in database, started in 2016.	FALSE	FALSE	FALSE		FALSE	FALSE
14/00522/PNCOU	Started	2	0	1	Full	02-Jun-14		Not allocated	Rural - Countryside	FALSE	Hittisleigh	Land and Buildings at NGR 273469 95437 Barton Farm, Hittisleigh, EX16	Prior Notification for the change of use of agricultural barn to two dwellings	n/a	2	2		FALSE		FALSE	TRUE		FALSE	FALSE	FALSE		FALSE	FALSE
13/00147/FULL	Started	1	0	1	Full	26-Sep-14		Not allocated	Rural - Countryside	FALSE	Cheriton Bishop	Land at NGR 278563 95373 Medland Lane, Cheriton Bishop EX6 6ET	Erection of agricultural worker's dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
14/01423/PNCOU	Started	2	0	2	Full	31-Oct-14		Not allocated	Rural - Countryside	FALSE	Tiverton	Land and Buildings at NGR 289706 113646 Bradley View Farm, Temple	Barn conversion to 2 dwellings	n/a	2	2		FALSE		FALSE	TRUE		FALSE	FALSE	FALSE		FALSE	FALSE
14/01651/PNCOU	Started	3	0	0	Full	02-Dec-14		Not allocated	Rural - Countryside	FALSE	Morchard Bishop	Uppcott Barns, Morchard Bishop EX17 6NG	Barn conversion to 3 dwellings	n/a	3	3		FALSE		FALSE	TRUE	ZOMBIE - Commenced 9/10/20 in response to BC letter (after PP should have been lapsed)	FALSE	FALSE	FALSE		FALSE	FALSE
15/00493/PNCOU	Started	2	0	1	Full	21-May-15		Not allocated	Rural - Countryside	FALSE	Poughill	Land and Buildings at NGR 286005 108526 Yeo Hill Farm, Poughill EX11	Prior notification for the change of use of agricultural building to 2 dwellings	n/a	2	2		FALSE		FALSE	TRUE		FALSE	FALSE	FALSE		FALSE	FALSE
15/00343/FULL	Started	1	0	1	Full	22-Jun-15		Not allocated	Rural - Countryside	FALSE	Stockleigh Pomeroy	Land and Buildings at NGR 288026 103704 Town Living, Stockleigh Pomeroy	Conversion of redundant agricultural building to dwelling	n/a	1	1		FALSE		FALSE	FALSE	Still a building site 26/7/22	FALSE	FALSE	FALSE		FALSE	FALSE
15/00837/FULL	Started	1	0	1	Full	10-Aug-15		Not allocated	Rural - Countryside	FALSE	Stoodleigh	Broadmead Ash, Stoodleigh, EX16 9QQ	Conversion/Change of use of barn to a dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
15/00947/FULL	Started	3	0	3	Full	22-Sep-15		Not allocated	Town	FALSE	Tiverton	Land at NGR 295675 112962 Cox Court, Park Street, Tiverton EX16 6A	Erection of 3 dwellings and associated carport and garden following demolit	n/a	3	3		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
15/00952/FULL	Started	1	0	1	Full	22-Sep-15		Not allocated	Town	FALSE	Tiverton	Land at NGR 295662 112956 Cox Court, Park Street, Tiverton EX16 6A	Replacement dwelling	n/a	1	0		FALSE		FALSE	FALSE	Demolition of garages deemed technical start	FALSE	FALSE	FALSE		FALSE	TRUE
15/01725/FULL	Started	1	0	1	Full	24-Dec-15		Not allocated	Rural - Countryside	FALSE	Lapford	Tinarber, Lapford EX17 6QU	Replacement dwelling	n/a	1	0		FALSE		FALSE	FALSE	Out of time???	FALSE	FALSE	FALSE		FALSE	TRUE
15/01216/FULL	Started	3	0	3	Full	14-Jan-16		Not allocated	Rural - Countryside	FALSE	Cheriton Bishop	Land and Buildings at NGR 275624 95129 Wolfgar Farm, Cheriton Bishop	Conversion of redundant agricultural buildings into 3 dwellings - Non Materi	n/a	3	3		FALSE		FALSE	FALSE	Start 19/20 Intention to start work on 7/1/19 lodged, but no evidence of start? LAPSED?	FALSE	FALSE	FALSE		FALSE	FALSE
15/01842/FULL	Completed/Unimplemented	2	0	1	Full	20-Jan-16		Not allocated	Rural - Countryside	FALSE	Kennerleigh	Summerhayes / Westhayes, Kennerleigh EX17 4RS	Erection of 2 dwellings following demolition of Westhayes and Summerhayes	n/a	2	0	29-Nov-18	FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	TRUE
15/01640/FULL	Started	1	0	1	Full	10-Feb-16		Not allocated	Rural - Countryside	FALSE	Morchard Bishop	Land and Buildings at NGR 273778 107425 Bugford Mill, Lapford EX17	Conversion of derelict water mill and associated linhay to form 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
15/01896/FULL	Started	2	0	2	Full	12-Apr-16		Not allocated	Rural - Countryside	FALSE	Oakford	Land and Buildings at NGR 287118 122517 North Esworthy, Oakford EX16	Conversion of redundant barns to form 2 dwellings and alterations to anima	n/a	2	2		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
15/01462/FULL	Started	1	0	1	Full	08-Jul-16		Not allocated	Rural - Countryside	FALSE	Bickleigh	Willis Farm, Bickleigh EX16 8RH	Barn conversion to 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
16/00363/FULL	Started	1	0	1	Full	01-Aug-16		Not allocated	Town	FALSE	Tiverton	2A Angel Hill, Tiverton, EX16 6PE	Conversion of single flat to 4 flats	n/a	4	3		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
16/01199/FULL	Started	4	0	4	Full	11-Oct-16		Not allocated	Town	FALSE	Tiverton	366 Park Street, Tiverton EX16 6AW	Erection of 4 dwellings	n/a	4	4		FALSE		FALSE	FALSE	Commenced under previously approved scheme (12/00887/FULL)	FALSE	FALSE	FALSE		FALSE	FALSE
16/01310/FULL	Started	0	0	0	Full	31-Oct-16		Not allocated	Rural - Countryside	FALSE	Shobrooke	Land and Buildings at NGR 287346 99975 Wyke Farm, Shobrooke EX17	Conversion of redundant agricultural building to dwelling	n/a	1	1		FALSE		FALSE	FALSE	start 19/20	FALSE	FALSE	FALSE		FALSE	FALSE
16/01407/PNCOU	Started	3	0	3	Full	07-Nov-16		Not allocated	Rural - Countryside	FALSE	Coldridge	Land and Buildings at NGR 266909 105859 Millstone Barns, Wembwort	Barn conversion to 3 dwellings	n/a	3	3		FALSE		FALSE	TRUE	Out of time?	FALSE	FALSE	FALSE		FALSE	FALSE
16/01380/FULL	Started	2	0	2	Full	16-Dec-16		Not allocated	Rural - Countryside	FALSE	Hockworthy	Land and Buildings at NGR 304747 119836 Stuckleys, Hockworthy TAZ	Reinstatement of derelict cottage + barn conversion to 1 dwelling	n/a	2	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
16/01704/ARM	Started	2	0	2	Full	22-Dec-16		Not allocated	Rural - Countryside	FALSE	Morchard Bishop	Tregarth, Lapford, Crediton EX17 6AA	Replacement dwelling	n/a	1	0		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	TRUE
16/01748/FULL	Started	1	0	1	Full	05-Jan-17		Not allocated	Rural - Countryside	FALSE	Templeton	Land and Buildings at NGR 288707 113946 The Old School House, Ten	Conversion of old school house to 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE	Out of time?	FALSE	FALSE	FALSE		FALSE	FALSE
16/00282/FULL	Started	1	0	1	Full	21-Feb-17		Not allocated	Rural - Countryside	FALSE	Thorverton	Land at NGR 291124 101027 Carwithen, Thorverton EX5 5PN	Erection of 1 dwelling for agricultural manager	n/a	1	1		FALSE		FALSE	FALSE	This PP replaced temp. agric. workers caravan (Log Cabin) approved under 12/01437/FULL	FALSE	FALSE	FALSE		FALSE	FALSE
16/01813/FULL	Completed/Unimplemented	3	0	2	Full	03-Mar-17		Not allocated	Rural - Countryside	FALSE	Kentsbeare	Land and Buildings at NGR 308024 107283 Orway Porch Farm, Kentsbe	Barn conversion to 3 dwellings	n/a	3	3		FALSE		FALSE	FALSE	Completion not noted in relevant year.	FALSE	FALSE	FALSE		FALSE	FALSE
17/00035/FULL	Started	2	0	2	Full	20-Mar-17		Not allocated	Rural - Countryside	FALSE	Chawleigh	Barns at NGR 268190 112291 Ford Farm, Eggesford EX18 7JY	Conversion of 2 redundant barns to 2 dwellings	n/a	2	2		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE	0	FALSE	FALSE
17/00220/FULL	Started	1	0	1	Full	02-Jun-17		Not allocated	Rural - Countryside	FALSE	Credton Hamlets	Land and Buildings at NGR 277991 096468 Cob Barn, adj. to Rock Farm	Barn conversion to 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE	Revision of scheme approved under 13/00105/FULL. App form for this PP indicated constru	FALSE	FALSE	FALSE		FALSE	FALSE
17/00680/FULL	Started	1	0	1	Full	21-Jul-17		Not allocated	Town	FALSE	Credton	Reservoir at George Hill, Credton EX17 2DS	Conversion and extension of reservoir to 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE	Planning officer indicates access work begun on access 5/6/20	FALSE	FALSE	FALSE		FALSE	FALSE
17/01263/FULL	Started	1	0	1	Full	25-Sep-17		Not allocated	Town	FALSE	Credton	2 Golden Joy, Crediton EX17 1EA	Erection of 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE	Started after lapse? Referred to DC	FALSE	FALSE	FALSE		FALSE	FALSE
16/01768/FULL	Started	1	0	1	Full	23-Oct-17		Not allocated	Rural - Countryside	FALSE	Upton Hellions	Land and Buildings at NGR 284259 102707 Broxford House, Upton Hell	Conversion of existing detached barn to dwelling - APPEAL ALLOWED 23/10/17	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
17/01539/FULL	Started	2	0	2	Full	23-Nov-17		Not allocated	Town	FALSE	Credton	4B High Street, Credton EX17 3AE	Conversion of a dwelling into 2 dwellings	n/a	2	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
17/01798/FULL	Started	1	0	1	Full	12-Jan-18		Not allocated	Rural - Countryside	FALSE	Cadeleigh	Land and Building adj. to Trewmans House, Cadeleigh EX16 8HP	Conversion of existing building (agri store) to dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
18/00210/PNCOU	Started	1	0	1	Full	23-Apr-18		Not allocated	Rural - Countryside	FALSE	Hockworthy	Land at NGR 303524 120114 Copperbeach Farm, Staple Cross, Hockwo	Prior notification for the change of use of an agricultural building to dwellin	n/a	1	1		FALSE		FALSE	TRUE		FALSE	FALSE	FALSE		FALSE	FALSE
18/00374/FULL	Completed/Unimplemented	2	0	2	Full	22-May-18		Not allocated	Rural - Countryside	FALSE	Wembworthy	Wembworthy Centre, Wembworthy EX18 7QR	Change of use from Class C2 to 2 dwellings	n/a	2	2	19-May-18	FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
18/00745/FULL	Started	1	0	1	Full	19-Oct-18		Not allocated	Rural - Countryside	FALSE	Tiverton	Land and Buildings at NGR 295495 115092 adj. Lurley Cottage, Lurley E	Erection of 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
18/01108/FULL	Started	1	0	1	Full	31-Oct-18		Not allocated	Town	FALSE	Tiverton	22 Little Silver, Tiverton EX16 4PH	Erection of 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
18/01420/ARM	Started	1	0	1	Full	13-Nov-18		Not allocated	Rural - Countryside	FALSE	Kentsbeare	Jarmins Cross, Kentsbeare, EX15 2AP	Erection of a poultry manager's dwelling	n/a	1	1		FALSE		FALSE	FALSE	Follows outline 17/00669/OUT. Start recorded Sep 2019	FALSE	FALSE	FALSE		FALSE	FALSE
18/01261/FULL	Started	1	0	1	Full	07-Dec-18		Not allocated	Rural - Village	FALSE	Lapford	Copper Cottage, Old Copper House, Lapford EX17 6QU	Extension and alterations to existing annex to form a dwelling	n/a	1	1		FALSE		FALSE	FALSE	Annexe exists, SNX Copperfield	FALSE	FALSE	FALSE		FALSE	FALSE
18/01293/FULL	Completed/Unimplemented	3	0	0	Full	06-Feb-19		Not allocated	Rural - Countryside	FALSE	Shobrooke	Land and Buildings at NGR 286979 100184 Shobrooke Mill, Shobrooke	Conversion of mill buildings to form 1 dwelling, 2 holiday flats and office ann	n/a	1	1	20-May-21	FALSE		FALSE	FALSE	Revised scheme replacing 17/01613/FULL	FALSE	FALSE	FALSE		FALSE	FALSE
18/01284/FULL	Started	1	0	1	Full	17-Jul-19	17-Jul-22	Not allocated	Rural - Countryside	FALSE	Claydon	Middleton Mill Farm, Claydon	Barn conversion to 1 dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
19/01113/FULL	Unimplemented (with PP)	1	0	1	Full	05-Sep-19	05-Sep-22	Not allocated	Rural - Countryside	FALSE	Poughill	Land and Buildings at NGR 281406 109066 southwest of Grantland Col	Conversion of redundant agricultural building to dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
19/00149/FULL	Unimplemented (with PP)	0	0	1	Full	06-Sep-19	06-Sep-22	Not allocated	Rural - Village	FALSE	Culmstock	The Paddock's Blackwater Road Culmstock Cullumpton Devon EX15 3H	Conversion of existing outbuilding/stable block to dwelling	n/a	1	1		FALSE		FALSE	FALSE		FALSE	FALSE	FALSE		FALSE	FALSE
19/01282/PNCOU	Unimplemented (with PP)	0	0	4	Full	17-Sep-19	17-Sep-22	Not allocated	Rural - Countryside	FALSE	Newton St Cyres	Land and Buildings at NGR 290582 98214 Bidwell Barton Farm, Newton	Prior notification for the change of use of 2 agricultural buildings to 4 dwelli	n/a	4	4		FALSE		FALSE	TRUE		FALSE	FALSE	FALSE		FALSE	FALSE
19/01058/FULL	Unimplemented (with PP)	0	0	1	Full	20-Sep-19	20-Sep-22	Not allocated	Rural - Countryside	FALSE	Holcombe Rogus	Four Elms, Holcombe Rogus TA21 0ND	Demolition of agricultural buildings, conversion and extension of rural buildi	n/a	1	1												

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/Address	Developer/Site promoter	Net increase	Outline permissions	Full permission	Units remaining (net commitments) at 31/3/24	Units completed prior to 31/3/24	Units unimplemented at 31/3/24	Units under construction (net) 31/3/24	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					
																		2023/24	2024/25	2025/26	2026/27	2027/28							2028/29				
15/01822/MFUL	Full	15/04/2016	Started	Not allocated		Alexandra Lodge, 5 Old Road, Tiverton		45		45	45	0	0	45	45	0	45	0	0	0	0	0	0	45	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. However, there are significant ongoing issues in respect of the Listed Building Consent and no progress on delivery has been made. The site has therefore been removed from the 5YHLS.
18/00423/MFUL	Full	02/07/2021	Unimple	Not allocated		Land at NGR 313832 114004 Former St Ivel Station Hemycok Devon		11		11	11	0	11	0	11	0	11	0	0	0	0	0	0	11	0	0	0	0	0	11	2a		Site has full planning permission. Advised by agent that project is unlikely to commence due to funding concerns. Removed from the 5YHLS due to uncertainty.
18/02038/FULL	Full	29/08/2019	Started	Not allocated		Haypark, Canal Hill Tiverton		9		9	9	0	0	9	9	9	0	0	0	0	0	0	0	9	0	0	0	0	0	9	2a		Intention to start work submitted in 2020.No evidence to indicate not deliverable within 5 years.
19/01260/FULL	Full	06/01/2021	Unimple	Not allocated		Public Conveniences Station Road Cullompton Devon		9		9	9	0	9	0	9	9	0	0	0	0	0	0	0	9	0	0	0	0	0	9	2a		Minor scheme. No evidence to suggest site not deliverable within 5 years.
20/00858/FULL supse	Full	06/11/2020	Unimple	Not allocated		Mid Devon District Council Park Road Nursery Park Road Tiverton Devon		6		6	6	0	6	0	6	6	0	0	0	0	0	0	0	6	0	0	0	0	0	6	2a		21/02034/FULL recent grant of planning permission 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	0	0	0	0	0	9	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. No evidence to suggest site not deliverable within 5 years.
20/01698/MARM	Full	18/12/2020	Started	Not allocated		Land at NGR 313882 113489 Culmstock Road Hemycok Devon		40		40	3	37	0	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	40	2a		On site developing, and actively selling. Trajectory reflects continuation of previous developer build out.
21/00445/MARM pend	Outline	21/08/2018	Unimple	Not allocated		Land adj, Brookdale, Threshers, Hollacombe		26	26		26	0	26	0	26	26	0	0	0	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	Unimple	Not allocated		Land at NGR 295508 103228 (Silverdale) Silvertown Devon		20	20		20	0	20	0	20	20	0	0	0	0	0	0	0	3	17	0	0	0	0	20	2b		Developer anticipates completion December 2023.
22/01182/MARM	Full	06/09/2022	Unimple	Not allocated		South Of Lea Road, Tiverton		41		41	41	0	41	0	41	41	0	0	0	0	0	0	0	12	25	4	0	0	0	41	2b		RM application granted 6 September 2022. Site deliverable in five years in accordance with NPPF requirements.
19/01481/FULL	Full	20/03/2020		Not allocate	Crediton	Kings Arms, Park Street, Crediton EX17 3EH		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
19/00667/FULL	Full	26/10/2020	Unimple	Not allocate	Crediton	Treen Motors, Charlotte Street Garage, Crediton, EX17 3BG		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
19/01530/FULL	Full	28/01/2021	Started	Not allocate	Crediton	The Crown of Crediton, Exeter Road, Crediton, EX17 3BR		5		5	5	0	4	1	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
19/00878/FULL	Full	06/07/2021	Unimple	Not allocate	Shobrooke	Land and Buildings at NGR 288267 100988 Furze farm, Shute, Shobrooke, EX17 1BR		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
19/01424/FULL	Full	10/09/2021	Unimple	Not allocate	Cullompton	Westcott Park, Westcott, Cullompton, EX15 1SA		6		6	6	0	6	0	6	6	0	0	0	0	0	0	6	0	0	0	0	0	0	6			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/01235/ARM	Full	07/10/2021	Unimple	Not allocate	Crediton Ha	Land and Building at NGR 278561 99077 North of Hill Barton Farm, Yeoford EX17 5JE		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/00466/FULL	Full	30/11/2021	Unimple	Not allocate	Sandford	Land and Buildings at NGR 282513 101405 Frogmire Farm, Crediton EX17 5EA		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/00719/FULL	Full	30/11/2021	Unimple	Not allocate	Bampton	Five Levels, Old Tiverton Road, Bampton, Tiverton EX16 9DP		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/00887/FULL	Full	06/01/2022	Started	Not allocate	Sandford	Land at NGR 278841 104538 Linscombe Farm, New Buildings, Sandford EX17 4PS		5		5	5	0	0	5	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Started. Minor scheme, deliverable in five years in accordance with NPPF requirements.
19/01801/FULL	Full	28/01/2022	Unimple	Not allocate	Lapford	Yeo Vale Hotel, Lapford, Crediton EX17 6QT		7		7	7	0	7	0	7	7	0	0	0	0	0	0	7	0	0	0	0	0	0	7			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/01957/FULL	Full	17/03/2022	Started	Not allocate	Tiverton	Garages and Forecourt, Shapland Place, Tiverton		8		8	8	0	0	8	8	8	0	0	0	0	0	0	8	0	0	0	0	0	0	8			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/01796/FULL	Full	25/03/2022	Unimple	Not allocate	Tiverton	29 -31 Fore Street Tiverton EX16 6NA		8		8	8	0	8	0	8	8	0	0	0	0	0	0	8	0	0	0	0	0	0	8			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/02553/FULL	Full	13/05/2022	Unimple	Not allocate	Zeal Monac	Land and Buildings at NGR 271344 102459, Lower Burston Farm, Bow EX17 6LB		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/00967/MFUL	Full	19/05/2022	Unimple	Not allocate	Chawleigh	Land at NGR 270775 112743, West of School Close, Chawleigh EX18 7AT		10		10	10	0	10	0	10	10	0	0	0	0	0	0	10	0	0	0	0	0	0	10			Deliverable in five years in accordance with NPPF requirements
20/01263/MFUL	Full	10/08/2022	Started	Not allocate	Tiverton	Allotments, Tumbling Field Lane, Tiverton EX16 4FD		22		22	22	0	11	11	22	22	0	0	0	0	0	0	0	22	0	0	0	0	0	22			Site currently under construction.
20/00273/MFUL	Full	23/09/2022	Unimple	Not allocate	Halberton	Halberton Court Farm, High Street, Halberton EX16 7AW		14		14	14	0	14	0	14	14	0	0	0	0	0	0	0	12	2	0	0	0	0	14			Site has full planning permission, deliverable in five years in accordance with NPPF requirements. Build out reflects HELAA methodology.
21/02190/FULL	Full	07/10/2022	Unimple	Not allocate	Tiverton	29 Bampton Street, Tiverton EX16 6AH		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
22/00432/FULL	Full	20/10/2022	Unimple	Not allocate	Uffculme	Land at NGR 306758 113093, Clay Lane, Uffculme EX15 3AJ		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
21/01501/FULL	Full	13/12/2022	Started	Not allocate	Newton St	Former Primary School Site Newton St Cyres Devon		8		8	7	0	0	7	7	7	0	0	0	0	0	0	7	0	0	0	0	0	0	7			7 plots (originally 8 but 1 superseded). Under construction, deliverable in five years in accordance with NPPF requirements.
22/01938/PIP	Full	22/02/2023	Unimple	Not allocate	Cullompton	Land at NGR 301013 107138 (North of Rugby Football Ground) Knowle Lane Cullompton Devon		9		9	9	0	9	0	9	9	0	0	0	0	0	0	9	0	0	0	0	0	0	9			Minor scheme, deliverable in five years in accordance with NPPF requirements.
22/02378/TDC	Full	28/03/2023	Unimple	Not allocate	Cullompton	Land and Buildings at NGR 302006 104184 Westcott Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/00119/FULL	Full	06/04/2023	Unimple	Not allocate	Sandford	Land and Garages at NGR 282671 102585 Crofts Estate Sandford Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
22/01755/FULL	Full	02/06/2023	Unimple	Not allocate	Tiverton	130 West-Exe South Tiverton Devon EX16 5DT		9		9	9	0	9	0	9	9	0	0	0	0	0	0	9	0	0	0	0	0	0	9			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/00611/FULL	Full	18/08/2023	Unimple	Not allocate	Uffculme	Land and Buildings at NGR 306179 111561 Smithincott Farm Smithincott Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/00551/TDC	Full	24/08/2023	Started	Not allocate	Cullompton	Land and Buildings at NGR 302056 104022 (Westcott Park) Westcott Devon		5		5	5	0	0	5	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Under construction. Minor scheme, deliverable in five years in accordance with NPPF requirements.
22/02140/FULL	Full	04/09/2023	Unimple	Not allocate	Sandford	Land at NGR 278861 103163 (Langlands Farm) New Buildings Sandford Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/01223/PNCOU	Full	05/10/2023	Unimple	Not allocate	Kentisbeare	Land and Buildings at NGR 305875 108970 Wressing Barton Kentisbeare Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
22/02196/FULL	Full	19/10/2023	Unimple	Not allocate	Bampton	Land and Buildings at NGR 293215 124110 (Higher Grants) Exebridge Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/01360/FULL	Full	07/12/2023	Unimple	Not allocate	Cheriton Bis	Land and Buildings at NGR 277972 95226 (Cheriton Farm Yard) Cheriton Bishop Devon		5		5	5	0	5	0	5	5	0	0	0	0	0	0	5	0	0	0	0	0	0	5			Minor scheme, deliverable in five years in accordance with NPPF requirements.
23/01695/FULL	Full	20/12/2023	Unimple	Not allocate	Sandford	Land and Buildings at NGR 282491 101456 (Frogmire Farm) Crediton Devon		5	</																								

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)	2024/25	2025/26	2026/27	2027/28	2028/29	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