

## Appendix 3

### North Devon and Torrridge Local Plan

#### Site Allocation Status Update – October 2022 (Appendix 1 to Part 1 of Toolkit)

The following provides a brief delivery update on the status of key allocations within the local plan. It is limited to consideration of allocations related to those settlements that are considered in the strategic part of the local plan (Part One) – i.e. the sub-regional centre, strategic centre and main towns.

Allocation	Policy Summary	Status	Commentary	Allocation remains appropriate
<b>Barnstaple</b>				
BAR01: Westacott Strategic Extension	Approximately 950 dwellings; 5 hectares of land for economic uses; integrated social and community infrastructure including new Neighbourhood hub; 420 place Primary school including early years and youth provision, community facilities; park	Outline permission	<b>Western Parcel</b> Subject to Outline Planning Permission (62187) for up to 149 dwellings on the western part of this strategic urban extension to Barnstaple. Vehicular access was intended to go through Westacott Park (owned by North Devon Council). Decision taken by Council not to sell the site required for access so the developer is now looking at alternative provision off Castle Park Road, with a new planning application (75927) currently pending determination for a new service road. Site subject to an undetermined Reserved Matters application (73578) for the alternate erection of 134 dwellings which will need to be considered alongside the application for the proposed new access.	Yes

	and change facility			
	Approximately 950 dwellings; 5 hectares of land for economic uses; integrated social and community infrastructure including new Neighbourhood hub; 420 place Primary school including early years and youth provision, community facilities; park and change facility	Outline permission	<p><b>Eastern Parcel</b></p> <p>Subject to Outline Planning Permission (65448) for up to 820 dwellings, up to 0.28 hectares for a Neighbourhood hub, up to 1.9 hectares for employment uses, new Primary school, community sports provision and associated infrastructure. This permission relates to the larger eastern part of this strategic urban extension to Barnstaple. Site has benefitted from the Government's Housing Infrastructure Fund (HIF) to support delivery of a new roundabout on to the A361; which is actively under construction and which once complete will enable the release the site for delivery.</p>	
	Remaining part of the strategic urban extension to Barnstaple	No planning	<p><b>Northern Parcel</b></p> <p>Landowners apparently remain willing to develop the northern part of the site but no indication of imminent planning activity.</p>	
BAR02: Larkbear	Approximately 820 dwellings; 1.5 hectares of	Full permission	Subject to full planning permission (61119) for 236 dwellings (Phase I) with access off Old Torrington Road. Site is currently under construction with Persimmon &	Yes, although requires further work to fully

Strategic Extension	land for innovation and incubation units; neighbourhood hub to include 420 place primary school integrated social and community infrastructure		Elan Homes. The Local Planning Authority are currently considering a further Full application (70954) for 252 dwellings (Phase II) which was subject to a committee site visit at the end of August. Progression of future phases and the provision of a new junction on to the A361 is less certain, although this needs further investigation and confirmation through the Housing and Economic Land Availability Assessment. There is no active planning history or activity relating to the delivery of the innovation and incubation units to facilitate expansion of Petroc.	establish achievability.
BAR02a: Old Torrington Road, Roundswell	Approximately 138 dwellings integrated social and community infrastructure	Completed	Site has been built out and is complete.	Yes, although complete.
BAR03: Tews Lane, Roundswell	Erection of 350 dwellings integrated social and community infrastructure	Outline & Reserved Matters permission (Completed)	Site has been built out and completed for 350 dwellings by Linden & Cavanna Homes– 350 dwellings. The site has also delivered a new 420 place Primary school.	Yes
BAR04: Mount Sandford Green	Approximately 175 dwellings integrated social and community infrastructure together with 2.8 hectares	Outline & Reserved Matters permission	Site is subject to outline planning permission (54923) for 250 dwellings, although likely site delivery will realise 240 dwellings with 20% affordable housing due to concerns around viability. The site is actively under construction and will be delivered in phases (up to 6 phases), with Phase I (22 units) completed. There is currently no active delivery of the approved Innovation Park which may not come forward until such time as the housing is completed.	Yes

	for an Innovation Park			
BAR05: Westaway Plain, Pilton	Approximately 130 dwellings integrated social and community infrastructure	Completed (East of Shearford Lane)	Site subject to full planning permission (56396) for 42 dwellings. Site completed by Devonshire Homes.	Yes, although complete.
BAR05: Westaway Plain, Pilton	Approximately 130 dwellings integrated social and community infrastructure	Under Construction (West of Shearford Lane)	Site subject to outline planning permission (56685) for up to 110 dwellings, with subsequent Reserved Matters permission (65373) for 86 dwellings. Site is currently under construction by Barratt (David Wilson) Homes and nearing completion.	
BAR06: Land South of North Devon District Hospital	Erection of 105 dwellings integrated social and community infrastructure	Under Construction	Site subject to full planning permission (57503) for 105 dwellings. Site is currently under construction by Barratt (David Wilson) Homes.	Yes
BAR07: Land off North Lane, Bickington	Approximately 65 dwellings integrated social and community infrastructure	Under construction	Site subject to a hybrid planning permission (56351) for 65 dwellings. Hybrid permission grants full planning permission for 15 units (Phase I) which is currently under construction with further outline planning permission for 50 dwellings (Phase II).	Yes
BAR08: Former	Approximately 50 bed extra care unit	Undetermined Outline application	Planning Committee (10/8/22) resolved to approve the outline planning application (66229) for 63 bed extra care unit and up to 41 dwellings, subject to amended plans	Yes

School Site, Roundswell	integrated social and community infrastructure		being received that reverses the indicative site layout so that the extra care housing is located on the western portion of the site. Issue of outline planning permission subject to amended plans being received and re-consultation taking place. Currently no known timetable for submission of a Reserved Matters application.	
BAR09: Glenwood Farm, Roundswell	Approximately 210 dwellings integrated social and community infrastructure & land for economic uses (approximately 0.8 hectares)	Part Completed	Majority of site completed across three phases of development by Redrow Homes for 216 dwellings. Part of the land previously approved for commercial uses (approximately 0.8 hectares) under Outline planning permission (55479) has been granted permission for alternative use for additional housing. Element with full planning permission (62444) for 4 dwellings has been completed whilst another element with an outline planning permission (70941) for a further 3 residential dwellings and 1 commercial unit is currently subject to consideration of a Reserved Matters application (75645).	Yes
BAR10: Roundswell Business Park (north of A39)	Approximately 5.4 hectares of land for economic uses north on Roundswell Business Park (4 ha south of Fishleigh Road & 1.4 ha north of Brannam Crescent)	Mixed – partly permissioned / partly under construction & partly completed.	Site subject to full planning application (73159) for the erection of 7 industrial units on land east of Liberty Road (south of Atlas Packaging). The application is approved in principle subject to completion of a s106 agreement. Atlas Packaging and adjoining land to the west has Full planning permission (55882) for 1 office building which has yet to be constructed. There is no active planning history on land west of Avery House. On land south of Fishleigh Road, Hele Manor Business Park is completed although there is no active planning history on land to the immediate east of Hele Manor. Full planning permission (70730) for a new industrial building (use classes B1, B2 & B8) on land west of Golden Coast and the new foot/cycle bridge over the A361 is	Yes

			currently under construction. Development of land north of Fishleigh Road is completed.	
BAR10: Roundswell Business Park (south of A39)	Approximately 6.9 hectares of land for economic uses south of the A39 including a park and change facility	Permissioned	Site is subject to hybrid planning permission (62879) comprising outline permission for new industrial uses (B1, B2 & B8) and Full for new access road. New enterprise centre completed (known as 1 Enterprise Road) in accordance with Reserved Matters application (65014).	Yes
BAR11: Queen Street / Bear Street	Approximately 4 hectares for the expansion and enhancement of the town centre	No active planning history	There is no active planning proposals to deliver a town centre expansion as per the policy of the local plan. The Council, as the principal landowner, have reconsidered what they want to deliver from Queen Street car park and see the area being retained as the primary car park for the town centre, with plans to deliver regeneration on the edges around Boutport Street and the Pannier Market tied to The Market Quarter Project that is subject to Future High Street funding. There are no immediate plans for the Sorting Office to relocate.	Yes, although detail may be revised and require revisiting.
BAR12: Anchorwood Bank	Approximately 172 dwellings integrated social and community infrastructure & land for economic uses comprising 6,000m2 of net retail floorspace,	Part Completed & Part Under Construction	The commercial uses, including a new supermarket (Asda) and adjoining retail units have been completed, with the majority occupied. The residential element of the site is currently under construction, with approximately 60% of the housing having been completed.	Yes

	leisure and commercial uses			
BAR13: Seven Brethren	Regeneration and enhancement of the area to deliver new economic development, recreation and leisure uses	Part permissioned	The new leisure centre, adjacent to Tarka tennis is now completed and forms part of a wider sports hub within the area. The Council have submitted a hybrid planning application (73606) for the relocation of the existing long stay car park, including outline permission for the redevelopment of the existing leisure centre and long stay car park for up to 180 dwellings. The application is approved in principle subject to completion of a s106 agreement.	Yes
BAR14: Evans Transport, Two Rivers Industrial Estate	Approximately 5 hectares for redevelopment and environmental enhancement to deliver new employment and leisure uses	No planning	No active planning history relating to this policy aspiration.	Yes
BAR17: Petroc	Provision of enhanced educational and training facilities to help raise skill levels, facilitate delivery of a university level resource and	No planning	Cross-refer to commentary within Policy BAR02 regarding delivery of the innovation and incubation units.	Uncertainty as to delivery.

	opportunities for partnerships with high-tech businesses			
<b>Bideford</b>				
BID01: Bideford West Urban Extension	Approximately 1,050 dwellings; mix of commercial and employment uses on about 5 hectares at Atlantic Park; integrated social and community infrastructure, including a 420 place primary school; a new access junction onto the A39 and other highways and infrastructure improvements.	Outline permission	Western Parcel (SHA/ABS/002) Parcel subject to outline planning permission (1/1086/2017/OUTM) for up to 61 dwellings. Development predicated on ability to achieve satisfactory completion of a pedestrian link back towards Atlantic Park; likely requiring bringing forward of adjoining site (see below). Outline permission due to expire in December 2022, with resubmission of outline application (1/0647/2022/OUTM) currently pending determination. Reserved Matters expected to follow.	Yes
		Outline permission	Parcel subject to outline planning permission for 200 dwellings approved in July 2022. Site understood to be subject to developer interest, although no Reserved Matters application forthcoming to date.	
		Outline pending	Site is subject to a historic committee resolution from 2016 to grant outline planning permission for 750 dwellings (and associated infrastructure), subject to signing of S106 (1/1015/2014/OUTM). Issue of permission delayed due to protracted negotiations which are now overcome. Application returning to planning committee (October) given changes in circumstances since original resolution; whereby recommendation remains for approval. Discussions on s106 well advanced with expectation of s106 being signed swiftly following committee resolution. Site under the control of developer (Bloor Homes) who are expected to swiftly move to submission of Reserved	



			Matters for first phase. Given scale of the permission, likely that delivery will extend beyond the end of the plan period.	
		No planning	Small triangular portion of allocation on western portion of SHLAA site ABS/002 (adjoining Abbotsham Cross) is not subject to any known planning activity.	
		No planning	Remaining undeveloped area of 'Atlantic Park' of approximately 2 ha not subject to any formal planning activity and remains available for commercial/ economic development.	
		Completed	Site for 100 dwellings at Atlantic Park, subject to implemented planning permission for 100 dwellings and fully built out by Persimmon Homes.	
		Completed	Range of commercial and retail uses (including Aldi, McDonalds, Starbucks and Dominos) completed under various planning permissions on area of circa. 2.4ha at 'Atlantic Park'.	
BID02: Cleave Wood	Approximately 250 dwellings; health care facilities and neighbourhood community centre	Under construction	Parcel East of Manteo Way Parcel subject to outline planning permission (1/0626/2017/OUTM) for 300 dwellings across wider allocation. Parcel subject to implemented Reserved Matters approval (1/0523/2021/REMM) for 225 dwellings. Site is under construction by Devonshire Homes, having commenced May 2022.	Yes
		No planning (outline lapsed)	Parcel west of Manteo Way Parcel subject to wider outline permission (1/0626/2017/OUTM) that related to the entire allocation for up to 300 dwellings. Site owned by Torridge District Council who are understood to be considering options for future development.	
	Approximately 310 dwellings;	No planning	Large central portion of allocation is not subject to any current planning activity. There is some uncertainty over	Uncertainty over availability.

BID03: Land adjoining Manteo Way	2.5 hectare site for open space and recreation facilities		availability of site although further investigation required through the Housing and Economic Land Availability Assessment (HELAA) to ascertain availability and achievability.	Further investigation required.
		Under construction	Eastern parcel subject to detailed planning permission (1/0327/2008/FUL) for 12 dwellings at Mines Road. Site has been partly built out with remainder of site is now under control of new developer who have submitted revised plans for the remaining plots (1/0410/2022/FULM).	Yes
		Detailed permission	Northern parcel of allocation subject to Reserved Matters approval for 26 dwellings (1/1078/2020/REMM), pursuant to outline (1/0111/2016/OUTM). Site under the control of developer (Baker Estates). Development has not yet commenced, applications for discharge of various conditions (1/0076/2021/DIS) and non-material amendment (1/0032/2022/NMAT) currently pending.	Yes
		Outline permission	Outline Planning Permission for up to 9 self/custom build dwellings subject to outline planning permission (1/1107/2020/OUT). Developer has indicated intention to deliver infrastructure and services; plots to be sold individually. This element of site originally envisaged for public open space, however sufficient capacity in wider allocation to accommodate alternate provision.	Yes
BID04: Site South of East-the-Water	Approximately 600 dwellings (430 in plan period), 420 place primary school, hill top park and strategic	No planning	No current planning activity on the site. Indications that the landowners remain willing to develop site. Given scale of site, potential that delivery will extend beyond end of plan period.	Yes

	planting along boundaries			
BID05: Land adjoining Caddstown Business Park	Approximately 8 hectares of land for economic development, approximately 130 dwellings, improved highway network and other infrastructure.	Outline subject to S106	Site subject to committee resolution to grant outline planning permission for up to 211 dwellings and 4.27 ha of commercial land (B2/B8/E(g)) (1/0656/2020/OUTM). Permission resulted in a reduction in the level of land for economic development being accommodated in comparison to that sought through the site allocation policy.	Yes, subject to reduction of employment provision.
<del>BID06: Bideford Port</del>				
BID07: Bideford Regeneration Sites	Regeneration of East-the-Water Wharfs: a mix of housing, leisure and retail uses	Full PP/site clearance works completed	Site subject to detailed planning permission (1/1126/2020/FULM) for comprehensive mixed use redevelopment providing 85 apartments and commercial units. Site under control of developer - Red Earth. Site clearance completed with preparatory works to quay expected early 2023, following draw-down of government grant funding.	Yes
	Former Livestock Market: extension of leisure and recreation facilities and	No planning	Opportunities for partial redevelopment for sport and recreation uses continue to be explored by Council (land owner).	Yes

	improved car parking			
	The Pill: a range of commercial and leisure facilities	No planning	No proposals for redevelopment and regeneration of the site currently being pursued, however site still potentially remains an opportunity.	Yes, although no current proposals.
	Bridge Street Car Parks: residential development and retail uses; retain car parking.	No planning	No proposals for redevelopment and regeneration of the site currently being pursued, however site still potentially remains an opportunity.	Yes, although no current proposals.
	New Road (North and South)	No planning	Site has been subject to historic discussions about bringing forward comprehensive redevelopment, although there is no current planning activity on the majority of the site. One small parcel subject to pending planning application for erection of a single dwelling (1/0436/2022/FUL).	Yes
BID08: Former Bideford to Appledore Railway				
BID09: South of Clovelly Road	Approximately 700 dwellings, neighbourhood community centre and on-site provision of sport and	RM approval and RM pending pursuant to outline	Majority of allocation subject to outline planning approval for up to 550 dwellings (1/0039/2014/OUTM). Reserved Matters approval for 274 dwellings on north western part of site (phase 1) (1/1133/2021/REMM) in August 2022. Reserved Matters application pending for phase 2, comprising 276 dwellings on south eastern part of site (1/1256/2021/REMM). Site is under the control of Vistry	Yes

	recreation facilities. Highways improvements and other infrastructure.		Homes (Bovis/Linden) with dwellings on phase 1 currently being marketed.	
BID10: Bideford Clovelly Road	Allocated for economic development.	Completed	Site development is complete with delivery of a Lidl superstore (1/0551/2015/FULM).	Yes
<b>Braunton and Wrafton</b>				
BRA01: Wrafton South Eastern Extension	Employment led mixed use development comprising of up to approximately 8 hectares of land for economic uses; park and ride facility and up to 150 dwellings integrated social and community infrastructure	Outline & Reserved Matters permission	The housing development of 150 dwellings has been completed by Bovis Homes. Full planning permission (65004) for the erection of 13 B1 Business units (Phase I) which have been completed and subject to full planning permission (72837) for 28 units for use classes E(g), B2 and B8 uses (Phase II). The park & change facility has been delivered but is not operational at this present time.	Yes
BRA02: Wrafton Glebefield	Approximately 50 dwellings	No planning	There has been no recent planning history associated with this allocated housing site. Land is owned by the Church Commissioners. Vehicular access is off Rectory Close Cross where the adjoining major employer (Perrigo) has	Yes

			secured full planning permission (70513) for a new roundabout to serve their existing and future operational needs as well as the wider expansion plans including the allocation BRA02A. Landowners apparently remain willing to develop the site but no indication of imminent planning activity.	
BRA02A: Land East and West of Staggers Lane	Approximately 220 dwellings and 2 hectares of land for the expansion of Perrigo	No planning	Outline planning permission (28208) for extension to existing industrial premises, which was extended for a further 10 years under reference (52823) and expires in December 2022. Landowners (Perrigo & Church Commissioners) apparently remain willing to develop the site but no indication of imminent planning activity other than Perrigo securing Full planning permission (70513) for a new roundabout to serve their existing and future operational needs as well as the wider expansion plans as set out within policy.	Yes
<b>Fremington and Yelland</b>				
FRE01: Fremington Army Camp	Approximately 277 dwellings integrated social and community infrastructure	Completed	Site has been built out for 277 dwellings by Barratt Homes and Bovis Homes.	Yes
FRE02: Yelland Quay	Mixed-use development comprising up to 250 homes, commercial floorspace of approximately 6,000 m2 integrated	Hybrid permission where only Full pp for raising land levels, access, scale & layout of site	Site subject to outline planning permission (60823) for 250 dwellings (Use Class C3(a)), up to 3000sqm employment space (Use Class E(g)(i) and E(g)(ii) was Use Class B1). Retail Space of up to 250sqm gross floorspace (Use Class E(a) was Use Class A1); Space for the Sale of food and drink of up to 2000sqm Gross floorspace (Use Class E(b) Was Use Class A3); Service and Community Space of up to 500sqm Gross floorspace (Use Class E(d) E(e), E(f) and F1(a), F1(b), F1(e), and F2(b)was Use Class D1 and	Yes

	social and community infrastructure including flood alleviation measures and remediation of site		D2); (C) all associated infrastructure incl. removal of any contamination, roads, footpaths, cycleway, drainage (incl. attenuation works), flood defence works, landscaping & appearance, public open space, utilities & vehicle parking, including demolition of buildings. The permission was allowed on appeal following refusal by Planning committee.	
<b>Great Torrington</b>				
GTT01: The Former Creamery Site	About 190 dwellings, strategic recreation provision and employment development.	Detailed permission pending S106	Site subject to previous hybrid outline/full approval (1/0039/2016/OUTM) for 13 dwellings on northern part of site (full) and up to 136 dwellings/commercial uses (outline). Site currently subject to a number of applications with resolutions to grant permission subject to a joint S106 agreement - 1/0528/2020/REMM (71 dwellings); 1/0526/2020/FULM (19 dwellings); 1/0524/2020/FULM (18 dwellings). Package of concurrent applications will result in comprehensive demolition, development and regeneration of complete allocation site.	Yes
		Outline pending S106	Outline application for 52 dwellings on SW Water land (1/1231/2018/OUTM): planning committee resolved to grant outline permission July '21 - awaiting signing of S106.	Yes
GTT02: East of Hatchmoor	Allocated for the delivery of economic development.	No planning	No recent planning activity. Site partially under the control of Torrington District Council.	Yes
GTT03: Hatchmoor Common Lane	About 140 dwellings and a 210 place primary school	Part subject to RM approval, remainder no planning	Eastern part of allocation granted outline approval for 58 dwellings (1/0508/2017/OUTM) on 06/07/18 with Reserved matters (1/0752/2021/REMM) pursuant to this outline approved on 13/09/22. Parcel under the control of a developer – Claywater Homes. No planning activity on	Yes

			remainder of allocation; with remaining land in a number of different ownerships.	
GTT04: Adjacent to Dartington Fields	About 60 dwellings	No planning	No planning activity. Site understood to be in ownership of Great Torrington Town and Lands charity.	Yes
GTT05: North of Burwood Lane	About 60 dwellings,	Outline permission	Allocation and adjoining land subject to outline Planning Permission for 181, having been approved on appeal (1/0340/2019/OUTM; 19/00035/REF) on 18/3/20. No subsequent planning activity subsequent to appeal being allowed.	Yes, although permission extends beyond extent of allocation.
<del>GTT06: Local Green Spaces</del>				
GTT07: East of School Lane	About 70 dwellings	No planning	No planning activity.	Yes
<b>Holsworthy</b>				
HOL01: Agri-Business Park	New agri-business park that includes: a livestock market and agri-business facility, associated business park and community woodland	Part completed.	Livestock market and agri-business centre delivered on central portion of allocation (1/0893/2011/FULM). Approximately 2.5 ha of site for associated business park and other stipulated uses remains undeveloped. Undeveloped parts of site under the ownership of Torridge District Council and Kivells.	Yes
HOL02: Land South of Under Lane	Approximately 90 dwellings, new retail food	Under construction	Full Planning Permission for 91 dwellings approved (1/0923/2012/FULM) on 28/01/14. Plot substitutions including addition of eight units approved	Yes



	store, community facilities and riverside park.		(1/1103/2016/FULM) on 14/11/17. Subsequent ground stability investigations concluded that site cannot be developed to extent originally planned. Approval to amend proposal, resulting in loss of 16 dwellings approved on 19/6/20 (1/0078/2020/FUL). Resultant site capacity of 83 dwellings (net). Site is under construction by Cavanna Homes with around 60 having been completed, and with the majority of remainder under construction.	
		Outline permission	Remaining parcel of allocation, originally proposed for retail use within allocation policy, subject to outline permission for the development of 45 dwellings (1/0075/2020/OUTM). Approval for housing followed demonstration through marketing that sites was not required for retail use.	Retail element of allocation remains appropriate ambition even though permission granted for alternate residential use.
HOL03: Land between Rydon Road and Trewyn Road	Approximately 140 dwellings and section of distributor link road.	Outline permission	Site subject to outline planning permission for 200 dwellings(1/0700/2020/OUTM) approved 17/2/22. Potential developer interest subject to reserved matters approval. Remaining small parcel of the allocation is subject to a separate outline approval for 9 dwellings (1/1228/2016/OUT). Reserved Matters application for 195 dwellings (1/0822/2022/REMM) submitted (September 2022) but not yet determined. Site under the control of a house builder (Persimmon Homes).	Yes
HOL04: West of Dobles Lane Industrial Estate	Land and premises for economic development (2.1 ha) and	No planning	No recent planning activity although understood to be market interest in site.	Yes

	extended spinal estate road.			
HOL05: Land between Dobles Lane and North Road	Approximately 60 dwellings	Outline permission	Outline Planning Permission for up to 170 dwellings (1/0555/2018/OUTM), approved 03/06/20 covering and providing for comprehensive development of allocations HOL05 and HOL06. Reserved Matters application (1/0807/2022/REMM) submitted (September 2022) but not yet determined. Site under the control of a house builder (Cavanna Homes).	Yes
HOL06: Land East of North Road	About 110 dwellings	Outline permission	See above (HOL05).	Yes
HOL07: Land of Menors Road	Approximately 15 dwellings	No planning	No recent planning activity. Historically understood to be subject to ransom for provision of adequate highway access. Further investigation required to understand deliverability through the Housing and Economic Land Availability Assessment (HELAA).	Further investigation required to understand achievability.
<b>Ilfracombe</b>				
ILF01: Ilfracombe Strategic Southern Extension (Channel Farm, Bowden Farm & Winsham Farm)	Approximately 750 dwellings integrated social and community infrastructure including 1 hectare of land for economic uses; a new Neighbourhood hub incorporating a	Outline permission and Reserved Matters approval on part of the site	Outline planning permission (56675) for 750 dwellings together with a mixed-use hub including commercial uses; community facilities; extra-care housing unit; new Primary school and associated infrastructure. The eastern part of the site, known as Channel Farm has the benefit of a Reserved Matters approval (71537) for 347 dwellings and new community building. The landowner is working with a regional house builder to deliver Phase I of the development. Also, on land to the south, the site has the benefit of Outline planning permission (62544) and subsequent Reserved Matters approval (71532) for outdoor sports provision to serve the urban extension. The approved development around Channel Farm did receive	Yes

	420 place Primary school; medical facility and 50 bed extra-care housing scheme		Government Housing Infrastructure Funding (HIF) to deliver the new Primary school although this was subsequently amended to deliver the principal infrastructure to serve the development, where there is agreed timescales to deliver each element of the scheme in order to receive each tranche of the funding. Landowners on the western part of the allocation that also has the benefit of Outline planning permission apparently remain willing to develop the site but there is no indication of imminent planning activity and this may be predicated on the delivery of Phase I around Channel Farm.	
ILF01: Ilfracombe Strategic Extension (Worth Meadows)	Approximately 125 dwellings integrated social and community infrastructure	Full planning application pending determination	Full planning application (75724) pending for residential development comprising of 46 dwellings which forms Phase I of the wider allocated site off Worth Road, with the Local Planning Authority having yet to make a determination on the application. The developer of Phase I has the option for Phase II which will comprise up to 80 dwellings.	Yes
ILF02: Land at The Shields / Fernway (eastern site)	Approximately 60 dwellings integrated social and community infrastructure including a new road through the site linking the Shields and Marlborough Road	Full permission	Full planning permission (57699) for the erection of 51 dwellings. The site commenced, whereby 4 units were built but not completed, as the developer ran in to financial problems and subsequently mothballed the site. However, the site is now in the control of a national house builder although it is currently unclear as to whether the new developer will complete the approved development or submit an amended planning application for a revised scheme.	Yes

ILF02: Land at The Shields / Fernway (western site)	Approximately 60 dwellings integrated social and community infrastructure including a new road through the site linking the Shields and Marlborough Road	Full planning application pending determination	Full planning application (63815) submitted for residential development comprising of 28 dwellings. Decision not yet issued by the Local Planning Authority although it would appear it is subject to completion of a s106 agreement. Unclear as to whether all outstanding issues between the Local Planning Authority and developer have been resolved, including consideration of viability.	Yes
ILF04: Mullacott Business Park	Approximately 4 hectares of land for economic uses integrated social and community infrastructure	Permissioned / partly under construction & completed	The land allocated for additional economic uses are confined to the remaining undeveloped pockets within the existing business park that have yet to come forward. Land to the north is completed and known as Wilderbrook Way. Land north and south of Edds is currently used for self-storage facilities. There is no active planning history on the remaining land west of Edds storage facility other than the location of a wind turbine. Land to the immediate south of St. Austell Brewery is being developed to provide 10 light industrial units (58186) where 7 units are completed. Land west of Commercial Point has full planning permission (73472) for the creation of a caravan storage area whilst the remainder of the site includes a wind turbine and car parking facilities for Philip Dennis Foodservice. An additional area of land to the east of the existing Business Park of approximately 2 hectares has also been safeguarded for economic uses if required during the plan period due to the existing allocation being	Yes

			fully developed or committed and there is still additional demand.	
<b>Northam</b>				
NOR01: Daddon Hill Farm	Approximately 500 dwellings (including extra care), 20 place primary school and neighbourhood community centre.	Under construction	Allocation subject to outline planning consent (1/1192/2015/OUTM) for 500 dwellings. Phase 1 for 130 dwellings commenced in October 2021 (1/0076/2020/REMM) and is being developed by Bovis Homes, with Phase 2 for remaining 370 dwellings also having Reserved Matters approval (1/0004/2021/REMM).	Yes
NOR02: Site West of Buckleigh Road	Approximately 740 dwellings and local centre, including facilities to accommodate community and retail uses	Under construction	Central northern parcel off of Cornborough Road. Site under development by Wainhomes for 145 dwellings (net 143). Reserved Matters approval for 145 dwellings (1/0363/2020/REMM) pursuant to outline permission (1/1084/2015/OUTM). Permission includes demolition of 2 existing dwellings, hence net yield of 143 dwellings.	Yes
		Pending full	South eastern parcel. Site under control of house builder (Chichester Homes). Site subject to pending full application for 125 dwellings (1/0880/2021/FULM).	Yes
		Pending outline	Western Parcel - Site under the control of a house builder (NG Properties). Outline application currently pending for up to 400 dwellings (1/0252/2022/OUTM).	Yes
		Complete	Development of 132 dwellings on North Western parcel completed by Wainhomes.	Yes
NOR03: Land adjacent to Landsdown Park	Approximately 20 dwellings	Under construction	Site subject to implemented planning consent for 14 dwellings – outline (1/0362/2014/OUTM) and Reserved Matters (1/1221/2018/REMM). Site under the control of a developer and construction commenced in December 2021.	Yes

NOR04: Tadworthy Road	Approximately 125 dwellings with community and leisure facilities	Under construction	Site subject to full implemented planning permission (1/0490/2020/FULM) for 138 dwellings. Site being built out by NG Properties, with development commencing in October 2021.	Yes
NOR05: Westward Ho! Core Tourism Area				
NOR06: Westward Ho! Tourism and Recreation Sites		Mixed	(a) Pebbleridge Terrace Car Park – no substantive activity. (b) Westbourne Terrace Car Park – no substantive activity. (c) The Triangle, Promenade and Amusement Arcade – subject to a range of enhancements, including resurfacing, investment and enhancement of public house, including outdoor seating and a range of small-scale tourism and entertainment facilities. (d) Wilkey's Field – redeveloped for a mix of 14 houses (1/0982/2014/FULM) and a new public pay and display car park (1/0221/2018/FUL). (e) Village Green and Nelson Road Car Park – Site subject to implemented (retrospective) consent for outdoor entertainment space (1/1266/2021/FUL & 1/0024/2020/FUL). Subsequently subject to pending application for erection of 9 residential units (1/0514/2022/OUTM). Historic permission for erection of a hotel (1/0465/2017/FULM).	Yes
NOR07: Site adjoining Pitt Hill	Approximately 130 dwellings	Under construction	Southern part of allocation subject to implemented planning permission - outline (1/1343/2018/OUTM) and reserved matters (1/0871/2020/REMM) for erection of 88	Yes

			dwellings (1/0871/2020/REMM). Site being built out by Baker Estates with development commencing in August 2021.	
		Pending full	Northern parcel of allocation subject to pending detailed planning application for 27 dwellings (1/0652/2022/FULM) which was submitted in June 2022. Site under the control of a developer (Bunny Homes).	Yes
		Pending full	Remaining small triangular parcel of allocation subject to pending application for 2 dwellings (1/0576/2021/FUL).	Yes
NOR08: Land North of Clevelands Park	Approximately 11 dwellings	Part implemented	Site allocated for 11 dwellings. Central parcel of site developed for 6 dwellings (1/1201/2015/FUL). Most of remainder of allocation (east and west parcels) remains potentially developable but no recent planning activity.	Yes
NOR09: Land South- West of Heywood Road Roundabout	Approximately 210 dwellings (including extra care)	No planning	Application for 200 dwellings and extension of existing care home allowed on appeal in August 2016 (1/0040/2016/OUTM). This permission has since expired and no further planning activity. No indication of current market interest. Historic application for care village on western part of the site was refused (1/1275/2007/OUT). Small parcel at South East corner of allocation was not part of the appeal site and has no significant planning history.	Yes
NOR10: Green Wedge				
<b>South Molton</b>				
SM01: South Molton Strategic Western Extension	Approximately 890 dwellings integrated social and community	Outline permission and Reserved Matters	Site is subject to outline planning permission (61953) for up to 250 dwellings although the likely final site capacity will be 220 dwellings built across a number of different phases. Site is actively under construction with a national house builder.	Yes

(Area 1 – Land North of Gunswell Lane	infrastructure including new distributor road between North Road and Alswear Old Road; new 420 place Primary school	approval. Under construction.		
SM01: South Molton Strategic Western Extension (Area 2 – Land Between Gunswell Lane and Nadder Lane		Full permission	Parcel subject to full planning permission (71251) for 187 dwellings, with the site is in the ownership of a national house builder (Wain Homes) who are intending to commence on site in the Autumn.	Yes
SM01: South Molton Strategic Western Extension (Area 3 – Land South of Nadder Lane (northern part)		Completed	Site has been built out for 166 dwellings by Wain Homes.	Yes
SM01: South Molton Strategic Western Extension		Outline permission and Reserved Matters	Site subject to outline planning permission (61953) for 144 dwellings although the subsequent RM (73223) approved 129 dwellings. Site is actively under construction with a national house builder.	Yes



(Area 3 – Land South of Nadder Lane (southern part))		approval. Under construction		
SM01: South Molton Strategic Western Extension (Area 4 – Land West of Exeter Gate and George Nympton Road)		Outline planning application pending determination	Outline planning application (75194) for the erection of circa 135 dwellings currently pending. The Local Planning Authority have yet to make a determination on the application. Full planning permission (60178) has been granted for the associated new Primary school which has been delivered.	Yes
SM02: South Molton Football Club and Land off George Nympton Road	Approximately 60 dwellings integrated social and community infrastructure	No Planning	No planning activity other than a pre-application enquiry on the existing football club site where redevelopment of this part of the allocation is dependent on the football club relocating to an alternative sports pitch elsewhere in South Molton. Understood that ambition remains to actively progress proposal.	Yes
SM03: Pathfields Business Park	Approximately 13.6 hectares east and west of Hacche Lane for economic	Outline permission and Reserved Matters approval. Under construction	Outline planning permission (60780 & 66843) for change of use of land comprising approximately 7.3 hectares to employment (Phase IV – east of Hacche Lane), including a road link from Bucknell Way to the B3226. Various Reserved Matters applications have been approved for individual plots which are currently under construction.	Yes

	development plus an additional 2.5 hectares for a new livestock market		There is no active planning history on land west of Hacche Lane other than the Outline planning permission (60780) to deliver the road link. An additional area of land to the west of Hacche Lane of approximately 3 hectares has also been safeguarded for economic uses if required during the plan period due to the existing allocation being fully developed or committed and there is still additional demand.	
SM04: South Molton Town Centre	Approximately 3.5 hectares for the expansion of the town centre	No planning	There is still a desire to relocate the existing livestock market from the town centre to Pathfields Business Park where land has been safeguarded (approximately 2.5 hectares) through Policy SM03. Relocating the existing livestock market will free-up the town centre site for regeneration. However, the Council's intentions towards bringing the existing car park forward for development are not yet confirmed. Land to the west of Southley Road has an in-principal outline planning permission (70467) for the erection of 26 dwellings.	Yes