

East Devon Local Plan

Technical assessment of housing delivery

November 2025

Document Reference - HOU-001

This technical report assesses matters around future housing delivery under policy of the Regulation 19 draft of East Devon Local Plan. The report specifically:

- Advises on housing requirements for the local plan.
 - Sets out details of projected delivery rates.
 - Establishes the basis for a stepped housing requirement.
 - Demonstrates a greater than five-year land supply at the point of plan adoption.
 - Advises on progress towards the requirement to deliver 10% of housing requirement on small sites.
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1 Introduction and housing requirements

- 1.1 The East Devon Local Plan covers a 22 year period from 1 April 2020 to 31 March 2042. In February 2025 the local plan went out for the first round of Regulation 19 consultation. A second round of Regulation 19 consultation is now underway, providing additional details Marlcombe and making minor amendments to the plan.
- 1.2 In December 2024 the Government published a new ‘Standard Method’ for determining local planning authority housing numbers – see: [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment). Application of this standard method generates an annual figure of 1,146 new homes for East Devon.
- 1.3 A new National Planning Policy Framework (NPPF) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework) was published in December 2024. This provides for local plans to progress under the December 2023 version of the NPPF subject to reaching the Regulation 19 stage of plan making within three months of the 12 December 2024 NPPF publication. By starting Regulation 19 consultation in February 2024 this is what the East Devon Local Plan will be doing.

2 Projected housing delivery over the lifespan of the local plan

2.1 Housing delivery over the lifespan the East Devon Local Plan is made up a number of constituent elements, these are:

Source of supply	Number
New homes that have been built in the 1 April 2020 to 31 March 2025 period.	4,204
New homes that at 1 April 2025 had planning permission to be built (in calculations these also include homes that at this point in time had permission and were under construction) and will be completed by or on 31 March 2042.	7,529
New homes that will be built before or on 31 March 2042 on sites allocated for development in the new local plan.	9,373
New homes that are to come forward as future windfall developments in the 1 April 2024 to 31 March 2042 period	1,837
Total	22,943

2.2 There is no double counting in the above table. Homes are attributed to the highest row in the above that may apply to them and not thereafter attributed to any other row that may apply.

2.3 East Devon District Council’s approach is grounded in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), requiring the establishment of a minimum housing requirement through the Government’s Standard Method. The Council’s role is to objectively assess local housing need, using up-to-date statistics and evidence, and to translate this into policy targets for the Local Plan.

2.4 The housing requirement for East Devon is set at a minimum of 1,146 dwellings per year, based on the Standard Method and the latest Office for National Statistics affordability ratios. The Local Plan housing provision follows transitional arrangements set out under the December 2024 redraft of the NPPF which allows for authorities to plan for 80% of their requirement (para 234 of the December 2024 NPPF) This generates the annual average housing level of 950.4 new homes.

2.5 This figure, multiplied over the 22-year plan period (2020–2042) results in a total requirement of 20,909 dwellings. The requirement is expressed as a net minimum, with the supply forecast currently exceeding this figure, providing a buffer above the minimum target.

2.6 From a monitoring base date of 1 April 2020, the projected housing delivery from all sources—including completed units, those with planning permission, anticipated windfalls, and allocations within this plan—totals 23,048 homes. Of these, 4,204 homes have already been built, resulting in a net projected delivery of 18,844 homes. When this is compared to the net requirement of 16,705 homes, it produces a surplus of 2,139 homes. This surplus equates to a 12.8% buffer above the net requirement, providing a margin to accommodate potential non-delivery.

2.7 The plan includes a supply buffer to address uncertainties in housing delivery. By identifying a supply that exceeds the minimum requirement, the Council ensures flexibility to manage risks such as site delays or non-delivery. This approach aligns with national policy, supports a positive and deliverable strategy, and enhances resilience against unforeseen challenges in the housing market.

3 Affordable Housing need

3.1 The East Devon Local Housing Needs Assessment (2025) identifies overall affordable housing need of **5,278 households** over the **22-year period 2020–2042** (around **240 per year**). This consists of **4,108 households** unable to afford open market housing and **1,170 households** who can afford market rent but cannot buy at full market price, though they could purchase a discounted property.

3.2 An affordable housing delivery projection has been prepared to assess whether this need will be met. The projection draws upon all known sources of supply across the plan period, including completions to date, existing commitments, and anticipated delivery from allocations and windfall sites. The results are summarised below:

Source	Affordable Dwellings
Delivered (2020-2025)	889
Commitments (2025-2042)	1,482
Allocations/Windfalls (6+ dwellings) (2025-2042)	3,517
Total	5888

3.3 The contribution from allocations (excluding commitments) has been calculated in accordance with the affordable housing percentages set out in Policy HN02: Affordable Housing of the East Devon Local Plan. The breakdown is as follows:

Allocation breakdown	AH%	Dwellings
New Community*	40	1325
West End (Sidmouth, Budleigh)	35	79
Windfall	35	411
All other allocations (excl Axminster)	30	1430
Axminster	25	272
	Total	3517

**The 40% figure for the new community is subject to viability considerations and assumes significant public sector subsidy. Actual delivery may vary depending on funding availability and site-specific viability assessments.*

3.4 Policy provisions allow for affordable housing contributions on developments of 6–9 dwellings in designated rural areas (excluding the parishes of

Exmouth, Sidmouth, Seaton and Honiton). All allocations within this size range are located in designated rural areas; therefore, calculations include all sites of six dwellings or more. Four allocations comprising five dwellings have been excluded from the assessment.

- 3.5 Based on recent delivery trends, approximately 64% of windfall sites fall within the threshold where affordable housing contributions are required. This proportion has been applied to the projected windfall total, totalling 411 dwellings across the plan period.
- 3.6 A degree of flexibility has been incorporated to reflect potential viability challenges and delivery risks. In particular, the assumed 40% affordable housing contribution for the new community is dependent on viability and significant public sector subsidy, meaning actual delivery could vary. The projection currently indicates a buffer of approximately **9.5%**, but this should be treated as indicative rather than fixed.

Need vs supply	Dwellings
Households unable to afford a market property to rent	4108
Households unable to afford a market property to buy	1170
Total need	5278
Total supply	5888
Buffer (%)	11.6%

- 3.7 Due to inherent uncertainties and the assumptions required, this analysis does not seek to disaggregate the projected supply by tenure or specific type of affordable housing. Such projections would require detailed site-level information that is not currently available.

4 Delivery rates

- 4.1 East Devon District Council has previously adopted a Housing and Economic Land Availability Assessment (HELAA) methodology in partnership with Mid Devon District and Exeter City Council which provides delivery rates for development sites - Appendix 1.
- 4.2 Were we to apply the HELAA methodology suggested delivery rates across all Local Plan allocations, this would generate a trajectory that would jump from approximately 400 dwellings (on allocations) in 2028/29 to almost 3,000 the subsequent year. Such a dramatic surge was recognised as unrealistic and misleading for strategic planning purposes. The HELAA allows for alternative delivery rates to be used where evidence suggests these are not appropriate. Appendix 2 sets out more information on delivery rates.
- 4.3 Acknowledging the limitations of the initial approach, we have implemented a more nuanced methodology for determining housing delivery rates which is explained further in section 5.
- 4.4 In considering a reasonable delivery rate, analysis was undertaken looking back at delivery rates on a location basis where allocations are being made.

For larger sites (over 100 homes), examples of existing delivery rates were also analysed to inform these rates and can be seen in appendix 2. Various iterations of delivery rates were tested to inform what a reasonable delivery rate per year was per location, taking into account existing commitments.

- 4.5 A general rule was applied where projected delivery rates should not unreasonably exceed the historic delivery rates for any one year, as these provide a strong indicator of market absorption rate for new dwellings. This is particularly the case for some larger towns which have historically been subject to large allocations but where actual delivery has been slower (e.g. Axminster). However, some exceedances were accepted taking into account the overarching Government objective to significantly boost the supply of homes¹ and also noting that at some locations there has been past limitations on site supply.
- 4.6 Acknowledging the uncertainties around when allocated sites may come forward, we have taken a more cautious approach to early-year delivery rates. This conservative approach provides some resilience against potential delays in site delivery during the crucial early plan period. In addition, it means that smaller sites have a more gradual impact on the delivery period, which provides for an overall more realistic picture of delivery when broken down by settlement.

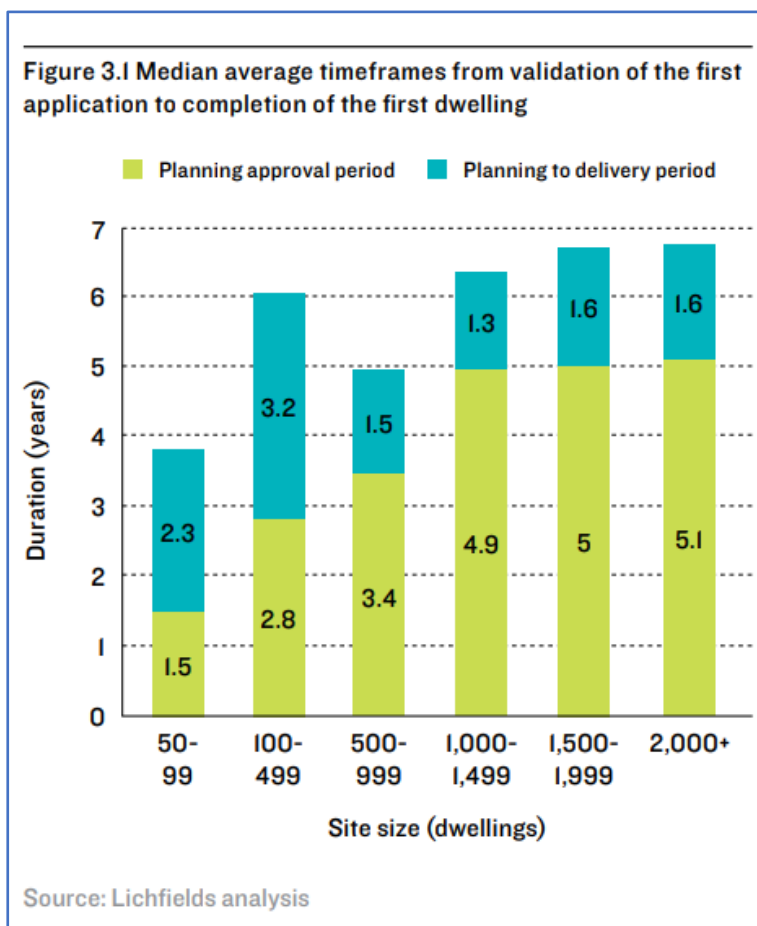
5 Stepped housing requirement

- 5.1 Planning Practice Guidance² recognises that housing requirements in local plans can be implemented in a stepped approach, particularly when strategic sites involve complex infrastructure developments. East Devon's local plan reflects this understanding through a carefully considered development timeline
- 5.2 Many allocated sites in the East Devon Regulation 19 local plan present significant challenges for developers. These sites are unlikely to attract speculative planning applications before the local plan has made significant progress towards adoption due to high costs and planning complexities and uncertainties that permission will be granted.
- 5.3 Independent research conducted by the Lichfields consultancy firm provides evidence regarding development timelines. Their comprehensive assessment examined the speed of determination for housing applications and subsequent delivery rates, from initial validation through to first dwelling completion. Their analysis reveals that for schemes of 100+ dwellings, the median timeframe from application validation to first dwelling completion ranges from just under 5 to nearly 7 years. Even smaller schemes under 100 homes typically require close to 4 years to progress from validation to completion. While their assessment acknowledges various factors influencing

¹ National Planning Policy Framework, Delivering a sufficient supply of homes, para 61, 2025, (date accessed: 21/01/2025)

² Planning Practice Guidance, HLC, Housing supply and delivery, Paragraph 012 Reference ID: 68-021-20190722, 2024 (date accessed: 21/01/2025)

these timescales, including site-specific challenges and local market conditions, the data demonstrates the substantial time requirements for housing delivery. Applying even an optimistic 5-year period - notably quicker than Lichfields' median findings suggest - a site validated in early 2026 would not expect to see its first completions until early 2031.



5.4 The complex development landscape is characterised by several key challenges:

- **Extensive Planning Complexities:** Major sites including the new community at complex sites at Exmouth, Axminster, Honiton, and areas north of Topsham face substantial technical and cost hurdles.
- **National Landscape Considerations:** Sites within Areas of Outstanding Natural Beauty require additional scrutiny under national planning frameworks.
- **Environmental Constraints:** Approximately 57% of East Devon's land falls within National Landscape designated areas, with a World Heritage coastline and seven internationally designated biodiversity sites imposing strict development limitations and mitigation requirements.
- **Infrastructure and Access:** Rural areas often lack essential services and transportation infrastructure.

- 5.5 Based on these factors and Lichfields' robust evidence, even with an optimistic five-year development timeline, sites validated in early 2026 would not see first completions until early 2031 - the 11th year of the plan period.
- 5.6 The complex development landscape, characterised by these constraints, has particularly impacted our ability to allocate small sites. The Council made finding small sites an important consideration during the plan-making process, recognising their potential to deliver housing more quickly than larger, complex sites. A comprehensive assessment was undertaken of all submitted small sites (and large sites), with a particular focus on opportunities within the settlement hierarchy across our towns and villages. This approach aligned with both our development strategy and the NPPF's emphasis on diverse housing delivery.
- 5.7 Throughout the assessment process, particular attention was paid to site characteristics and the capacity of our historic towns and villages to accommodate small-scale development without harm to their distinct architectural characteristics and settlement patterns. Infrastructure limitations in rural areas were also carefully considered.
- 5.8 Despite these challenges, the Council has allocated suitable small sites that were submitted through the plan-making process where they aligned with our development strategy and were free from significant constraints. This demonstrates our commitment to maximising small site delivery, where appropriate, while maintaining the essential character and environmental quality of our district. However, the limited availability of suitable small sites, and the importance of according with our spatial strategy, has necessitated a greater reliance on larger, more complex sites to meet our housing requirements.
- 5.9 After careful analysis, an adjustment is made to accommodate these realities. Just over 1,200 dwellings from more challenging and complex development sites (those that either alone or in combination exceed 300 dwellings, are in brownfield locations with technical challenges, or sites within the national landscape) have been moved beyond the first five years post-adoption. These sites are identified in appendix 3.
- 5.10 This adjustment, informing policy for a stepped trajectory, results in reducing the earlier plan period to 850 dwellings delivery while increasing the housing requirement to 1,070 dwellings for the 2031/32 to 2041/42 period. In accordance with planning practice guidance, this stepped requirement ensures that planned housing requirements are met fully within the plan period.
- 5.11 This stepped approach demonstrates a pragmatic, evidence-based strategy that balances environmental constraints, developer practicalities, and housing supply objectives, whilst acknowledging the realistic timelines required for complex development projects.

- 5.12 The justification for this stepped trajectory is further reinforced by national precedent. The Inspector’s Report for the Chichester Local Plan (2021–2039)³ provides a clear and up-to-date example of how a stepped housing requirement can be soundly justified. In Chichester, the Inspector supported a stepped approach because the housing trajectory showed lower completions in the early years, with higher rates anticipated as major allocations and strategic sites were delivered. The Inspector concluded that aligning the housing requirement with the expected delivery profile ensures the plan remains deliverable and positively prepared, consistent with national policy.
- 5.13 The Chichester Inspector specifically recognised that delivery is rarely uniform across a plan period, especially where large, strategic sites and complex infrastructure are involved. The Inspector recommended a stepped requirement, with a lower annual figure in the early years and a higher figure later on, directly reflecting the anticipated pattern of delivery. This approach was found to be pragmatic, robust, and fully in line with the National Planning Policy Framework (NPPF).
- 5.14 A similar approach has recently been endorsed in the Royal Borough of Kensington and Chelsea’s New Local Plan Review (Inspector’s Report, July 2024)⁴. There, the Inspector highlighted the borough’s reliance on large, complex sites—particularly the Opportunity Areas of Earl’s Court and Kensal Canalside—which are expected to deliver most of their housing later in the plan period. The Inspector noted that “most of the housing is to be delivered from two large sites later in the plan period. To reflect the projected delivery of homes, the plan as submitted includes a stepped housing requirement...” Main modifications were required to further amend the stepped trajectory, resulting in a lower annual requirement in the early years and a higher target in years 6–10, before reverting to the long-term average. The Inspector concluded that this stepped approach “reflect[s] the reality of the supply situation and the encouragement by the GLA to set out a realistic and stepped housing delivery target over a ten-year period,” and found it to be both pragmatic and effective given the borough’s development context.
- 5.15 East Devon’s trajectory mirrors this logic. Projected completions are lower in the early years of the plan period, with a significant increase anticipated as larger sites come forward and windfall sites contribute to supply. By adopting a stepped housing requirement—starting at 850 dwellings per annum and increasing to 1,070 dwellings per annum from 2031/32 onwards—East Devon is following a robust, evidence-based approach that has been recently endorsed at examination in both Chichester and Kensington & Chelsea. This ensures that the Local Plan is sound, deliverable, and aligned with both local evidence and the reasoning set out by Inspectors in other authorities.

³ Chichester Local Plan Inspectors Report, Planning Inspectorate, 2024
https://www.chichester.gov.uk/media/41400/ID08-01-Chichester-LP-Inspectors-Report/doc/ID08.01_-_Chichester_LP_-_Inspectors_Report.docx?m=1753348427407

⁴ Kensington and Chelsea’s New Local Plan Review Inspectors Report, Planning Inspectorate, 2024,
https://www.rbkc.gov.uk/sites/default/files/media/documents/Kensington_Chelsea_LPR_Inspectors_Report_FI_NAL_0.pdf

6 Five-year land supply assessment

- 6.1 One of the NPPF requirements is to be able to demonstrate having a five-year land supply at the point of adoption. Based on the stepped trajectory housing requirements and utilising our existing methodology and the projected delivery assessment we have produced an assessment of projected housing supply at the point of plan adoption in appendix 4. We have assumed adoption in late 2026/early 2027 and have applied the assessment to the base starting year of 1 April 2027, which shows us being able to demonstrate a 6.64-year supply upon adoption. We have also undertaken a rolling forward of predicted land supply for each of the five years after the plan adoption starting year and this shows us being able to demonstrate a stable supply across that period.
- 6.2 Notable consideration has also been given to the implications of paragraph 78(c) of the new National Planning Policy Framework (December 2024). While our plan will be examined against the previous NPPF, this new provision requires plans examined under the previous framework, whose requirement is 80% of the local housing need figure, to apply a 20% buffer for decision-making purposes post-adoption. Even with this requirement, appendix 4 shows that we will be able to demonstrate a healthy five-year housing land supply.
- 6.3 It should be noted that housing delivery trajectories represent a dynamic picture that will continue to evolve as we progress towards plan submission and through Examination. Further refinements are likely as additional evidence emerges and site-specific delivery information is updated.

7 Start Dates

- 7.1 To ensure the robustness of our five-year housing land supply, we undertook a comprehensive site delivery questionnaire, inviting responses from all parties responsible for allocated sites within the East Devon Local Plan. The questionnaire sought detailed information on planning status, anticipated timescales for key development milestones, build-out rates, and any site-specific constraints or delivery risks.
- 7.2 We received responses covering 43% of the allocated sites. Analysis of these responses demonstrates that, for every site included in our trajectory, the assumed start date is either the same as or later than the date suggested by the site promoter or landowner. On average, the start dates in our trajectory are 2.67 years later than those indicated by respondents. This conservative approach ensures that our housing trajectory does not overstate the likely delivery of new homes and provides a robust basis for demonstrating a five-year supply.
- 7.3 This methodology aligns with the expectations set out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG)⁵, which require local planning authorities to base their housing land

⁵ Planning Practice Guidance, HLC, Housing supply and delivery, Paragraph: 007 Reference ID: 68-007-20190722, 2024 (date accessed: 21/10/2025)

supply assessments on clear, up-to-date, and realistic evidence. The PPG specifically advises that authorities should use the most robust evidence available, including direct engagement with site promoters and developers, to inform assumptions about site deliverability and timing. By taking a cautious stance—delaying start dates beyond those suggested by respondents—we have ensured that our trajectory is resilient to unforeseen delays and reflects a prudent assessment of deliverability.

8 Small sites

- 8.1 Paragraph 73(a) of the NPPF requires that at least 10% of housing be delivered on small sites of no more than one hectare, unless strong reasons indicate this cannot be achieved. This requirement is designed to diversify housing supply, support small and medium-sized developers, and enable more responsive, community-focused development. The policy represents a strategic approach to housing delivery that prioritises flexibility and local sensitivity, ensuring development can adapt to specific community needs and site constraints.
- 8.2 Throughout the plan-making process, the Council undertook a comprehensive assessment of small site opportunities, recognising their capacity to deliver housing more rapidly than larger strategic sites. All submitted small sites were evaluated, with particular attention given to opportunities within the established settlement hierarchy across the district's towns and villages. This approach ensured alignment with both the development strategy and the NPPF's objectives for diverse housing delivery.
- 8.3 Small sites delivery based on Local Plan policies has been calculated as follows:

Requirement (2024 - 2042)	20909
10% requirement	2091
Small sites dwellings delivered (2020-2025)	752
Small site commitments (2025 – 2042)	1123
Total small site allocations (2025 – 2042)	273
Small sites windfalls estimate (2025 – 2042)	1065
Total small sites delivery (2020 - 2042)	3213
Surplus	1122
Percentage small sites	15.37%

- 8.4 These calculations demonstrate that the plan will facilitate delivery of 3,213 dwellings on sites under one hectare, representing 15.37% of the total housing requirement of 20,909 dwellings—comfortably exceeding the NPPF threshold.

- 8.5 It should be noted that most small sites come forward as windfall development rather than through specific allocations, which typically focus on larger-scale sites. The majority of small-scale development will therefore be enabled through supportive policies within the Local Plan, principally Policy SP05: Development inside Settlement Boundaries and Policy HN10: Rural Housing Exception Sites.
- 8.6 To provide an evidence-based estimate of windfall contributions, the Council analysed historic delivery data from the 2012/13 monitoring period onwards. This analysis identified all windfall sites delivered during this timeframe and calculated the proportion on sites up to one hectare in size. The data reveals that 58% of dwellings delivered on windfall sites historically came forward on sites of this scale. This 58% figure forms the basis for the windfall projections in the table above.
- 8.7 Notably, even excluding windfall sites entirely, the plan would still exceed the NPPF's 10% requirement, achieving 10.27% through allocations and commitments alone. This demonstrates a robust commitment to small site delivery that balances housing need with the preservation of the district's distinctive character and environmental quality.

9 Unmet Need from other areas

- 9.1 Throughout the course of this plan's production, we have received consultation responses from and been in communication with our neighbouring authorities, in accordance with the duty to cooperate. Further details of these discussions are provided in the duty to cooperate and statements of common ground evidence base.
- 9.2 Of those consulted, Torbay Council have expressed a desire for East Devon to potentially accommodate some of the growth requirements for Torbary. They have argued that Torbay Council is unable to meet its housing need due to environmental constraints, which limit development capacity. The 2024 Standard Method has worsened this shortfall, driven largely by inward migration, which Torbay argues should be addressed at a larger-than-local level.
- 9.3 At the time of writing, the Council has not received any substantive evidence demonstrating that Torbay is unable to meet its own housing need, nor any justification for why East Devon should accommodate any unmet need or at what scale.
- 9.4 Dorset Council has indicated that it is currently uncertain whether it will have an unmet housing need. However, the Council has acknowledged the area's constraints and suggested that Uplyme could potentially accommodate some growth to help meet the needs of Lyme Regis, including the provision of affordable housing. This potential has not yet been quantified.
- 9.5 In the absence of this, we have determined that there is no requirement that East Devon District Council should accommodate any unmet need from neighbouring areas.

Appendix 1: HELAA delivery rate

Size of site (no. of dwellings)	Commencement of sites			Build-out rate	
	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Years 1-5	Years 6+
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1st year - 12 dwellings maximum 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 50 dwellings per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1st year - 12 dwellings maximum 2nd year onward - 25 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 50 dwellings per year maximum
501-1,000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum 2nd year onward - 50 dwellings per year maximum	1st year - 25 dwellings maximum 2nd year onward - 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1st year - 12 dwellings maximum 2nd year onward - 75 dwellings per year	1st year - 25 dwellings maximum 2nd year onward - 150 dwellings per year

Appendix 2: Examples of delivery rates from complicated sites (100+ homes)

SingleDCRefVal	UPRN	ShortDescription	parish	Settlement	WestEnd	GrossCapacity	Total Of net	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24
03/P1900	010000248472	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	Cranbrook	Cranbrook	Yes	3487	3063	168	419	356	316	206	255	207	247	208	328	219	134
12/1291/MOUT	010000250529	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	Broad Clyst	North of Blackhorse	Yes	613	584							56	160	146	81	76	65
12/0130/MRES	010090913134	Scheme for 439 net new homes at Old Park Farm (Phase 1) adjacent to Pinhoe and west of the B3181 Pinn Hill Road	Broad Clyst	Pinhoe	Yes	439	440		59	133	104	97	32		15				
10/0816/MOUT	100041128207	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	Axminster	Axminster	No	400	357			9	59	32	26	32	31	42	44	59	23
12/0795/MOUT	010000249533	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	Broad Clyst	Pinhoe	Yes	426	342							67	67	62	48	52	46
13/0001/MOUT	010090913135	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	Broad Clyst	Pinhoe	Yes	317	274						29	49	64	38	40	31	23
14/2761/MOUT	010090913426	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	Broad Clyst	North of Blackhorse	Yes	900	264										71	122	71
13/2744/MOUT	010090912860	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	Gittisham	Honiton	No	291	258							27	51	45	53	40	42
16/1022/MOUT	010024072210	Proposal for 268 new homes on land at Plumb Park in Exmouth (net gain of 268)	Exmouth	Exmouth	No	268	219							23	45	42	52	46	11

Appendix 3: Allocated sites projections

Site Reference	Settlement	Number of dwellings	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042+
West End			0	0	0	0	0	154	159	236	246	231	216	288	288	288	288	288	360	360	6688
Brc1_23	Rural areas	90	0	0	0	0	0	10	15	20	30	15									
New Settlement	Rural areas	10000	0	0	0	0	0	144	144	216	216	216	216	288	288	288	288	288	360	360	6688
Exmouth			0	0	0	0	0	65	67	74	49	55	70	90	105	100	200	250	195	135	0
Exmo_04a	Exmouth	50	0	0	0	0	0	10	15	20	5										
Exmo_06	Exmouth	44	0	0	0	0	0	10	15	19											
Exmo_08	Exmouth	40	0	0	0	0	0	10	15	15											
Exmo_16	Exmouth	5	0	0	0	0	0	5													
Exmo_17	Exmouth	410	0	0	0	0	0				10	15	20	30	40	50	100	100	45		
Exmo_20	Exmouth	700	0	0	0	0	0				10	15	20	30	40	50	100	150	150	135	
Exmo_23	Exmouth	12	0	0	0	0	0	10	2												
Exmo_47	Exmouth	15	0	0	0	0	0	10	5												
Exmo_50	Exmouth	20	0	0	0	0	0				0	10	10								
Lymp_07	Exmouth	100	0	0	0	0	0				10	15	20	30	25						
Lymp_14	Exmouth	59	0	0	0	0	0	10	15	20	14										
Axminster			0	0	0	0	0	35	24	20	105	120	144	178	170	125	160	5	0	0	0
Axmi_02	Axminster	100	0	0	0	0	0				10	15	20	30	25						
Axmi_07	Axminster	50	0	0	0	0	0				10	15	20	5							
Axmi_08	Axminster	68	0	0	0	0	0				10	15	20	23							
Axmi_09	Axminster	270	0	0	0	0	0				10	15	20	30	40	50	100	5			
Axmi_10	Axminster	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0
Axmi_11c	Axminster	50	0	0	0	0	0	10	15	20	5										
Axmi_12	Axminster	9	0	0	0	0	0	9													
Axmi_22	Axminster	100	0	0	0	0	0				10	15	20	30	25						
GH/ED/80	Axminster	225	0	0	0	0	0				10	15	20	30	40	50	60				
GH/ED/83	Axminster	140	0	0	0	0	0				10	15	20	30	40	25					
Axmi_17	Axminster	19	0	0	0	0	0	10	9												
Axmi_18	Axminster	6	0	0	0	0	0	6													
Axmi_23	Axminster	10	0	0	0	0	0				10										
Axmi_24	Axminster	29	0	0	0	0	0				10	15	4								
Honiton			0	0	0	0	0	40	56	30	80	100	86	90	120	100	130	45	0	0	0
Gitti_05	Honiton	310	0	0	0	0	0				10	15	20	30	40	50	100	45			
GH/ED/39A	Honiton	115	0	0	0	0	0				10	15	20	30	40						
GH/ED/39B	Honiton	195	0	0	0	0	0				10	15	20	30	40	50	30				
Honi_06	Honiton	30	0	0	0	0	0	10	15	5											
Honi_07	Honiton	30	0	0	0	0	0				10	15	5								
Honi_10	Honiton	21	0	0	0	0	0	10	11												
Honi_13	Honiton	10	0	0	0	0	0				10										
Honi_14	Honiton	30	0	0	0	0	0	10	15	5											
Honi_18	Honiton	136	0	0	0	0	0	10	15	20	30	40	21								
Ottery St Mary			0	0	0	0	0	58	70	80	95	15	0	0	0	0	0	0	0	0	0
Otry_01b	Ottery St Mary	70	0	0	0	0	0	10	15	20	25										
Otry_09	Ottery St Mary	90	0	0	0	0	0	10	15	20	30	15									

Otry_10	Ottery St Mary	20	0	0	0	0	0	10	10												
Otry_15	Ottery St Mary	8	0	0	0	0	0	8													
Otry_21	Ottery St Mary	70	0	0	0	0	0	10	15	20	25										
GH/ED/27	Ottery St Mary	60	0	0	0	0	0	10	15	20	15										
Seaton			0	0	0	0	0	30	45	49	40	15	20	30	40	15	0	0	0	0	0
Seat_02	Seaton	40	0	0	0	0	0	10	15	15											
Seat_03	Seaton	75	0	0	0	0	0	10	15	20	30										
Seat_05	Seaton	130	0	0	0	0	0				10	15	20	30	40	15					
Seat_13a	Seaton	39	0	0	0	0	0	10	15	14											
Sidmouth			0	0	0	0	0	0	0	0	30	25	20	30	40	45	0	0	0	0	0
Sidm_01 (also Sidm_32)	Sidmouth	160	0	0	0	0	0				10	15	20	30	40	45					
Sidm_06a	Sidmouth	15	0	0	0	0	0				10	5									
Sidm_31	Sidmouth	15	0	0	0	0	0				10	5									
BroadClyst			0	0	0	0	0	0	0	0	10	15	20	30	40	9	0	0	0	0	0
Brcl_12 & Brcl_29	Broadclyst	124	0	0	0	0	0				10	15	20	30	40	9					
Budleigh Salterton			0	0	0	0	0	0	0	0	10	15	10	0	0	0	0	0	0	0	0
Budl_02	Budleigh Salterton	35	0	0	0	0	0				10	15	10								
Colyton			0	0	0	0	0	20	17	20	4	0	0	0	0	0	0	0	0	0	0
Coly_02	Colyton	49	0	0	0	0	0	10	15	20	4										
Coly_06a	Colyton	12	0	0	0	0	0	10	2												
Lympstone			0	0	0	0	0	28	30	34	0	0	0	0	0	0	0	0	0	0	0
Lymp_01	Lympstone	8	0	0	0	0	0	8													
GH/ED/72a	Lympstone	42	0	0	0	0	0	10	15	17											
GH/ED/73	Lympstone	42	0	0	0	0	0	10	15	17											
Woodbury			0	0	0	0	0	50	75	51	40	0	0	0	0	0	0	0	0	0	0
Wood_06	Woodbury	30	0	0	0	0	0	10	15	5											
Wood_09	Woodbury	28	0	0	0	0	0	10	15	3											
Wood_10	Woodbury	60	0	0	0	0	0	10	15	20	15										
Wood_16	Woodbury	70	0	0	0	0	0	10	15	20	25										
Wood_20	Woodbury	28	0	0	0	0	0	10	15	3											
Beer			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branscombe			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Broadhembury			0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Brhe_09	Broadhembury	10	0	0	0	0	0	10													
Chardstock			0	0	0	0	0	10	15	5	0	0	0	0	0	0	0	0	0	0	0
Char_04a	Chardstock	30	0	0	0	0	0	10	15	5											
Clyst St Mary			0	0	0	0	0	10	15	20	27	0	0	0	0	0	0	0	0	0	0
Undecided location	Clyst St Mary	72	0	0	0	0	0	10	15	20	27										
Dunkeswell			0	0	0	0	0	10	15	18	0	0	0	0	0	0	0	0	0	0	0
Dunk_05	Dunkeswell	43	0	0	0	0	0	10	15	18											
East Budleigh			0	0	0	0	0	0	0	0	10	5	0	0	0	0	0	0	0	0	0
Ebud_01	East Budleigh	15	0	0	0	0	0				10	5									
Exton			0	0	0	0	0	20	19	14	0	0	0	0	0	0	0	0	0	0	0
Wood_01	Exton	14	0	0	0	0	0	10	4												
Wood_28	Exton	39	0	0	0	0	0	10	15	14											
Feniton			0	0	0	0	0	20	30	37	15	0	0	0	0	0	0	0	0	0	0
Feni_05	Feniton	42	0	0	0	0	0	10	15	17											

Feni_08	Feniton	60	0	0	0	0	0	10	15	20	15											
Hawkchurch			0	0	0	0	0	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawk_01	Hawkchurch	12	0	0	0	0	0	10	2													
Kilmington			0	0	0	0	0	0	0	0	15	13	0	0	0	0	0	0	0	0	0	0
Kilm_09b	Kilmington	23	0	0	0	0	0				10	13										
Kilm_10	Kilmington	5	0	0	0	0	0				5											
Musbury			0	0	0	0	0	0	0	0	10	5	0	0	0	0	0	0	0	0	0	0
Musb_01a	Musbury	15	0	0	0	0	0				10	5										
Newton Poppleford			0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0
Newt_04	Newton Poppleford	20	0	0	0	0	0				10	10										
Newt_05	Newton Poppleford	20	0	0	0	0	0				10	10										
Otterton			0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
Otto_01	Otterton	10	0	0	0	0	0				10											
Payhembury			0	0	0	0	0	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0
Payh_03a	Payhembury	15	0	0	0	0	0	10	5													
Plymtree			0	0	0	0	0	10	15	5	0	0	0	0	0	0	0	0	0	0	0	0
Plym_03	Plymtree	30	0	0	0	0	0	10	15	5												
Sidbury			0	0	0	0	0	0	0	0	10	15	18	0	0	0	0	0	0	0	0	0
Sidm_34a	Sidbury	43	0	0	0	0	0				10	15	18									
Tipton St John			0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Otry_04	Tipton St John	5	0	0	0	0	0	5														
Uplyme			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Clyst			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Hill			0	0	0	0	0	20	30	14	0	0	0	0	0	0	0	0	0	0	0	0
West_04	West Hill	34	0	0	0	0	0	10	15	9												
West_18	West Hill	30	0	0	0	0	0	10	15	5												
Whimble			0	0	0	0	0	20	30	28	5	0	0	0	0	0	0	0	0	0	0	0
Whim_08	Whimble	50	0	0	0	0	0	10	15	20	5											
Whim_11	Whimble	33	0	0	0	0	0	10	15	8												
North of Topsham			0	0	0	0	0	0	0	0	30	45	55	31	40	50	100	150	95	0	0	
N. of Topsham	North of Topsham	510	0	0	0	0	0				10	15	20	30	40	50	100	150	95			
Clge_20	North of Topsham	46	0	0	0	0	0				10	15	20	1								
Clge_24a	North of Topsham	40	0	0	0	0	0				10	15	15									
Stoke Canon			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 4: Rolling five year housing supply calculations

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Projected permission completions	872	1047	961	634	690	1157	701	581	573	635	767	425	425	370	370	370
Allocation Sites	0	0	0	0	0	0	0	0	0	635	719	735	861	694	659	767
Windfall site	0	0	0	0	0	0	102	111	116	116	116	116	116	116	116	116
Total Projected Dwelling Completions	872	1047	961	634	690	1157	803	692	689	1386	1602	1276	1402	1180	1145	1253
Stepped housing requirement	850	850	850	850	850	850	850	850	850	850	850	850	1070	1070	1070	1070
20% buffer	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1020	1284	1284	1284	1284
Shortfall/surplus	22	197	111	-216	-160	307	-47									
Cumulative under/oversupply	22	218	329	112	-48	259	211									
								Year 1	Year 2	Year 3	Year 4	Year 5				
Rolling supply by year - no buffer								6.64	7.11	7.30	6.72	6.10				
Rolling supply by year - 6 year (buffer)								5.53	5.92	6.08	5.61	5.08				