

THRIVING TOWNS AND VILLAGE POLICY AREA TRAJECTORY AGREEMENT

Site Type	Site Name	JLP Reference	Planning App reference	Developer/Landowner/Promoter agreement with forecast	Forecast Commentary	Forecast Assumptions (Where no agreement or developer/landowner/promoter response)	Developer (where Known)
Commitment	Erme Mews, Park Street, IVYBRIDGE Devon, PL21 0DP		27/2221/04/F		SITE COMPLETE		
Commitment	Development site of SX 7752 4240, FROGMORE		43/2855/14/F	No response from landowner	Site Started. The 9 affordable dwellings were completed by 2016/17 . One market dwelling had not started but evidence signals landowner's intent for one or more dwellings to be built (App 43/1661/15/F submitted by landowner was permitted on 7 Dec 2015 for amendment to plot 10 to include erection of two semi-detached dwellings in lieu of one detached dwelling)	In absence of response from the land owner the trajectory is based on one dwelling (the implemented permission) in 2019/20.	HASTOE HOUSING - developer of the 9dws built - now off-site. Developer UNKNOWN for the remaining one open market dwelling
Commitment	Riverside, TOTNES (Development between Steamer Quay and Weston Lane, Bridgetown, TOTNES)		03_56/0447/12/O 03_56/1419/14/RM 1792/15 RM	Forecast agreed with developer response. All remaining dwellings (81) complete by end March 2018	Site Under Construction RM PPs (106 dws) 85 built + 17 UC + 4 NS; RM PP (60 C3 extra care units) 60 UC at end March 2017		LINDEN HOMES
Commitment	Ashburton Road, TOTNES		14_56/2246/13/F	Developer confirms all dwellings have been completed in 2017/18	Site Under Construction 42 built + 8 UC at March 2017		BLOOR HOMES
Commitment	Follaton Farm, TOTNES		56/2346/10/O 56/1355/12RM	Developer confirms all dwellings have been completed in 2017/18	Site Under Construction 52 built + 8 UC at March 2017		GALLIFORD TRY/ LINDEN HOMES
Commitment	Webber Yard and Sawmills Field , TOTNES (Land at SX783620, Sawmill Field, Dartington)		14/1744/13/F		SITE COMPLETE		CAVANNA HOMES
Commitment	Higher Tweed Mill (Webber Yard and Sawmills Field , DARTINGTON TQ9 6JY)		14/1745/13/O 2851/16/ARC 1019/17/ARC	Forecast agreed with developer response. 30 dwellings complete by end March 2019			CAVANNA HOMES
Commitment	Land at Milizac Close, YEALMPTON		62/2948/11/O (hybrid =Full for 60 dws on Phase 1) AND 62/1461/13/RM for 45 on phase 2		SITE COMPLETE		TAYLOR WIMPEY HOMES
Commitment	Stanborough Farm, Moreleigh, TOTNES TQ9 7JQ		22/1967/13/F	No response from developer	Site Under Construction 4 Built + 2UC+ 6NS (March 2017) All affordable dwellings. SDRHA website states 8 dws now under construction	Delivery rate based on that achieved in 2016/17 ie 4 dpa	SOUTH DEVON RURAL HOUSING ASSOCIATION
Commitment	Bonfire Hill, SALCOMBE		41/1915/13/F (part)		SITE COMPLETE (see also JLP allocation for residue of site)		BLOOR HOMES
Commitment	Land at SX805 510, Town Farm, BLACKAWTON		06/0992/14/F	Forecast agreed with Developer response - regarding: Site start early 2018 - with completions in 2018/9 and 2019/20.		Response did not provide specific completion rates. JLP Councils trajectory based on 30 dpa - with 30 completions in 2018/19 and 30 in 2019/20	LINDEN HOMES
Commitment	Development site adj to Venn Fm, Brixton		07/2022/12/F		SITE COMPLETE		DAVID WILSON HOMES
Commitment	Sx550 522 adjacent to Venn Farm, Brixton		07/1197/15/O	Forecast agreed with Developer response. Applicant (David Wilson Homes) confirms they have no interest in developing this site and they are not the landowner. Views of landowner sought but no response from landowner received in time for this analysis	Site Note Started. Outline planning permission has not expired. Site allocated for housing in Rural Areas Site Allocations DPD, but at this time no current evidence of delivery intention.	In the absence of evidence of delivery intention at this time, the 17 dwellings permitted are omitted from the housing trajectory supply for the plan period	UNKNOWN

Commitment	Development Site At Sx 551 523 Adjacent To Venn Farm Brixton		07/1196/15/F	Forecast agreed with Developer response. 15 dwellings complete by end March 2018, and remaining 2 dwellings complete by end March 2019.	Site started by April/May 2017		DAVID WILSON HOMES
Commitment	Hareston Farm, Brixton		0955/16/FUL	Forecast broadly agreed with developer response. With 8 complete in 2018/19 and 5 complete in 2019/20.	Site Under Construction (10 UC + 3 NS at end March)	Developer referred to additional dwelling that has been permitted ie site capacity should be 14 dws. But the additional dwelling (Pump House) has been counted in small sites commitments because it is outside the large site permitted area, so is not counted in the large site supply	DART DEVELOPMENTS
Commitment	Development site South of A379, Churchstow		11/0046/14/F		SITE COMPLETE		DEVON AND CORNWALL HOUSING
Commitment	field opposite Wheat Park, Totnes Road, DIPTFORD		17/2267/12/F	Forecast agreed with developer response - All 15 dwellings complete in 2019/2020 (this is a new developer (with contract to purchase subject to planning))	Site Started - commencement of 17/2267/12/F confirmed by 18 March 2016. Site is allocated - RA14 Rural Areas Site Allocation DPD. New developer anticipates submitting new planning application in near future for similar scale of development		JAMESON HOMES
Commitment	Gara Rock Hotel, East Portlemouth		2104/13 F		SITE COMPLETE (monitored as complete in 2015/16) Removal of condition 3 of planning permission 20/1058/12/F to allow unrestricted occupation of apartments and cottages pp 28 January 2014		AMINGHURST LTD
Commitment	West of Workshops, Church Road, Ermington		21/1425/12/F		SITE COMPLETE		BARRATT DAVID WILSON
Commitment	Land at SX7795,6599 west of Beara Farm, LANDSCOVE		50/0021/14/F		Site Not Started. Windfall site with Full planning permission and is a Village Housing Initiative site (10 affordable + 4 market dws). Currently stalled as the agent for the applicant (TRAND UK) has gone into voluntary liquidation. Durrants Land (on behalf of CCKKA Investments Ltd) now have an interest in the site	Standard assumptions on lead in time for site of 10 to 49 dws in TTV but due to uncertainty site start forecast to be later in plan period (in 2026). Uncertainty is due to new developer signalling intention to develop site the in near future, but seeking to vary mix of housing from that in S106. No agreement yet reached about any variation in mix or timing of mechanism to amend mix.	DURRANTS LAND
Commitment	Harveys Field, Loddiswell		32/0844/12/F		SITE COMPLETE		
Commitment	Land adjacent to Alston Nursery, MALBOROUGH		33_46/1890/11/F		SITE COMPLETE		
Commitment	Land at Alston Gate, MALBOROUGH TQ7 3BT		33_46/0918/14/O	Forecast agreed with Developer response. 16 dws complete in 2019/20.	Site Not Started. Site has outline planning permission for 16 dwellings (with S106 for 50% affordable housing). Agent advises that an RM application is shortly to be submitted		UNKNOWN
Commitment	Proposed development site, Land at SX 865627, Moorview, MARLDON		34/2184/13/O 34/1944/15/RM 34/1513/14/RM	Forecast agreed with Developer response. Remaining 8 dws complete in 2017/18	SITE COMPLETE as at 7 November 2017 (site visited)		LINDEN HOMES
Commitment	Development Site At Sx 553 487 Parsonage Road, NEWTON FERRERS		37/1714/15/F		SITE COMPLETE		DEVON AND CORNWALL HOUSING
Commitment	Sx 5670 4944, west of Collaton Park, Newton Ferrers		37/2548/14/O	Forecast agreed with Developer response. 20 dws complete in 2019/20; 30 complete in 2020/21 and remaining 20 complete in 2021/22	Site Not Started. Site has outline planning permission for 70 dws. Agent for landowner confirms that negotiations are well advanced with developers with the intention being to submit a reserved matters application before September 2018		UNKNOWN - but negotiations between landowner/agent and developers are in progress
Commitment	Land adj. 11 Garden Close, Rattery		39/0343/13/F		SITE COMPLETE		DEVON AND CORNWALL HOUSING

Commitment	Sparkwell Golf Course, Wellbeck Manor, SPARKWELL		49/0445/14/O 49/2377/15 RM	Forecast agreed with Developer response. 22 dws complete in 2018/19;	Site Started 24 April 2016. Additional dwelling permitted on site after the 2017 Monitoring Point so not in this trajectory		BLUE CEDAR HOMES
Commitment	Rowes Farm, Aish Rd, Stoke Gabriel		52/0008/11/F		SITE COMPLETE		MIDAS HOMES
Commitment	School Road, STOKE FLEMING		51/0704/11/F		SITE COMPLETE		BLOOR HOMES
Commitment	Phase 2 Development at SX8597 4853, School Road, STOKE FLEMING		51/1021/14/F 51/1867/15/DIS pp21/4/16		SITE COMPLETE		CAVANNA HOMES
Commitment	Proposed Development Site At Sx 8504 5721 Coombe Shute STOKE GABRIEL		52/2477/15/F	Forecast agreed with Developer response. 10 dws complete in 2018/19			BLUE CEDAR HOMES
Commitment	Sx 8502 5769 Paignton Road, Stoke Gabriel		52/1503/15F	Forecast broadly agreed with Developer response (based on developer advice of December 2018 first sale. Last sale March 2020)	Site Not Started. Developer advice is for 26 dws pa delivery rate- but completions in only part of 2018/19, so a higher number of dwellings would have to be built in 2019/20 if the site is to be completed by March 2020	Assume 12 dws delivered Dec 2018 to March 2019 (rate of 3 per month - in this winter period). Remaining 41 dws in 2019/20 (consistent with average build rate for volume builder - SHLAA)	CAVANNA HOMES
Commitment	Development site at Knighton Road, WEMBURY		58/1352/12/F	Forecast agreed with Developer response. 10 dws complete in 2017/18 and remaining 8 dws complete in 2018/19			TAMAR AND PROVINCIAL PROPERTIES
Commitment	Land at SX5287 4925, WEMBURY		58/1267/14/RM 58/0176/13/O		SITE COMPLETE		TAYLOR WIMPEY HOMES
Commitment	Fort Bovisand, Bovisand, Devon PL9 0AB		58/2441/15/F		Site Not Started. Site has Full planning permission for residential development (50 dws), interpretation centre, café/ restaurant. Scheduled Monument consent granted 21/02/16. But Heritage Lottery Funding was needed for the development to be viable. The funding bid was turned down on 8 April 2016.	This scheme depended on external funding for it to be viable. Without the funding the development permitted is not deliverable. The 50 dwellings permitted are omitted from the housing trajectory supply for the plan period	FORT BOVISAND DEVELOPMENTS LTD
Commitment	Home Field WEST ALVINGTON TQ7 3QQ		59/2482/14/F		SITE COMPLETE		DEVON AND CORNWALL HOUSING
Commitment	1 Land Adjacent To 65 Crediton Road, Link Road, OKEHAMPTON		11462/2008		SITE COMPLETE - 11 built + 1 NS but the 1 NS is not expected to be implemented because the housebuilder has departed the site		STONELODGE DEVELOPMENTS LTD/ DEVON CONTRACTORS LTD
Commitment	(Meldon Fields) Land adj.Exeter Road Ind Est, OKEHAMPTON		02477/2012 /RM 13354/2009/O	Forecast broadly agreed with Developer response. 49 dwellings complete by end March 2018, with remaining 11 dws complete March 2019	Site Under Construction. 35 built before plan period (not in the trajectory); 222 built 2014 to 2017; 49 dws U/C and 11 N/S at end March 2017		LINDEN HOMES
Commitment	Land adj.Exeter Road Ind Est, OKEHAMPTON		02728/2012 (Full)		SITE COMPLETE 6 (net 5) built before plan period; 24 built 2015/16		PERSIMMON HOMES
Commitment	Baldwin Drive, OKEHAMPTON		00108/2015 RM 02420/2012/O 02418/2012 /O	Forecast agreed with Developer response. 20 dws complete in 2020/21 and remaining 23 dws complete in 2021/22	Site Not Started.		LEANDER DEVELOPMENTS
Commitment	Shobrook Warehouses, Folly Gate, Okehampton		02440/2012/O	No response received	Site Not Started. Brownfield site involving demolition of industrial units.		UNKNOWN
Commitment	The Market, Fore Street, NORTH TAWTON		3105/16/FUL 3106/16/FUL 13457/2009 RM 8748/2006/OKE outline	Forecast agreed with agents for Developer response. Agents advised that developers anticipate Feb/March 2018 to start building the remaining 12 units. Anticipate all 12 dwellings will be completed in 2018/19.	Site Under Construction. 4 built before plan period (not in the trajectory) plus 8 built 2014 to 2017. Remaining 12 dws on two RM permissions permitted 24 Feb 2017).		EAST DEVON ESTATES LTD
Commitment	Woolen Mill, NORTH TAWTON		01990/2011/FULL	Forecast agreed with developer response. Agent response is that Wainhomes advises they will not be progressing the existing permission on the Woolen Mill and that they are unlikely to submit a new scheme	Site Not Started. Full planning permission for 62 dws and B1 offices. Site is not deliverable as the developer does not intend to implement the planning permission. So these 62 dwellings have been omitted from the trajectory supply in the plan period.		WAINHOMES

Commitment	Woolacombe Road, BERE ALSTON		00262/2013/Full		SITE COMPLETE		HASTOE HOUSING
Commitment	Cross Roads Farm Road from Huddispitt Cross to Cross Road, Lewdown Devon EX20 4DP		0035/16/OPA 2878/16/F	Forecast agreed with Developer response 17 dws completed by 2021/22	Site Not Started. (Outline PP for 14; plus Full pp for 3). Developer is anticipating submission of Reserved Matters application early in 2018		SOUTHERN PROPERTIES
JLP Allocation	land at Cotton, DARTMOUTH	TTV5	15_51/1710/14/O	Forecast agreed with agents for landowner response. (Single outlet, part year of development in 2019/20 then delivery rate of 50dpa thereafter)	Site Not Started. Phase 1 has Outline PP for 240 dws. Agent advises -anticipates submission of Reserved Matters application on Phase 1 by end 2017 & submission of Outline planning application for Phase 2 of site by end 2017		UNKNOWN (applicant was Millwood Homes)
JLP Allocation	Noss-on-Dart, DARTMOUTH	TTV6	(NDY)	Forecast amended to agree in part with developer's latest response. That is: 39 dwellings complete in 2021/22 20 dws complete in 2022/23 20 dws complete in 2023/24 21 dws complete in 2024/25 (but not additional dwellings beyond site total of 100 dwellings)	Hybrid application 2161/17/OPA validated 27 June 2017 - PENDING decision. Comprises: Full planning application for part demolition of existing buildings and removal of existing marina pontoons and buoys; redevelopment comprising a new marina of 232 berths with associated infrastructure ; boatyard with associated infrastructure, retail/cafe/commercial/ education and training units (3,233 sq m Use Classes A1/A3/B1/B2/B8/D1), drystack boat storage facility, decked car park, ...; a hotel (4,650 sq m); 39 residential units (Use Class C3); public square, car parking and access. Outline planning -includes residential development.	Response from agents - developer is seeking 130 dwellings. But allocation is for 100 dwellings. First 39 dwellings are within the full application. Remainder of dwellings would require Reserved Matters applications.	PREMIER MARINAS (DART) LTD
JLP Allocation	East of Ivybridge, IVYBRIDGE	TTV8	27_57/1347/14/F NDY on 57/2472/14/O	Forecasts agreed for developer responses from Barratt David Wilson and Taylor Wimpey Homes No response from Hannick Homes	Site Under Construction Full PP on part (222 dws) 14 UC + 208 NS (BDW); Outline App on part(198 dws - Hannick Homes) Awaiting S106. (following 23/09/15 Committee resolved conditional approval) Taylor Wimpey anticipate submission of Full planning application for 125 dws in April 2018	In absence of response from Hannick Homes, & mindful of the other sites in Ivybridge with planning permission and developers' intentions to submit applications next year, the Councils consider it prudent for the trajectory to show completions for that part of the site with the Outline planning application later in the plan period as follows: 50 pa starting in 2026/27 (50 completions) and 50 pa thereafter. Whilst there is evidence that development at Ivybridge in the past has occurred at high levels, this was not at a time when a major urban extension was being developed nearby. Concern over concentration of development near to Sherford could undermine delivery at Sherford	BARRATT DAVID WILSON TAYLOR WIMPEY HANNICK HOMES
JLP Allocation	Land at Filham, IVYBRIDGE	TTV9			In response developer anticipates submitting hybrid application for housing in June 2018, with first unit completion in October 2020	Mindful of the other sites in Ivybridge with planning permission and developers' intentions to submit applications next year, the Councils consider it prudent for the trajectory to show completions this site later in the plan period as follows: 2022/23 - 20 completions and 40 pa thereafter. Whilst there is evidence that development at Ivybridge in the past has occurred at high levels, this was not at a time when a major urban extension was being developed nearby. Concern over concentration of development near to Sherford could undermine delivery at Sherford	BLOOR HOMES

JLP Allocation	Land at Stibb Lane, IVYBRIDGE	TTV10		Forecast amended to agree in with developer's response with 20 complete in 2019/20, 50 in 2020/21 and remainder in 2021/22	Developer anticipates submitting outline planning application in 2018, followed by RM application late in 2018		PERSIMMON HOMES
JLP Allocation	Stowford Mill, IVYBRIDGE	TTV11.1	27/1336/15/F 1955/17 ARC	Forecast broadly agreed with latest responses from Expedite (project managing development) for land owners - with 32 Later Living units complete in 2019/20. 27 apartments in mill conversion in 2020/21 followed by new build units (24 in 2021/22 and remaining 14 units in the following year.	Site Not Started Conditions are being discharged. Amended phasing being proposed by developer		BURRINGTON ESTATES in joint venture with PILLAR LAND SECURITIES
JLP Allocation	Woodland Road, IVYBRIDGE	TTV11.2	1971/16 /FUL	Forecast amended to agree with developer response. 56 dws complete in 2017/18 and 18 dws complete in 2018/19	Site Under Construction 5UC & 69 NS at end March 2017		
JLP Allocation	Cornwood Road, IVYBRIDGE	TTV11.3	(NDY)		Application for 38 dwellings (net 37) 2208/16/FUL - validated 19 July 2016 - decision PENDING	Applicant (STRONGVOX) response advises that they have sold the site to another developer, No further details provided. Planning application has not yet been determined. There are reasonable prospects of housing development on this site because the site has been sold to a developer, but uncertainty about the timing. the trajectory has been amended - with a later site start in 2025 and completions in 2025/26 and 2026/27 at a delivery rate of about 30 dpa (ie years 9 and 10 from the Monitoring Point)	UNKNOWN
JLP Allocation	Dame Hannah Rogers School, IVYBRIDGE	TTV11.4		Telephone response received from the landowner confirming continuing intention for site to be developed for housing	Landowner advises that development will occur at same time as other development in Ivybridge - within the next 5 years. No planning application at this time	In the absence of a planning application, or a developer at this time, and mindful of the other planning permissions with known developers on sites in Ivybridge (some have started), the Councils consider that development of this site early in the plan period is unlikely. It is reasonable to include it later in the plan period. Site has the potential to be brought forward in the trajectory	UNKNOWN
JLP Allocation	The Quayside, KINGSBRIDGE	TTV13		Agree in part with response from Landowner for part of site (South Hams District Council) regarding Areas 3 and 4 in the Masterplan Priority for Phased Area 4 funded from Community Housing Fund, then Area 3 ie 20 complete in 2022/23 20 dws complete in 2023/24	On 19 October 2017 The Executive Committee of South Hams DC resolved that officers proceed to Stage 2 of the Kingsbridge Quayside Master Plan - relating only to Area 3 (18 dws affordable shared ownership) & Area 4 (22 dws community housing scheme). Based on that decision, Stage 2 therefore omits Area 2 (between 28 and 49 dws)	The decision of the 3 Full Councils to submit the JLP including the allocation for 100 dws at Kingsbridge Quayside is not superseded by the Executive resolution on the masterplan. The trajectory has been amended to include the remaining 60 dwellings, ie that are not part of Stage 2 at this time, but for this to be at the end of the plan period (2031/32; 2032/33 & 2033/34) at a delivery rate of 20 dpa ie similar to the rates for Areas 3 and 4. This is an appropriate response to manage the uncertainty consequential to the Executive decision.	UNKNOWN (but landowner for part of site is South Hams DC)
JLP Allocation	West of Belle Hill, KINGSBRIDGE	TTV14	0299/17/OPA newpp	Forecast amended to agree with developer response. 20 dws complete 2019/20 40 dws complete 2020/21 36 complete 2021/22 le slight reduction in site capacity - trajectory counts total of 96 dws reflecting the planning permission (<i>allocation dwellings numbers are indicative</i>)	Site Not Started, Outline application 0299/17/OPA for 96 dwellings granted planning permission on 20 October 2017 Developer anticipates RM application submission September 2018		WESTCOUNTRY LAND

JLP Allocation	West Alvington Hill, KINGSBRIDGE	TTV15.1	28/0508/15/O		Site Not Started - Outline planning permission for upto 60 dws and employment development Developer advises that negotiations are at advance stage with prospective purchaser. Regional housebuilder to to prepares RM application for submssion early in submission in 2018	Forecast has been informed by developer response but the councils consider that the developers forecast of completions in the lat quarter of 2018 or early 2019 to be overly optimistic. Even if permission is granted in late 2018, conditions need to be discharged and site works undertaken plus building the first dwellings (about 8 months in total from permission at least). The Councils consider that a more realistic trajectory is as follows (ie the same delivery rate as the developers' forecasts but a year later in the trajectory) 20 dws complete 2019/20 30 dws complete 2020/21 10 complete 2021/22	CJH Land
JLP Allocation	North West of KINGSBRIDGE	TTV15.2	28/1244/13/O (lapsed 6/6/2017)	Site capacity of 111 dwellings and Delivery rate of 30 dpa - agree. But not agree with forecast dates of delivery	Site Not Started. Outline planning permission lapsed June 2017. Agent advises that previous issues relating to commercial negotiations and agreement have been resolved, and that the national housebuilding intends to submit a new full planning application during 2018 for about 111 dwellings (this is the total already in the trajectory for this site)	The response received states that completions will take place from 2019/20 onwards. The Councils consider that development of this site at the same time as West Alvington Hill and West of Belle Hill sites is unlikely. Adding another 30 dpa is unrealistic, particularly as it would concentrate much of the planned growth at Kingsbridge into a 3 to 4 year period. The Councils consider that a more reasonable approach is to forecast delivery spread over a longer time frame, whereby the trajectory forecasts completions on this site follow on after the completions at West Alvington Hill and West of Belle Hill have ended (ie from 2022/23 (part year) and at 30 dpa thereafter). Site has the potential to be brought forward in the trajectory	CJH Land
JLP Allocation	East of OKEHAMPTON	TTV18	01089/2013/O	Forecast broadly agreed with developer response - ie agree on site capacity of 375 dwellings and delivery rates but disagree on date of first completions	Site Not Started. Outline planning permission for 375 dwellings. Agent for developers advises that Housebuilder intends submit to RM application for Parcel 2 (Phase 1 - 73) towards end of 2017 and then submit RM Application for Parcel 2 (Phase 2 - 75) in January 2018. Other RM applications to follow.	Councils consider that delivery rates of 73 in one year (Parcel 2 Phase 1) and 75 dws in the next year (Parcel 2 Phase 2) is deliverable provided that the phases provide a range of products. Consider that response is somewhat optimistic in anticipating 73 dwellings in 2018/19. More realistic for the timescales to move back by about 6 months to allow sufficient time for development management processes and site works ie for the trajectory to show about 6 months of completions in that year.	Redrow Homes
JLP Allocation	East of OKEHAMPTON	TTV18	(NDY)	Forecast agreed with developer response with 30 complete in 2019/20, and then 50pa thereafter			HANNARD DEVELOPMENTS (but housebuilder not yet known)
JLP Allocation	Callington Road, TAVISTOCK	TTV21	00554/2013/O	Forecast agreed with developer response; delivery rate of 75 dps - with 60 dws complete in 2019/20, and 75 pa thereafter	Trajectory allows sufficient time for design review of reserved matters proposes before RM application is submitted		BOVIS HOMES

JLP Allocation	Plymouth Road, TAVISTOCK	TTV22			Developer has indicated that planning application will be submitted soon. with first completions in 2020. But the development of this site needs to be considered in combination with other sites in the town	.Mindful of the other sites in Tavistock with planning permission and developers' intentions to submit applications next year, the Councils consider it prudent for the trajectory to show completions for at least one major site at Tavistock later in the plan period as follows: starting in 2023/24 (50 completions) and 50 pa thereafter. This is more realistic. Deferring the date of first completions is more consistent with maintaining a greater continuity of supply at Tavistock across the plan period in this part of the HMA, whilst still boosting housing supply in the area. Site has the potential to be brought forward in the trajectory	LINDEN HOMES
JLP Allocation	New Launceston Road, TAVISTOCK	TTV24.1	2022/16/OPA	Forecast broadly agreed with developer response (developer trajectory is in calendar years)- JLP trajectory converts this to financial years i.e. 11 completions in 2019/20; 42 in 2020/21, 42 in 2021/22 and 42 in 2022/23, with remaining 11 complete in 2023/24	Developer has indicated RM application submission end 2017/early 2018		CAVANNA HOMES
JLP Allocation	Butcher Park Hill, TAVISTOCK	TTV24.2	00610/2015/O	Agree in part with response from developer - regarding delivery rate 40dpa and 18 in year one, 40 in years 2 and 3, with remaining 12 in the following year, but not agree on date of first completions	Developer anticipates RM submission in November 2017, approval in March 2018 and first completion Jan 2019 (with 18 complete in 2018/19)	Council considers that the lead in time proposed by the developer is too optimistic - it needs to allow sufficient time for discharge of conditions, completion of contractual/legal matters; marketing and site works. More realistic to add another 6 months to the lead in time, i.e. 40 completions in 2019/20, 40 completions in 2020/21 and remaining 30 dws complete in 2021/22	BARRATT DAVID WILSON HOMES
JLP Allocation	Brook Lane, TAVISTOCK	TTV24.3	00233/2015/O		Application 2789/17/VAR to vary S106 agreement- Refused by Development Management and Licensing Committee 17 October 2017. Developer states that they can't confirm dates for delivery. But when permitted will commence in 6-8 weeks with 52/60 week build programme	Trajectory allows sufficient time for either a new full planning application (or for appeal process) Council has amended to move delivery back - forecast shows 23 dwellings complete in 2021/22.	WESTWARD HOUSING
JLP Allocation	The Trendle, TAVISTOCK	TTV24.4	11570/2008	Forecast agreed with developer response all 12 dws complete in 2019/20	Site not started		BLUE CEDAR HOMES
JLP Allocation	Land at KEVICC, TOTNES	TTV26	2092/16 FUL	Response from Landowner (King Edward VI Community College) states that the College is undergoing a review of its priorities, which includes the potential future use of the Elmhirst Site which is owned by the Dart Valley Learning Trust	No planning application at this time.	Site had been put forward for consideration as a SHLAA site. No evidence at this time to confirm that site is not available. The Councils consider that the site should be included in the housing trajectory towards the end of the plan period. This is an appropriate way to manage the uncertainty consequential to the KEVICC response. The trajectory shows completions on this site 2026/27 to 2029/30 at a build rate of about 40 dpa. So completions start after most of the planned development forecast for Totnes and Dartington have ended, but before the remainder of the Baltic Wharf site forecast for completions in the last 3 years of plan period. The site trajectories provide for a continuity of housing development serving the Totnes and Dartington area across the plan period.	UNKNOWN

JLP Allocation	Land at Baltic Wharf, TOTNES	TTV27	56/1939/10/O; 56/0654/13/RM; 56/0104/13/RM	Forecast agreed with developer response for the first 95 dws (these have RM permissions) Current developer confirms that they do not intend to purchase the remainder of the site that has outline planning permission.	Site Under Construction 52 built and 43 under construction at March 2013. Residue of site with outline application - upto 95 dws - no RM application yet submitted for this area	The residue of the site with outline planning permission could still be developed. No evidence at this time to confirm that site is not available. The Councils consider that the site should be included in the housing trajectory towards the end of the plan period. This is an appropriate way to manage the uncertainty consequential to the Bloor Homes response. The trajectory shows completions on this site 2028/29 to 2030/34 at a build rate of about 40 dpa . ie after the other Totnes/Dartington sites have finished development. The site trajectories provide for a continuity of housing development serving the Totnes and Dartington area across the plan period.	BLOOR HOMES (for the 95 dws with RM permssion) Remainder of outline UNKNOWN developer
JLP Allocation	Dartington Lane, TOTNES	TTV28.1		Forecast agreed with developer response 25 dws complete in 2020/21 and 25 dws complete in 2021/22	Landowner is reviewing type & Mix- so amended build rate. Anticipates submitting planning application at end 2017/Early 2018		DARTINGTON HALL TRUST (Housebuilder is UNKNOWN at this time)
JLP Allocation	Great Court Farm, TOTNES	TTV28.2	03/2163/14/O 3715/16/ARM	Forecast agreed with developer response. 3 dws complete in 2017/18; 36 complete in 2018/29; and 35 complete in 2019/20	Site now Under Construction RM application granted permission 4 April 2017 for 74 dwellings. Discharge of conditions approved August and September 2017. Site started.		BAKER ESTATES
JLP Allocation	Transition Homes, TOTNES	TTV28.3	(NDY)	Forecast agreed with developer response - 17 dws complete in 2018/19 and 10 dws complete in 2019/20			TRANSITION HOMES COMMUNITY LAND TRUST (Housebuilder is UNKNOWN at this time)
JLP Allocation	ATMOS (former Dairy Crest site) TOTNES	TTV28.5	0440/16/CRB	Response from Triformis on behalf of Totnes Community Development Society - Developer agrees with trajectory regarding the 62 dwellings.	Site Not Started Community Right to Build Order made 1st March 2017; includes 62 dws	CRB order also includes 37 units for older people. Developer now advises that these would be C3 so could be included in the trajectory. However, discharge of conditions that would confirm whether the use class is C2 or C3 have not yet occurred. So this trajectory has not included those 37 units.	TOTNES COMMUNITY DEVELOPMENT SOCIETY (Housebuilder is UNKNOWN at this time)
JLP Allocation	Woolacombe Road, BERE ALSTON	TTV29.1		Forecast agreed with developer response			
JLP Allocation	South of Woolacombe Road, BERE ALSTON	TTV29.2		Forecast agreed with developer response			
JLP Allocation	Dartington Hall (Higher Barton) , DARTINGTON	TTV29.4		Forecast agreed with developer response - 20 dws complete in 2021/22	Developer anticipates submission of planning application in 2020		DARTINGTON HALL TRUST (Housebuilder is UNKNOWN at this time)
JLP Allocation	Foxhole, DARTINGTON	TTV29.5		Forecast agreed with developer response - 20 dws complete in 2022/23, then 40 pa thereafter	Developer anticipates submission of planning application in 2019		DARTINGTON HALL TRUST (Housebuilder is UNKNOWN at this time)
JLP Allocation	Brimhay Bungalows, DARTINGTON	TTV29.6	14/0142/15/F	No response received	Full application 14/0142/15/F for gross 32 dws (net 14) granted planning permission 20/10/2017.		SOUTH DEVON RURAL HOUSING ASSOCIATION
JLP Allocation	Broom Park, DARTINGTON	TTV29.7		Forecast agreed with developer response 20 complete in 2028/29 with 30 pa thereafter			DARTINGTON HALL TRUST (Housebuilder is UNKNOWN at this time)
JLP Allocation	Sawmills Field , DARTINGTON	TTV29.9		Forecast agreed with developer response -20 complete in 2021/22 and 20 complete in 2022/23			DARTINGTON HALL TRUST (Housebuilder is UNKNOWN at this time)

JLP Allocation	Hatherleigh Market, HATHERLEIGH	TTV29.11	00760/2013/O (Lapsed 1/8/2017)	Forecast agreed with developer response -36 complete in 2019/20 and 36 in 2020/21 with remainder in following year.	Site Not Started Outline Planning application lapsed Developer anticipates submission of Full planning application ate end 2017/early 2018		KINGSWOOD HOMES
JLP Allocation	Hatchmoor, HATHERLEIGH	TTV29.12		No response received	Multiple part/multiple ownership small sites	One outlet. Build rate of 30 pa (delivery rate slower than historic evidence for larger sites– from TTV applications of sites – SHLAA report)	UNKNOWN
JLP Allocation	Glenhaven, LIFTON	TTV29.13		Part agreed with developer response - for delivery rate of 25 pa	Developer anticipates completions starting in 2021/22 and is seeking to progress planning application preparation	Council considers it prudent for a slightly more cautious trajectory with completions from 2022/23	UNKNOWN
JLP Allocation	West of Palm Cross, MODBURY	TTV29.15	35/0059/15/F	Housebuilder response refers to 29 built, 34 under construction (to be completed June 2018), estimated 30 pa thereafter. Councils convert this to financial years ie 21 of the under construction completed by March 2017 (so 50 build in 2017/18) with residue of site built in 2018	Site Under Construction Full PP (gross 93 dws; net 92 dws) 1 built + 12 UC + 80 NS at end March 2017		BLOOR HOMES
JLP Allocation	Pennpark, MODBURY	TTV29.16		No response received		One outlet. Build rate of 30 pa split across 2 years with 20 complete in 2025/26 and 20 in 2026/27 ie implemented after the second phase of Bloor Homes development at Modbury (west of Barracks Road) is completed	UNKNOWN
JLP Allocation	West of Barracks Road, MODBURY	TTV29.17		Forecast agree with developer response - 10 in 2019/20 and 30 in the following year	Developer anticipates planning submission end of January 2018 with first unit completion December 2019.		BLOOR HOMES
JLP Allocation	Batheway Fields, NORTH TAWTON	TTV29.18	01037/2013 F (for housing) outline for emp		Site Under Construction 48 dws built + 13 UC at end March 2017		WAINHOMES
JLP Allocation	Bonfire Hill, SALCOMBE	TTV29.19	41/1915/13/F (part of this permission)	Forecast agreed with developer response. 12 dws complete in 2018/19	Site Under Construction Residue (13 dws) of Full PP; 1 built + 12 NS at end March 2017		The 1 dwelling was built by BLOOR HOMES. The remaining 12 dws are being developed and marketed by VERSANT
JLP Allocation	Shadycombe , SALCOMBE	TTV29.20	41/1262/15/F (part of site)	Forecast agreed with developer response firs 6 dwellings in 2021/22with remainder of 14 dwellings in 2023/24	South Hams DC is one landowner		UNKNOWN
JLP Allocation	Land West of West End Garage, SALCOMBE	TTV29.21			Agent has indicated that landowner anticipates submitting application in winter 2018 with first completions in 2019/20	Prudent at this time to consider this a longer term site. One outlet. Build rate of 20 pa split across 2 years starting in 2024/25(small site – expectation of SME builder; so delivery rate slower than historic evidence for larger sites– from TTV applications of sites – SHLAA report)	UNKNOWN
JLP Allocation	Green Park Way , CHILLINGTON	TTV29.22	(NYD)	Forecast agreed with developer response (Agent for developer qualifies agreement by stating "providing the scheme is deliverable relevant to the level of affordable housing being provided) -	Outline App 0771/16/OPA (65 dws) Development Management Committee resolved to approve 15 March 2017- awaiting S106 Agreement. Secretary of State 27/3/17 decided not to call in application)		ACORN PROPERTY GROUP

JLP Allocation	Land South East of Carehouse Cross STOKENHAM	TTV29.23		No response received		Prudent to forecast completions on this site after completion of Green Park Way site at Chillington One outlet. Build rate of 20 pa and in one year (small site – expectation of SME builder; so delivery rate slower than historic evidence for larger sites–	UNKNOWN
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