



East Devon District Council

Housing monitoring update to 30 September 2016

March 2017

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VERSION CONTROL

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01	Internal draft	03/03/2017
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1. Introduction

- 1.1 This document provides a housing monitoring update for East Devon District Council to a base date of **30 September 2016**. The report considers the following:
- Housing completions over the last six months (1 April 2016 – 30 September 2016) including:
 - Total completions district wide, on a parish by parish and settlement by settlement basis;
 - Breakdown of completions on brownfield and greenfield sites; and
 - Breakdown of completions of affordable housing.
 - Analysis of windfall completions.
 - Housing projections and housing trajectory for the plan period;
 - Five year land supply calculations for the period 1 October 2016 to 30 September 2021.
- 1.2 Section 113 of the Localism Act (2011) removed the requirement of Councils to submit an Annual Monitoring Report (AMR) to the Secretary of State, but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.3 The National Planning Policy Framework (NPPF) requires Councils to be able to demonstrate a five year supply of land for housing plus a 5% or 20% buffer requirement depending on past performance. Paragraph 47 of the NPPF states that local planning authorities should:
- “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.*
- In addition to this, paragraph 49 of the NPPF states:
- “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.*
- 1.4 This report considers the extent to which extant permissions, sites with a resolution to grant permission or acknowledged development potential, proposed allocations and future windfalls contribute towards meeting the five year requirement.

2. Completions

How do we know if a house has been completed?

2.1 Housing completions are monitored every six months through interrogation of Building Control and Council Tax records against a list of sites with planning permission. Dwellings are considered to be complete if they fall into one of the following brackets:

- East Devon Building Control have recorded a dwelling as having completed; OR
- East Devon Council Tax have recorded a dwelling as being banded or awaiting banding (sent to the Valuation Office); OR
- A Building Control approved inspector has notified the Council that a dwelling has been completed; OR
- The developer of a site has provided the Council with a build return showing completions; OR
- Planning permission is retrospectively granted to legalise an existing use.

How is a “dwelling” defined?

2.2 For the purposes of housing monitoring, generally, a dwelling is defined as being a separately Council Tax banded property. As an example, this would mean that if a house that had previously been a single Council Tax banded dwelling were split into four flats, each being separately Council Tax banded, then there would be an assumed three net new dwellings on the site upon completion.

2.3 The above definition means that annexes are not counted as a dwelling unless they become separately Council Tax banded. By becoming Council Tax banded, the annexe is recognised as a self contained dwelling. Despite the fact that it may still be tied conditionally to be used ancillary to the main dwelling, it is serving the purpose of a self contained dwelling and therefore should still be counted as such for the purposes of monitoring.

2.4 In addition to this the Housing and Economic Land Availability Assessment (HELAA) methodology for the Exeter Housing Market Area (HMA) 2016 states that care and extra-care homes should contribute towards dwelling numbers despite units not being separately Council Tax banded. The reasoning for this is that as elderly people move into care / extra-care homes they “free up” open market dwellings for others to move into. The methodology conservatively assumes that one dwelling is freed up by every two nursing or care home beds created. This is based on primary research conducted within the HMA whereby existing care homes were contacted to find out numbers of residents, the proportion that were permanent and the proportion that had previously lived alone. This research suggested that on average 50% of residents were permanent and had previously lived alone which suggests that when they permanently moved to the care home they were leaving an empty house. This equates to the rate of two beds equalling one dwelling. Two bed spaces equalling one dwelling is the final confirmed ratio in the HELAA methodology, however previous drafts of the methodology have included 1.4 bed spaces equalling one dwelling and 1.67 bed spaces equalling one dwelling. Completions of care/nursing homes in the October 2013-March 2014 monitoring period assumed 1.4:1 as a ratio, completions from April 2014 to September 2014 assumed 1.67:1 as a ratio, and completions/projections from 1 October 2014 onwards now assume 2:1 as the correct ratio. Extra-care homes/sheltered housing is assumed to be a new dwelling in its own right. Generally this type of housing is separately Council Tax banded anyway.

Total completions

- 2.5 A full schedule of completions and projections with planning permission by site from the start of the plan period (April 2013) can be found at Appendix 1. As shown in the table below, over the last six months (1 April 2016 to 30 September 2016) a total of 354 dwellings have been completed in East Devon. This includes 172 at the district's "West End" and 182 in the Rest of East Devon.

	April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016	Apr 2016 - Sept 2016
West End	184	302	225	306	223	180	172
RoED	202	142	235	263	289	335	182
East Devon TOTAL	386	444	460	569	512	515	354
Annual TOTAL	830		1,029		1,027		

- 2.6 Looking at the East Devon total for the past six month period, completions have dropped off significantly in comparison to recent years, with the total being the lowest recorded for a six month period since the start of the plan period in 2013. Whilst West End completions have remained largely on a par with the previous six month period (which in turn was significantly reduced from previous years due to a temporary slow down of development at Cranbrook), Rest of East Devon figures have dropped off significantly. Over recent years there has been a trend whereby completions for the rest of the district have increased year on year, however the trend appears to have been bucked in the last six months. This would appear to be a blip in the otherwise fairly consistent trend of increased completion rates in the rest of the district.
- 2.7 Following two full monitoring years of completions exceeding 1,000 dwellings and the six month periods within them being relatively high and consistent, this significant drop off in half year monitoring figures on one hand could suggest that the annual total for 2016/17 might be lower than previously projected (946 in the monitor to 31 March 2016), however due to the significant number of permissions and sites under construction it is expected that the second half of the year will see a return to higher completion figures.
- 2.8 It is clear from both the six monthly and annual figures in the table above and completions prior to the current plan period that housing delivery has significantly increased across the district. This has been a result of completions both at the West End and in the Rest of East Devon. The fact that district-wide figures have generally (until the anomaly of the last six months) remained high despite a temporary reduction in completions at the West End is evidence that the upturn in housing delivery is not solely because of Cranbrook and other West End sites. Though clearly, they are a significant factor and once delivery at Cranbrook and other West End sites yet to come on stream increases again then potentially district-wide figures will increase further. This shows that the "step change" in housing delivery that the Government is promoting is being implemented in East Devon and in a more general sense reflects a market desire to build that was less pronounced in previous years.

Completions by parish

- 2.9 The table below shows the last year (divided into the two six month periods) of completions by parish. Town councils are highlighted in yellow.

Parish	1 Apr 16 – 30 Sept 16
All Saints	1
Awliscombe	1
Axminster	47
Axmouth	0
Aylesbeare	1
Beer	0
Bicton	0
Brampford Speke	0
Branscombe	0
Broadclyst	52
Broadhembury	1
Buckerell	0
Budleigh Salterton	4
Chardstock	0
Clyst Honiton	1
Clyst Hydon	0
Clyst St George	0
Clyst St Lawrence	0
Clyst St Mary	0
Colaton Raleigh	0
Colyton	1
Combe Raleigh	3
Combpyne Rousdon	0
Cotleigh	0
Cranbrook	120
Dalwood	0
Dunkeswell	3
East Budleigh	0
Exmouth	24
Farringdon	0
Farway	0
Feniton	0
Gittisham	0
Hawkchurch	3
Honiton	13
Huxham	0
Kilminster	15
Luppitt	1
Lympstone	3
Membury	0
Monkton	1
Musbury	1
Newton Poppleford	0
Northleigh	0
Offwell	0
Otterton	0
Ottery St Mary	34
Payhembury	0
Plymtree	1

Parish	1 Apr 16 – 30 Sept 16
Poltimore	0
Rewe	0
Rockbeare	4
Seaton	14
Sheldon	1
Shute	0
Sidmouth	2
Southleigh	0
Sowton	0
Stockland	0
Stoke Canon	0
Talaton	0
Uplyme	1
Upottery	0
Upton Pyne	0
Whimble	0
Widworthy	0
Woodbury	1
Yarcombe	0
Totals	354

Completions by Built-up Area Boundary and Strategic Allocation

- 2.10 The table below shows completions over the last six months by Built-up Area Boundaries (BuABs) and Strategic Allocation. The BuABs for the towns of Axminster, Budleigh Salterton, Exmouth, Honiton, Ottery St Mary, Seaton and Sidmouth are defined by the New Local Plan. Strategy 27 of the New Local Plan identifies 15 settlements at which BuABs will be defined by the Villages Plan DPD (which is currently in production). Until the Draft Villages Plan has progressed further towards Examination the previous BuABs (as defined by the old Local Plan) are being used for this exercise. Lymptone BuAB is defined in the Lymptone Neighbourhood Plan. In addition to these, development within the Strategic Allocations at the West End are recorded. Development outside of the defined BuABs or Strategic Allocations is considered to be in open countryside by the Local Plan.
- 2.11 Sub-totals for each section (West End Strategic Allocations, towns and Strategy 27 villages) are highlighted in yellow.

BUAB/Allocation	1 Apr 16 – 30 Sept 16
West End Strategic Allocations - Totals	172
Cranbrook	120
Pinhoe	52
North of Blackhorse	0
Towns - Totals	112
Axminster	44
Budleigh Salterton	4

BUAB/Allocation	1 Apr 16 – 30 Sept 16
Exmouth	24
Honiton	13
Ottery St Mary	11
Seaton	14
Sidmouth	2
Strategy 27 Villages - Totals	9
Beer	0
Broadclyst	0
Clyst St Mary	0
Colyton	1
East Budleigh	0
Feniton	0
Kilmington	2
Lympstone	3
Musbury	0
Newton Poppleford	0
Sidbury	0
Uplyme	0
West Hill	3
Whimble	0
Woodbury	0
Open Countryside	61
Grand TOTAL	354

- 2.12 The above table shows that of the 354 net completions in the last six months, 61 (17%) have been outside of BuABs and strategic allocations. These are likely to be mainly the result of planning permissions either granted by the Council or allowed on appeal in recent years in response to a lack of five year land supply due to the absence of an adopted Local Plan housing target. The percentage of overall completions, however, is lower than in the previous two six month monitors which suggests that the policy direction of the New Local Plan is now starting to have an impact. The table appears to show fairly limited development at the Strategy 27 villages and at certain key towns, however in some cases this is because many of the relevant permissions granted and currently being built out are simply beyond the BuAB.

Completions by settlement

- 2.13 The following table shows completions by the settlement which the site is *effectively* at. This is irrespective of policy boundaries (BuABs and allocations) and provides a more accurate picture of housing delivery by settlement without applying policy boundaries. Towns are highlighted in yellow, Strategy 27 villages are highlighted in green and West End settlements are highlighted in blue.

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 16 – 30 Sept 16
Alfington	0
Awliscombe	0
Axminster	44
Axmouth	0
Aylesbeare	1
Beer	0
Blackhorse	0
Brampford Speke	0
Branscombe	0
Broadclyst	0
Budleigh Salterton	4
Chardstock	0
Church Green	0
Clyst Honiton	1
Clyst Hydon	0
Clyst St George	0
Clyst St Lawrence	0
Clyst St Mary	0
Colaton Raleigh	0
Colestocks	0
Colyford	0
Colyton	1
Combe Raleigh	2
Combpyne	0
Cotleigh	0
Cowley	0
Cranbrook	120
Dalwood	0
Dulford	0
Dunkeswell	1
Dunkeswell (Highfield)	2
East Budleigh	0
Ebford	0
Exmouth	24
Exton	1
Farringdon	0
Farway	0
Feniton	0
Gittisham	0
Harpford	0
Hawkchurch	3
Honiton	13

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 16 – 30 Sept 16
Huxham	0
Jack in the Green	3
Kerswell	1
Kilmington	15
Luppitt	0
Lympstone	3
Marsh	0
Membury	0
Monkton	0
Musbury	0
Newton Poppleford	0
Newtown	0
Northleigh	0
North of Blackhorse	0
Offwell	0
Old Feniton	0
Otterton	0
Ottery St Mary	30
Payhembury	0
Pinhoe	52
Plymtree	0
Poltimore	0
Rawridge	0
Raymond's Hill	2
Rewe	0
Rockbeare	1
Rousdon	0
Rousdon Estate	0
Salcombe Regis	0
Seaton	14
Seaton Junction	0
Sheldon	0
Shute	0
Sidbury	0
Sidmouth	2
Smallridge	1
Smeatharpe	0
Southleigh	0
Stockland	0
Stoke Canon	0
Street	0
Talaton	0

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 16 – 30 Sept 16
Tipton St John	0
Tytherleigh	0
Uplyme	1
Upottery	0
Upton Pyne	0
West Hill	4
Weston, Honiton	1
Weston, Sidmouth	0
Whimble	0
Whitford	0
Wilmington	0
Woodbury	0
Woodbury Salterton	0
Yarcombe	0
Yawl	0
Yettington	0
Other rural areas	7
Grand TOTAL	354

2.14 The table above shows that whilst a significant portion of completions have been outside of policy boundaries, the majority of completions have been “at” the towns, West End and more sustainable villages. Having said that, whilst remaining relatively high, completions at Axminster and Exmouth have dropped off quite significantly from previous six month periods. There have been surprisingly few completions at Sidmouth in the last six months.

Greenfield/brownfield split

2.15 The table below shows the breakdown of completions between greenfield and brownfield sites over the past year. Greenfield describes any site on land which has not previously been developed. Brownfield therefore describes sites of previously developed land, the definition of which can be found within the glossary of the NPPF but is reproduced below for ease of reference:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”

		April 2016 to Sept 2016	
		Dwgs	%
Greenfield	Greenfield	280	79%
	Barn Conversions	1	0%
	Garden Sites	18	5%
	TOTAL	299	84%
Brownfield	Redevelopment	32	9%
	Conversions/COU	23	6%
	TOTAL	55	16%
	TOTAL	354	100%

2.16 The table above shows that around 5/6 of completions in the district over the last year were on greenfield sites. This figure has crept up consistently over the last few years presumably as a consequence of the lack of a five year land supply and NPPF requirement to permit greenfield developments that might otherwise have been resisted where this is the case.

2.17 The new Local Plan has a monitoring target to deliver at least 50% of all windfall sites on brownfield land (ie not allocated in the current or previously adopted or draft Local Plans or “made” Neighbourhood Plans). 129 dwellings were completed on non-allocated sites in the last six months, with 76 of these on Greenfield sites and 53 on brownfield. This means that 41.1% of windfall completions were on brownfield sites. This position has also consistently worsened over recent years and will be monitored but it shows a pressing need to increase brownfield delivery. The Council has started work on a Brownfield Land Register which may help to bring forward more brownfield development.

Affordable completions

2.18 The table below shows the number of affordable homes completed across East Devon over the last year. Affordable homes are those completed as “affordable rented”, “social rented”, “shared ownership”, “intermediate” or “affordable by design”.

	April 2016 to Sept 2016
RoED	35
West End	37
East Devon TOTAL	72

2.19 A large proportion (51.4%) of affordable completions have come from the West End developments at Cranbrook and Old Park Farm. This would appear to be a combination of Cranbrook in particular delivering more affordable dwellings in the last six months than in the previous period and reduced build rates in the rest of the district outlined earlier in the report. The affordable completions in the rest of East Devon have been driven by completions on just a few sites but mainly Land South Of The A35 (off George Lane) in Kilminster, Land East of Butts Road in Ottery St Mary and Chard Road in Axminster. The significant numbers of mixed market affordable sites in

the rest of the district that had delivered in recent years appear to have dropped off, perhaps in response to uncertainty over the future of affordable housing and housing associations.

Windfall completions

2.20 Windfalls refer to sites built out which are the result of speculative planning applications. They have not been allocated by the current, previously adopted or any emerging Draft Plans.

2.21 The table below shows that over the past six months 128 of the 354 net completions have been windfalls. This equates to 39.4% of all completions in the last year. However, of these 405 net windfall completions 3 were on the Wainhomes site at the West End and the remaining 402 were in the Rest of East Devon. This means that of the 624 net completions in the Rest of East Devon, 64.4% were windfalls.

Gross site capacity	1-2 dwellings	3-5 dwellings	6-9 dwellings	10-20 dwellings	21+	TOTAL
RoED	41	27	4	25	28	125
West End	0	0	0	3	0	3
TOTAL	41	27	4	28	28	128
Percentage	32.0%	21.1%	3.1%	21.9%	21.9%	100%

2.22 In addition to the headline totals, the above table shows how many windfalls have been delivered on sites of different sizes. The gross site capacity refers to the gross number of dwellings due to be delivered on a site as a whole. As an example, if 2 windfall dwellings were completed in the last six months on a site due to take a total of 5 gross new dwellings they would be listed in the 3-5 dwellings column.

2.23 In terms of calculating five year land supply, paragraph 48 of the NPPF allows for future windfalls to be counted towards supply, however the figure should not include residential gardens. This being the case, the assessment below shows the number of net windfall completions in the last year on sites other than back gardens. Further analysis of windfalls for the purposes of projections can be found in paragraphs 3.20-3.23 below.

Gross site capacity	1-2 dwellings	3-5 dwellings	6-9 dwellings	10-20 dwellings	21+	TOTAL
RoED	28	22	4	25	28	107
West End	0	0	0	3	0	3
TOTAL	28	22	4	28	28	110
Percentage	25.5%	20.0%	3.6%	25.5%	25.5%	100%

3. Projections

- 3.1 This section is an assessment of projected completions for the remainder of the plan period. The adopted New Local Plan runs from 2013 to 2031.
- 3.2 Projections are broken down into:
- Extant permissions;
 - These are sites that already have planning permission (either in full or outline and including sites that are already under construction) and are expected to be built out.
 - Acknowledged development potential;
 - These are sites which either have gained a resolution to grant planning permission subject to a S106 being signed, or sites which are known to be available and which are policy compliant but which do not yet have planning permission.
 - Allocations;
 - These are sites allocated by the adopted East Devon Local Plan or the adopted Lympstone Neighbourhood Plan which do not yet have planning permission.
 - Future windfalls.
 - These are an allowance for completions on windfall sites that do not yet have permission. Windfalls are calculated based on historic past windfall completions in line with the NPPF.
- 3.3 Projections are based on the status of sites and extant planning permissions at 30 September 2016 unless pertinent additional information has arisen since that date to aid understanding of delivery (e.g. commencement information).
- 3.4 Projected build out rates for sites generally follow the approach advocated by the Exeter Housing Market Area (HMA) Housing and Economic Land Availability Assessment (HELAA) methodology market conditions model unless we are aware of an alternative build out rate. The market conditions model assumes currently reduced build out rates for the next five years indicating a lack of market confidence from the HELAA panel which includes representatives of the development industry. This approach is set out over the page for ease of reference. This is a conservative assumption as seen by the clearly increased delivery over the past six months and year in comparison to previous months and years. However, they are used to project the delivery of the majority of sites in the interest of consistency. Where an alternative build out rate is used this is because there is clear evidence that the site has and will continue to build at above or below methodology rates and the commentary column explains the reasoning behind this.
- 3.5 A full schedule of completions and projections with planning permission on a site by site basis can be found at Appendix 1.

Excerpt from the Exeter HMA HELAA Methodology: Market conditions model for calculating housing delivery rates

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	1 st year – 12 dwellings maximum 2 nd year onward – 25 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd 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	1 st year – 12 dwellings maximum 2 nd year onward – 25 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 50 dwellings per year maximum
501-1000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 12 dwellings maximum 2 nd year onward – 50 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 12 dwellings maximum 2 nd year onward – 75 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 150 dwellings per year maximum

N.B. These figures provide a general guideline. Different commencement dates or build out rates may be chosen for selected sites by the HELAA panel if warranted due to site specific issues, or if landowners have identified sites as being available at a later date.

Extant permissions

3.6 The tables below consider large sites (sites of 10 or more gross units) already with planning permission at 30 September 2016 which are expected to be built out. It discounts any sites which are acknowledged as unlikely to go ahead – these are set out at Appendix 2. Sites which have gained permission since 30 September 2016 and sites whose planning permission is deemed to have lapsed are not included.

Large development sites with planning permission in the Rest of East Devon

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land At Rear Of West Close , West Street, Axminster, Devon	03/P2728 AND 07/1128/MRES AND 08/2300/RES AND 12/2257/FUL AND 13/2612/MFUL	Axminster	Axminster	Site containing multiple permissions and different parts of the site are at different stages. Building control records and Council Tax show 7 terraced cottages and 2 townhouses complete with 2 more approaching completion. 8 apartments and remaining 4 townhouses have commenced so assume completion of these in 2016/17. 5 apartments do not yet have approved building control applications so assume completion of these in 2017/18. Total of 11 completions to date.	14	5																19	19
Land At, Dukes Way, Axminster, Devon Phase 2	09/2350/MFUL	Axminster	Axminster	Second phase of Betterment Homes development. Variation to S106 agreed October 2014 to now only require 6 further affordables on this site. Site recommenced soon after this and now back on track. 12 homes Council Tax banded by 31 March 2016 and a further 5 by 30 September 2016. Assume remaining homes to be completed in line with SHLAA methodology.	12	25	16															53	53
Land at Cloakham Lawns	10/0816/MOUT AND 13/1489/MRES AND 14/0774/MRES	Axminster	Axminster	Site well underway. Wider site (400 units total) now has reserved matters approval. Completions are ahead of HELAA rate and could argue for 30-40 per annum but a conservative approach of applying HELAA rates has been used. 79 completed (27 of which affordable).	12	25	25	25	25	13	25	50	50	50	21							125	321

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land At Milbrook Valley Stoney Lane Axminster	92/P0998 AND 11/0509/VAR	Axminster	Axminster	Jessopp site adjacent to Wainhomes (Chard Road) site, part of the oldest permission for Chard Road developments, permission therefore remains extant. 2011 variation of condition to enable development without improvements to Stoney Lane. Site still expected to be built out but conservatively beyond the five year period.	0	0	0	0	0	0	6	12										0	18
Chard Road - Phase 3 - south of brook (eastern portion)	10/0132/MFUL	Axminster	Axminster	Phase 3 of Wainhomes site off Chard Road. Total of 95 dwellings completed to date including 10 dwellings completed pre-plan period. 37 affordables completed to date. Assume remaining dwellings will be completed in 2016/17.	3																	3	3
Axminster Football Club	11/1660/MFUL AND 15/0309/FUL	Axminster	Axminster	Development well advanced with just 14 units remaining. Assume all 14 (11 of which will be affordable) will be completed in 2016/17.	8																	8	8
Stonleigh Holiday And Leisure Village Weston Sidmouth EX10 0PJ	08/2558/MFUL	Branscombe	Weston, Sidmouth	17 additional holiday lets on holiday park site. 1 of the new dwellings already completed and Council Tax banded. Assume others will not be so no projections shown, but will continue to be monitored and any that do become banded will be counted as completions.																		0	0
Kerswell Barton Farm Broadclyst Exeter EX5 3AF	12/1285/MFUL	Broadclyst	Rural areas	Site at early stage. Assume completion will be in 2017/18	0	12																12	12
Land South Of B3178 Budleigh Salterton	11/2629/MFUL	Budleigh Salterton	Budleigh Salterton	Site on North side of Budleigh Salterton which was allocated in the draft Local Plan. Site commenced June 2016. Assume first completions will be in remainder of 2016/17 and built out at rate consistent with HELAA methodology.	12	25	22															59	59
Land West Of Woodbury Road Clyst St George	14/0167/MFUL	Clyst St George	Clyst St George	Large site adjacent to Clyst St George allowed at appeal. Site commenced May 2016. Assume completion will be in 2017/18 and 2018/19 in line with HELAA methodology.	0	12	13															25	25
Land North Of Yaffes Coly Road Colyton	13/1401/MOUT	Colyton	Colyton	Large site on edge of Colyton. No reserved matters approval as yet. Application to vary S106 requirement relating to affordable units refused September 2016. Assume completion	0	0	12	4														16	16

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 - Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
				will be in 2018/19 and 2019/20 in line with HELAA methodology.																			
Land At, Marcus Road, Exmouth	10/1392/MFUL	Exmouth	Exmouth	4 completed, remaining 10 all under construction. Assume completion of remainders in line with HELAA methodology.	8	2																10	10
11 Camperdown Terrace, Exmouth, EX8 1EJ	10/1686/MFUL	Exmouth	Exmouth	Building control plans submitted Feb 2014 for 3 of the apartments (plots 9,10 and 11). Excavations on plot 9 began March 2014. Letter on planning file states that this was considered to be a material operation and so planning consent remains extant. Previously assumed that this meant the site would build out now, however, no further information so now conservatively assumed to not deliver within the five year period.	0	0	0	0	0	0	12											0	12
6 Portland Avenue, Exmouth, Devon, EX8 2BS	11/0733/FUL AND 12/2171/FUL	Exmouth	Exmouth	Site commenced. Assume completion will be in 2016/17	6																	6	6
Dunsinane Maer Road Exmouth EX8 2DA	11/0721/MFUL	Exmouth	Exmouth	Former Rolle College halls of residence site on Maer Road. Commenced on site Summer 2013. Flatted development of two blocks so expected to deliver all flats in each block around the same time. 13 complete, with remaining 1 remainder expected to be completed in remainder of 2016/17.	1																	1	1
Pier Head Mamhead View Exmouth	12/2163/MFUL	Exmouth	Exmouth	Site adjacent to Exmouth Docks commenced March 2015. Assume completion in line with HELAA methodology in 2016/17 and 2017/18.	12	1																13	13
34 Cranford Avenue Exmouth EX8 2QA	13/2647/MFUL	Exmouth	Exmouth	Site at an early stage. Assume completion will be in 2017/18	0	11																11	11
Pankhurst Close Trading Estate Pankhurst Close Exmouth	13/1230/MFUL	Exmouth	Exmouth	Large redevelopment site in Exmouth. Not yet implemented. Assume completion will be from 2017/18 onwards in line with HELAA methodology.	0	12	25	13														50	50
83 Salterton Road Exmouth EX8 2EW	15/1938/MFUL	Exmouth	Exmouth	Redevelopment site with permission for replacement of 2 flats with 10 apartments. Not yet implemented. Assume completion will be in 2017/18.	0	8																8	8
4 Elwyn Road Exmouth EX8 2EL	15/2654/FUL	Exmouth	Exmouth	Not yet implemented. Assume completion will be in 2017/18	0	8																8	8
Moreton 13 Drakes Avenue	15/1818/MFUL	Exmouth	Exmouth	Permission for the demolition of existing 40 bed care home and adjacent	0	12	25	25	8													70	70

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Exmouth EX8 4AA				dwelling (total of 21 equivalent dwellings in accordance with HELAA methodology) and replacement with 70 self contained retirement living care units. Total of 49 net new dwellings. Not yet implemented but pre-commencement conditions discharged so assume completion will be from 2017/18 onwards in accordance with HELAA methodology.																			
The Q Club Elm Grove Exmouth EX8 1DJ	16/0153/MFUL	Exmouth	Exmouth	Not yet implemented. Assume completion will be in 2017/18	0	10																10	10
34 Douglas Avenue Exmouth EX8 2HB	15/1955/MFUL	Exmouth	Exmouth	Redevelopment of former hotel site to provide 11 dwellings. Commenced 2015. Assume completion will be in 2016/17.	11																	11	11
Rolle College Playing Field Douglas Avenue Exmouth	16/0787/MOUT	Exmouth	Exmouth	Large site abutting the Exmouth BuAB on playing field land. Reserved matters must be applied for within 1 year of outline permission and development commenced within 1 year of reserved matters permission. Current appeal running regarding refusal to vary condition and amend coverage. Assume completion will be from 2018/19 onwards in line with HELAA methodology.	0	0	12	11														23	23
Land North Of Acland Park Feniton	11/1021/MFUL	Feniton	Feniton	Site allowed at appeal. Commenced on site. Assume completion will be from 2017/18 onwards in accordance with HELAA methodology.	0	12	20															32	32
Land West Of Hayne Lane Honiton	13/2744/MOUT	Gittisham	Honiton	Site approved February 2015. No reserved matters application as yet so assume completions from 2018/19.	0	0	12	25	25	13	25	50	50	50	50							75	300
Land Off Of Clapper Lane (Previously Allotments) Honiton	13/2508/MOUT	Honiton	Honiton	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	10															10	10
The Cedars Otter Valley Park Honiton EX14 4PA	14/0405/VAR	Honiton	Honiton	No new completions to report. Assume completion will be within the five year period.	0	0	5															5	5
Lilac Haven Jerrard Close Honiton EX14 1DX	15/0895/MFUL	Honiton	Honiton	Site redeveloping existing plot for 10 dwellings. Site at advanced stage so assume completion will be in remainder of 2016/17.	10																	10	10

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Heathfield House, Rosemount Lane, Honiton, EX14 1RN	15/0612/MFUL	Honiton	Honiton	Redevelopment site with permission for 14 (13 net new) dwellings. 7 completed, assume remainder will be completed in rest of 2016/17.	7																	7	7
Land At Ottery Moor Lane Honiton	14/0557/MOUT	Honiton	Honiton	Local Plan allocation for the redevelopment of Ottery Moor Lane industrial estate. Issues regarding restrictive covenant have now been resolved and as such site is expected to come forward sooner than previously thought and within the five year period. No reserved matters approval as yet but assume completions will be from 2018/19 onwards in line with HELAA methodology.	0	0	12	25	25	13	25	50										75	150
Land To The West Of Strawberry Hill Lymptstone	15/1970/MFUL	Lymptstone	Lymptstone	Mixed market and affordable site immediately adjacent to Lymptstone. New permission with alternative access recently approved. Not yet implemented. Assume completion will be in 2017/18 and 2018/19 in accordance with HELAA methodology.	0	12	3															15	15
Land South Of King Alfred Way Newton Poppleford Sidmouth	13/0316/MOUT	Newton Poppleford	Newton Poppleford	Reserved matters (15/2172/MRES) recently allowed at appeal. Assume completion from 2018/19 onwards in line with HELAA methodology.	0	0	12	25	3													40	40
Land Adjacent To North Star Ottery Street Otterton	11/1597/MFUL	Otterton	Otterton	Mixed market/affordable site on the edge of Otterton. S106 finally signed November 2015 after years of negotiation. Assume will now be built out. Not yet implemented so assume completion will be from 2017/18 onwards in line with HELAA methodology.	0	12	3															15	15
Marist Convent 8 Broad Street Ottery St Mary Devon EX11 1BZ	12/1622/MFUL	Ottery St Mary	Ottery St Mary	Large site in the centre of Ottery St Mary. 4 completed at end of September 2016. Assume remainder will be completed in 2016/17.	8																	8	8
Land East of Butts Road, Higher Ridgeway, Ottery St Mary	13/0577/MRES	Ottery St Mary	Ottery St Mary	106 completions by end of September 2016, building out ahead of projected HELAA rate and could argue 40+ per annum but conservatively projected HELAA compliant rate for future years.	12	12																24	24
Land At Barton Orchard Tipton St John	11/2172/MFUL AND 14/1745/VAR AND 15/2753/VAR	Ottery St Mary	Tipton St John	Mixed market and affordable site immediately adjacent to Tipton St John. Various variations have enabled this site to be developable. Site commenced January 2017 (after monitor). Assume completion will be in 2017/18 and 2018/19 in accordance with HELAA methodology.	0	12	3															15	15

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land Adjoining The Tumbling Weir Hotel Ottery St Mary	12/2770/MFUL	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 1 of the regeneration area and comprises of 29 retirement apartments. Understood that this part of the site is now likely commence in Spring 2017 and come forward in the next few years so assumed completion from 2018/19 onwards in line with SHLAA methodology.	0	0	12	17														29	29
Former Town Mills Mill Street Ottery St Mary	12/2771/MFUL	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 2 of the regeneration area and comprises of 30 apartments. Site has commenced but likely to be delivered later in the five year period so assume completion will be from 2018/19 onwards in line with HELAA methodology.	0	0	0	12	18													30	30
Land North Of Higher Ridgeway Ottery St Mary	14/2419/MFUL	Ottery St Mary	Ottery St Mary	Site redeveloping existing allotments and replacing them on adjacent land. Essentially phase 2 to Redrow development off Butts Road (13/0577/MRES). Continuing trend of delivery above HELAA methodology rates. Assume completion in remainder of 2016/17 and 2017/18.	12	13																25	25
Land South Of Exeter Road Ottery St Mary	14/2553/MRES AND 15/2059/MRES	Ottery St Mary	Ottery St Mary	Site previously allocated in the Draft Local Plan for up to 200 dwellings. Permission is for 165 dwellings plus a 66 bed care home (which equates to 33 dwellings in HELAA methodology) so total of 198 dwelling equivalents. Reserved matters permission granted for 165 dwellings in March 2015. Care home reserved matters approval in March 2016. Commenced May 2015 with first completions in December 2015. Understood to likely be a further 30 completions by March 2017 but then conservatively assumed to be compliant with HELAA methodology in future years.	30	25	25	25	25	13	25	14										143	182
Land North Of Eastfield West Hill	14/2861/MRES	Ottery St Mary	West Hill	Site for 25 dwellings commenced. Assume completion from 2016/17 onwards in line with SHLAA methodology.	6	19																25	25

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Salston Manor Hotel Ottery St Mary EX11 1RQ	13/0496/MFUL	Ottery St Mary	Rural areas	Site for conversion of former hotel into apartments. Initial notice received November 2015 for 16 of the apartments and in the process of clearing pre-commencement conditions but significant technical work required. Assume completion will be in 2018/19 and 2019/20 in line with HELAA methodology.	0	0	12	15														27	27
West Hayes West Hill Road West Hill Ottery St Mary EX11 1UZ	15/1258/MFUL	Ottery St Mary	West Hill	New permission (15/1258/MFUL) for 10 dwellings at 40% affordable approved November 2015. Site commenced April 2016. Assume completion will be in 2017/18.	0	10																10	10
Former Gerway Nurseries Ottery St Mary EX11 1PN	16/0103/MRES	Ottery St Mary	Ottery St Mary	Large site on the edge of Ottery St Mary. Commenced May 2016. Assume completion will be from 2016/17 onwards in line with HELAA methodology.	6	25	14															45	45
Mill Buildings, Mill Street, Ottery St Mary	16/0093/MRES	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 3 of the regeneration area and comprises of 33 dwellings. Site has commenced and is progressing well so assume completion will be from 2017/18 onwards in line with HELAA methodology.	0	12	21															33	33
The London Gold Street Ottery St Mary EX11 1DG	15/2309/MFUL	Ottery St Mary	Ottery St Mary	Implemented previously approved scheme for 8 (94/P1125). New permission for 13 flats approved August 2016. Assume will require new building control application so completion will be in 2017/18 and 2018/19 in line with HELAA methodology.	0	12	1															13	13
Land Adjacent Harbour Road Seaton	13/2392/MRES AND 16/0435/MFUL	Seaton	Seaton	Site within Seaton Regeneration Area adjacent to Tesco. Total of 44 completions by 30 September 2016 in line with stated intentions of Bovis so just above HELAA methodology rate.	15	30	30	30	30	15	15	21										150	186
Land To Rear Of, 39 Fore Street, Seaton, Devon, EX12 2AD	14/1960/MRES	Seaton	Seaton	Reserved matters (14/1960/MRES) approved November 2014. Building control plans approved June 2015. Site not yet commenced. Viability concerns but variation applications currently pending consideration to resolve this. Assume completion will be in 2019/20 and 2020/21 in line with HELAA methodology.	0	0	0	12	1													13	13

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Fosse Way Court Seaton EX12 2LP	14/0187/MFUL	Seaton	Seaton	Refurbishment of existing apartments plus construction of new block linking existing buildings comprising total 30 additional open market apartments. Not yet implemented and understood to be stalled due to a freeholder/leaseholder issue so assume completion will be beyond the 5 year period.	0	0	0	0	0	0	0	0	12	18								0	30
Land North Of Rowan Drive Seaton	13/1091/MOUT	Seaton	Seaton	Part of site allocated for 30 dwellings by the newly adopted Local Plan. Permission is for 36. Reserved matters being considered by Committee in February 2017. Assume completion will be in 2018/19 and 2019/20 in line with HELAA methodology.	0	0	12	24														36	36
Land Off Barnards Hill Lane Seaton	15/1195/MOUT	Seaton	Seaton	Site previously allocated in the Draft Local Plan. New permission reducing overall numbers and percentage of affordable homes. No reserved matters approval as yet. Assume completion will be in 2018/19 and 2019/20 in line with HELAA methodology.	0	0	12	8														20	20
Seaton Quay, (Former Racal Site), Riverside Way, Seaton, Devon, EX12 2UE	16/0503/MRES	Seaton	Seaton	Seaton Quay development that has been stalled for recent years but has now been permitted with less obligations. New permission granted in 2013 with 0% affordable housing and recent variation allowed a more viable site layout to be considered through a subsequent reserved matters application which has now been approved. This being the case, the site is now expected to move forward. Assume completion from 2018/19 in line with HELAA methodology.	0	0	12	25	25	13	15											75	90
Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY	06/2382/MRES	Sidmouth	Sidmouth	Site commenced 2008 (08/1873/CPE certificate of lawfulness for foundations implementing this development). No further information and assume requires new building control application approval to recommence but expected to happen within the five year period.	0	0	0	12	2													14	14
Land At Frys Lane Sidford	12/2222/MOUT	Sidmouth	Sidmouth	Reserved matters application (16/2696/MRES) pending consideration. Assume completion will be in 2018/19	0	0	12															12	12
Land To The East Of The Village Hall Sidmouth Road Clyst St Mary	15/1269/MRES	Sowton	Clyst St Mary	Large site on the edge of Clyst St Mary. Commenced in mid 2016. Assume completions will be from 2016/17 onwards in line with SHLAA methodology.	12	25	25	18														80	80

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land Adjacent To Trederwen Town Lane Woodbury	14/1380/MOUT	Woodbury	Woodbury	Large site immediately adjacent to Woodbury. Site previously permitted for 15 dwellings (11/2490/MFUL) and current application (16/1249/OUT) pending consideration for only 5 as alternative option with no affordable housing. No reserved matters permission as yet so assume completion will be in 2018/19.	0	0	11															11	11
Land To South Broadway Woodbury	15/1370/MRES	Woodbury	Woodbury	Site immediately adjacent to the BUAB. Reserved matters (15/1370/MRES) approved December 2015. Current application to vary affordable percentage pending consideration. Assume completion in line with SHLAA methodology from 2018/19 onwards.	0	0	12	8														20	20
				REST OF EAST DEVON TOTAL	217	399	441	359	187	80	148	197	100	112	89	0	0	0	0	0	0	1,683	2,329
					1,683						646						0						

Large development sites with planning permission at East Devon's West End

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land At Old Park Farm Pinn Hill Exeter EX1 3TH	12/0130/MRES	Broadclyst	Pinhoe	Developers have advised that expect to complete Old Park Farm 1 by Autumn 2017 depending on sales. 345 units CT banded or awaiting banding by end of March 2016. Remaining units awaiting completion. Site building out well ahead of HELAA rate and even above projections so far. Projections for future years may be conservative.	50	34	12															96	96
Tithebarn Green, Land At Monkerton, Exeter And Redhayes/North Of Blackhorse, East Devon	12/1291/MOUT AND 15/1565/V106	Broadclyst	North of Blackhorse	Large site straddling the M5 between East Devon and Exeter. 580 of the proposed dwellings would be within the EDDC area. Site has outline permission and signed S106. Variation to S106 agreement reducing affordable housing on site from 28% to 25%. Reserved matters for northern end of the link road approved and implemented. Reserved matters for first residential parcel of 248 dwellings (Barratt/David Wilson Homes) approved Feb 2017 (after monitor) but phasing plan shows intended commencement on housing in Spring 2017. Pre-application discussions started for second parcel of 230 dwellings. Phasing plan discharging condition 22 of outline permission shows development of residential parcels 1 and 2 between 2017 and 2022. Linked permission for Mosshayne development (14/2761/MOUT) likely to be built out simultaneously and at a higher overall rate than previously assumed.	0	37	91	126	158	81	48	39										493	580
Pinn Court Farm Pinn Court Lane Exeter EX1 3TG	12/0795/MOUT	Broadclyst	Pinhoe	Appeal allowed June 2015. Reserved matters for phase 1 approved December 2016 (after monitor). Phasing schedule received June 2015 suggests phase 1 (150 dwellings) to start March 2016 and built out over three years with phase 2 (150 dwellings) starting in June 2019 and phase 3 (130 dwellings) starting in June 2022 but now intending to start March 2017 and deliver to same build rates. Assume SHLAA compliant 12 dwellings for year 1 then remaining 138 to be delivered over the following 27 months to June 2020 = 5.11 per month = 61.33 per annum so assume 61	0	12	61	61	66	25	25	50	50	50	50	25	15					225	490

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
				maximum build out per year. Future years (beyond June 2020) build out reduced to 50 per annum in line with submitted phasing schedule. 2x 60 bed care homes (equivalent to 60 dwellings total) in addition to the 430 dwellings = total of 490 dwellings.																			
Old Park Farm Two West Clyst Exeter	13/0001/MOUT AND 15/2902/MRES	Broadclyst	Pinhoe	Phase 2 of Old Park Farm with outline permission for 350 dwellings now reduced through Reserved Matters to 317. First 165 dwellings Reserved matters (15/2902/MRES) approved May 2016. Remaining 152 dwellings Reserved Matters currently pending consideration Site due to be developed out by Redrow rather than David Wilson Homes. Agreement in place for them to be able to access their site ahead of completion of phase 1. Submitted phasing plan shows start on site summer 2016 with first 3 phases (165 dwellings) completed by December 2019 and all dwellings completed by December 2021. This assumes a slightly slower build out than phase 1. Commenced June 2016.	12	50	75	75	75	30												317	317
Land South Of Moonhill Copse West Clyst Exeter	15/1240/MRES	Broadclyst	Pinhoe	Site immediately to North of Pinn Court Farm allocation site now with reserved matters permission. Commenced June 2016. Assume completion from remainder of 2016/17 in line with HELAA methodology.	6	25	4															35	35
Mosshayne Land North Of Tithebarn Lane Clyst Honiton	14/2761/MOUT	Broadclyst	North of Blackhorse	Allocated site for 900 dwellings linked to Tithebarn Green development and dependent on access provided through first housing phase (expected around 2019). Likely to be a separate developer to phases 1 or 2 of Tithebarn Green. No Reserved Matters approval as yet and dependent on access through Tithebarn Green so assume completions from 2019-20 onwards in line with HELAA methodology.	0	0	0	12	50	25	50	100	100	100	100	50	50	100	100	63		87	900
Site Of New Town Honiton Road Rockbeare Exeter Devon	03/P1900 AND 11/0053/MRES AND 13/1752/MFUL	Cranbrook	Cranbrook	New Community being developed by East Devon New Community Partners (EDNCPs) consortium of developers. Latest build returns shows 1,378 completions by the end of September 2016 so 117 completions since last monitored position. Updating further, there have been 1,431 completions to the end of December 2016. Local Plan Inspector suggested 400 projections per	100	275	350	400	400	200	275	109										1,725	2,109

year on year predictions can show variation compared against actual delivery that will be recorded with a bias to higher first year development. But over the longer term, 5 years, peaks and troughs even out and so it is the five year total projection that is the relevant and critical consideration.

	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply Oct 2015 to Sept 2020	Total outstanding
All small sites with planning permission (all RoED)	211	389	96	0	0	0	41	0	0	0	0	0	0	0	0	0	0	696	737

3.9 The combined totals of large and small sites with planning permission are shown in the table below.

All sites with planning permission	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply Oct 2015 to Sept 2020	Total outstanding
Total Rest of East Devon	428	788	537	359	187	80	189	197	100	112	89	0	0	0	0	0	0	2,379	3,066
Total West End	184	433	593	674	749	361	398	298	150	150	150	75	65	100	100	63	0	2,994	4,543
Combined Total	612	1,221	1,130	1,033	936	441	587	495	250	262	239	75	65	100	100	63	0	5,373	7,609

3.10 The table above shows that 2,379 dwellings with permission in the rest of East Devon and 2,994 dwellings with permission at the West End are projected to be built out within the next five years.

Sites with acknowledged development potential

3.11 Sites with acknowledged development potential are sites that did not have planning permission at 30 September 2016, however, they are expected to gain permission in the future. These are mainly sites that at 30 September had been to Development Management Committee and gained a resolution to grant permission subject to signing a Section 106 Agreement, however there are also sites that are known to be available for development and which are considered to be in principle policy compliant.

3.12 The table below lists the sites with acknowledged development potential in the rest of East Devon and their projected build out rates.

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 -18	2018 -19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Webster Garage Site, Axminster	No applications	Axminster	Axminster	This site is identified as having development potential, was allocated in the old Local Plan and is fully policy compliant. The 25 dwelling figure is a lower end estimate and whilst development may happen in the five year period the site is conservatively projected to come forward outside of this time period.	0	0	0	0	0	0	12	13										0	25
Land adjacent The Fountain Head, Branscombe	10/0921/MFUL	Branscombe	Street	Application (10/0921/MFUL) Delegated recommendation to approve made in May 2011 and awaiting S106 agreement. Unlikely to get S106 signed on this scheme as finances no longer available for affordables. New application (15/1291/MOUT) currently pending consideration for lower number of affordables. Assume development will happen but outside five year period.	0	0	0	0	0	0	10											0	10
Land Adjoining Withycombe Brook St Johns Road Exmouth	12/1016/MFUL	Exmouth	Exmouth	This scheme was previously approved by DM Committee awaiting S106 agreement. Amendments to application means it is currently being reconsidered. Assume completion from 2019/20 in line with HELAA methodology.	0	0	0	12	25	15												52	52
Land Adjacent To Buckingham Close (Plumb Park) Buckingham Close Exmouth	16/1022/MOUT	Exmouth	Exmouth	Previous allocation for 350 homes at Plumb Park, Exmouth. Previously had permission (13/0297/MOU) but this expired 1 April 2016 (after monitor). New hybrid application (16/1022/MOUT) for 350 dwellings (264 for full permission, 86 for outline) gained resolution to grant permission subject to S106 at November DM Committee (after monitor). Site was only removed from the Local Plan as an allocation because it had permission. Assume	0	0	12	25	25	13	12	50	50	50	50	25	25	13				75	350

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
				completions will be from 2018/19 in line with HELAA methodology																			
Exebank And Danby House Mudbank Lane Exmouth EX8 3EG	16/1978/MFUL	Exmouth	Exmouth	Application site within the Built-up Area Boundary with a acknowledged development potential for 36 new dwellings (50% affordable) replacing derelict care homes that had not been in use for a number of years. Application approved Feb 2017 (after monitor).	0	0	12	24														36	36
				REST OF EAST DEVON TOTAL	0	0	24	61	50	28	34	63	50	50	50	25	25	13	0	0	0	163	473
						163						272						38					

3.13 The table below lists the sites with acknowledged development potential at the West End and their projected build out rates.

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Provisions
Site Of Cranbrook New Community Road Past Till House Farm London Road Broadclyst	No applications	Cranbrook	Cranbrook	Care/extra care home in Cranbrook town centre identified by S106. 50 beds @ 2 bed = 1 dwelling equivalent = 25 dwelling equivalent. Assume completion in 2020/21 and 2021/22 in line with HELAA methodology.	0	0	0	0	12	13												25	25
				WEST END TOTAL	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	25	25
					25						0						0						

3.14 The combined totals of sites with acknowledged development potential at the West End and in the rest of East Devon are shown below.

All sites with acknowledged development potential	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply Oct 2015 to Sept 2020	Total outstanding
Total Rest of East Devon	0	0	24	61	50	28	34	63	50	50	50	25	25	13	0	0	0	163	473
Total West End	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	25	25
Combined Total	0	0	24	61	62	41	34	63	50	50	50	25	25	13	0	0	0	188	498

3.15 Of the above sites it can be seen that 163 dwellings in the rest of East Devon and 25 dwellings at the West End are projected to be built out within the next five years.

Allocations

3.16 The table below shows the allocations in the rest of East Devon which have not yet gained planning permission or a resolution to grant permission.

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Land North and East Of Axminster		Axminster	Axminster	Planning applications (15/0435/MOUT, 15/0436/MOUT and 15/0442/MOUT) refused January 2016. Now working in pre-application discussions with all relevant interests on a comprehensive masterplan. Assumed completions from 2019/20 onwards in line with HELAA methodology.	0	0	0	12	25	13	50	100	100	100	100	50	50	50				50	650
Winslade Park	16/2460/MOUT	Clyst St Mary	Clyst St Mary	Brownfield site allocated in the Local Plan. Applications refused May 2016 and new hybrid application (16/2460/MOUT) currently pending consideration. Assume completion will be from 2019/20 onwards in line with the HELAA methodology.	0	0	0	12	25	13	25	50	25									50	150
Goodmores Farm, Exmouth	14/0330/MOUT	Exmouth	Exmouth	Site allocated in Local Plan. An application is currently being considered having been submitted in February 2014. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2018/19 in line with SHLAA methodology.	0	0	12	25	25	13	25	50	50	50	50	25	25					75	350
Lympstone Nurseries	No applications	Lympstone	Lympstone	Allocated by the Lympstone Neighbourhood Plan. Assume completion will be in the latter part of the five year period.	0	0	0	0	6													6	6
The Knowle, Station Road, Sidmouth, EX10 8HL	16/0872/MFUL	Sidmouth	Sidmouth	Local Plan allocates 50 dwellings at The Knowle. Recent application for 118 retirement apartments refused in December 2016. Conservatively assume that just 50 dwellings will be delivered but may be more. The Council has publicly stated its intention to relocate from The Knowle with relocation to be finalised in early 2018. Assumed first completions on this site to be in 2019/20.	0	0	0	12	25	13												50	50
Manstone Depot, Sidmouth	No applications	Sidmouth	Sidmouth	Site allocated in Local Plan and no applications as yet. Assume completion beyond the five year period.	0	0	0	0	0	6	6	8										6	20
Port Royal, Sidmouth	No applications	Sidmouth	Sidmouth	Site allocated in Local Plan and no applications as yet. Assume completion will occur from the latter part of the	0	0	0	12	18													30	30

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
				five year period in line with SHLAA methodology.																			
				REST OF EAST DEVON TOTAL	0	0	12	73	124	58	106	208	175	150	150	75	75	50	0	0	0	267	1,256
					267						864						125						

3.17 The table below shows the allocations at the West End that have not yet gained planning permission or a resolution to grant permission and their projected build out rate.

Site	Application number(s) (if relevant)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Five Year Supply - Oct 15 to Sept 20	Overall Projections
Cranbrook Expansion Areas (East, West and additional areas to be defined through the Cranbrook Plan DPD)	14/2945/MOUT AND 15/0045/MOUT 15/0046/MOUT 15/0047/MOUT	Cranbrook	Cranbrook	This provision will form part of the longer term development at Cranbrook comprising of allocated East and West expansion areas (totalling 2,820 including 250 on Farlands site by separate developer) plus 1550 on additional land to be defined through the Cranbrook Plan DPD. Farlands site is a separate developer and anticipated to come forward earlier than other parts of expansion areas with first completions in 2019/20. Remainder of expansion areas assumed to be delivered by the EDNCPs following completion of extant permissions in 2022/23 at a rate of 470 per annum (beyond the five year period). Delivery in years 2022/23-2024/25 includes both EDNCP and Farlands sites. Inspector suggested 400 projections per annua reasonable figure to use for EDNCP sites, however, beyond the five year period it is assumed that this will increase in order to deliver Local Plan allocations within the plan period.	0	0	0	12	25	13	25	411	520	520	495	235	235	470	470	470	469	50	4,370
				WEST END TOTAL	0	0	0	12	25	13	25	411	520	520	495	235	235	470	470	470	469	50	4,370
					50						2,206						2,114						

3.18 The combined projected build out rates for the remaining allocations are shown in the table below.

All allocated sites	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply Oct 2015 to Sept 2020	Total outstanding
Total Rest of East Devon	0	0	12	73	124	58	106	208	175	150	150	75	75	50	0	0	0	267	1,256
Total West End	0	0	0	12	25	13	25	411	520	520	495	235	235	470	470	470	469	50	4,370
Combined Total	0	0	12	85	149	71	131	619	695	670	645	310	310	520	470	470	469	317	5,626

3.19 The above assessment shows that of the allocations sites 267 dwellings in the rest of East Devon and 50 dwellings at the West End are projected to be built out in the next five years.

Windfalls

- 3.20 Paragraph 48 of the NPPF allows for future windfall completions to be taken into account so long as historic windfall delivery is considered and sites on gardens are not counted. The Exeter HMA HELAA methodology sets out a clear process by which windfalls will be calculated assessing delivery of windfalls (excluding gardens and sites of more than 20 gross dwellings) over the last five full years. That being the case, the assessment below shows net windfall completions (excluding gardens) over the last five full years (1 April 2011 to 31 March 2016). Half year figures are not available for 2011-2012 so the five year period cannot be assessed up to 30 September 2016. Net completed windfall dwellings are split into the gross capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future.

	Net windfall dwellings completed district-wide (excluding garden sites)					
Gross site capacity	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	Average per year
1 - 2 dwellings	32	41	45	37	70	45
3 - 5 dwellings	14	27	23	21	53	28
6 - 9 dwellings	22	12	11	16	37	20
10 - 20 dwellings	54	47	74	58	50	57
Totals	122	127	153	132	210	149

- 3.21 The table above identifies a basic net average windfall projection of 149 dwellings. The methodology then requires this figure to be tempered by projected windfall completions on sites with planning permission or resolution to grant permission subject to S106. The table below shows how this figure is tempered accordingly.

Final projected windfall allowance	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021
Total windfall sites with permission	359	676	360	192	111	43
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	289	498	143	28	3	0
Total windfall sites with acknowledged development potential	0	0	12	36	25	15
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	0	0	0	0	0	0
Basic windfall projection (A)	74	149	149	149	149	74
<i>Total eligible net windfalls in the system (B)</i>	289	498	143	28	3	0
Adjusted windfall projection (A-B)	0	0	6	121	146	74

- 3.22 Of course this is still a conservative estimate and in reality larger windfall sites will on occasion come forward for development as will garden sites.
- 3.23 The table below shows the same assessment applying over the full plan period and identifies 347 windfall completions projected to occur within the next five years.

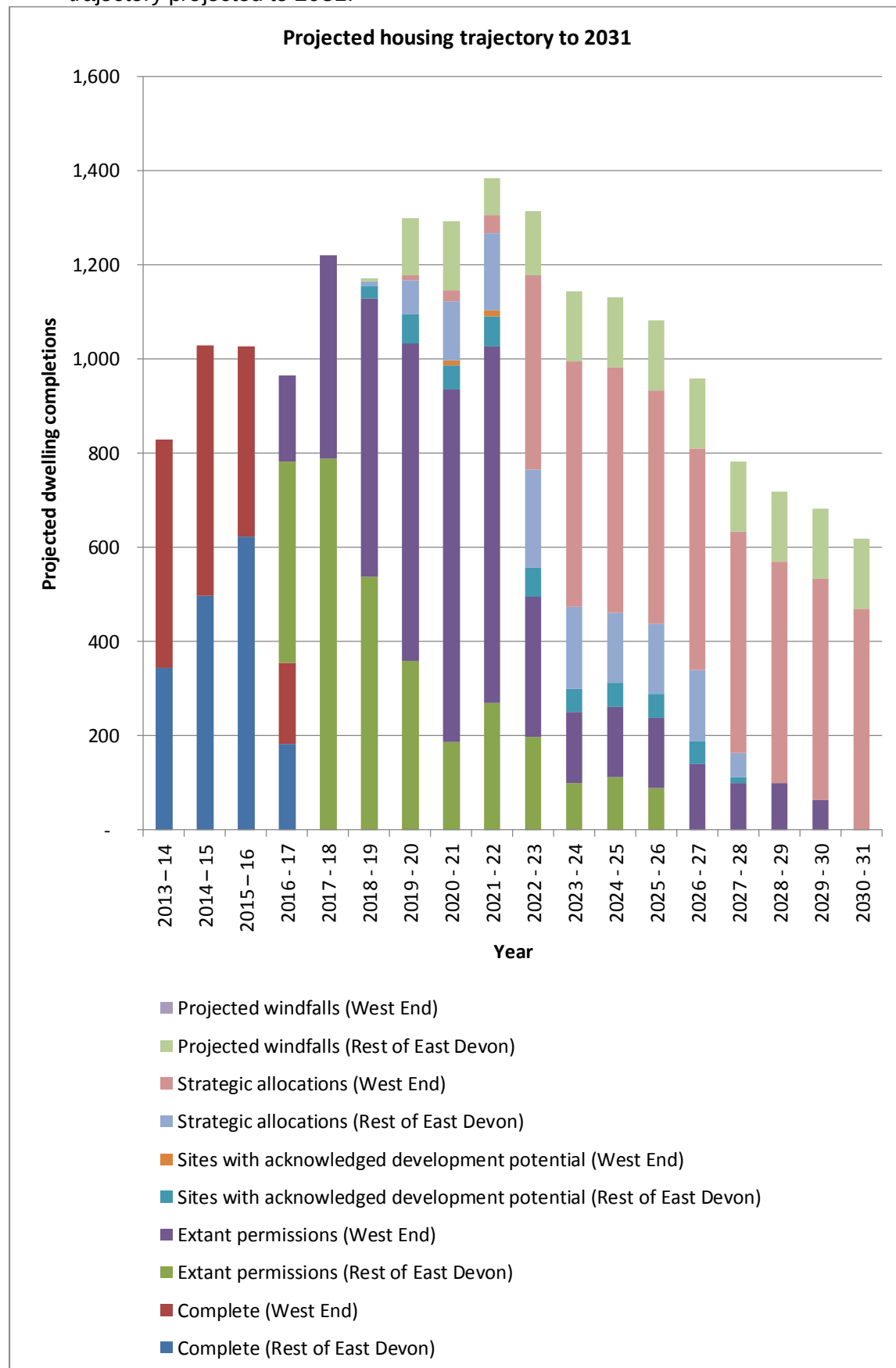
Windfalls	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Five Year Supply Oct 2015 to Sept 2020	Total outstanding
Total windfall sites with permission	359	676	360	192	111	43	84	62	50	62	68	0	0	0	0	0	0	1,741	2,067
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	289	498	143	28	3	0	59	12	0	0	0	0	0	0	0	0	0	961	1,032
Total windfall sites with acknowledged development potential	0	0	12	36	25	15	10	0	0	0	0	0	0	0	0	0	0	88	98
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	-	10
Basic windfall projection (A)	74	149	149	149	149	74	74	149	149	149	149	74	74	149	149	149	149	744	2,158
<i>Total eligible net windfalls in the system (B)</i>	289	498	143	28	3	0	69	12	0	0	0	0	0	0	0	0	0	961	1,042
Adjusted windfall projection (A-B)	0	0	6	121	146	74	5	137	149	149	149	74	74	149	149	149	149	347	1,679

Overall projections and trajectory

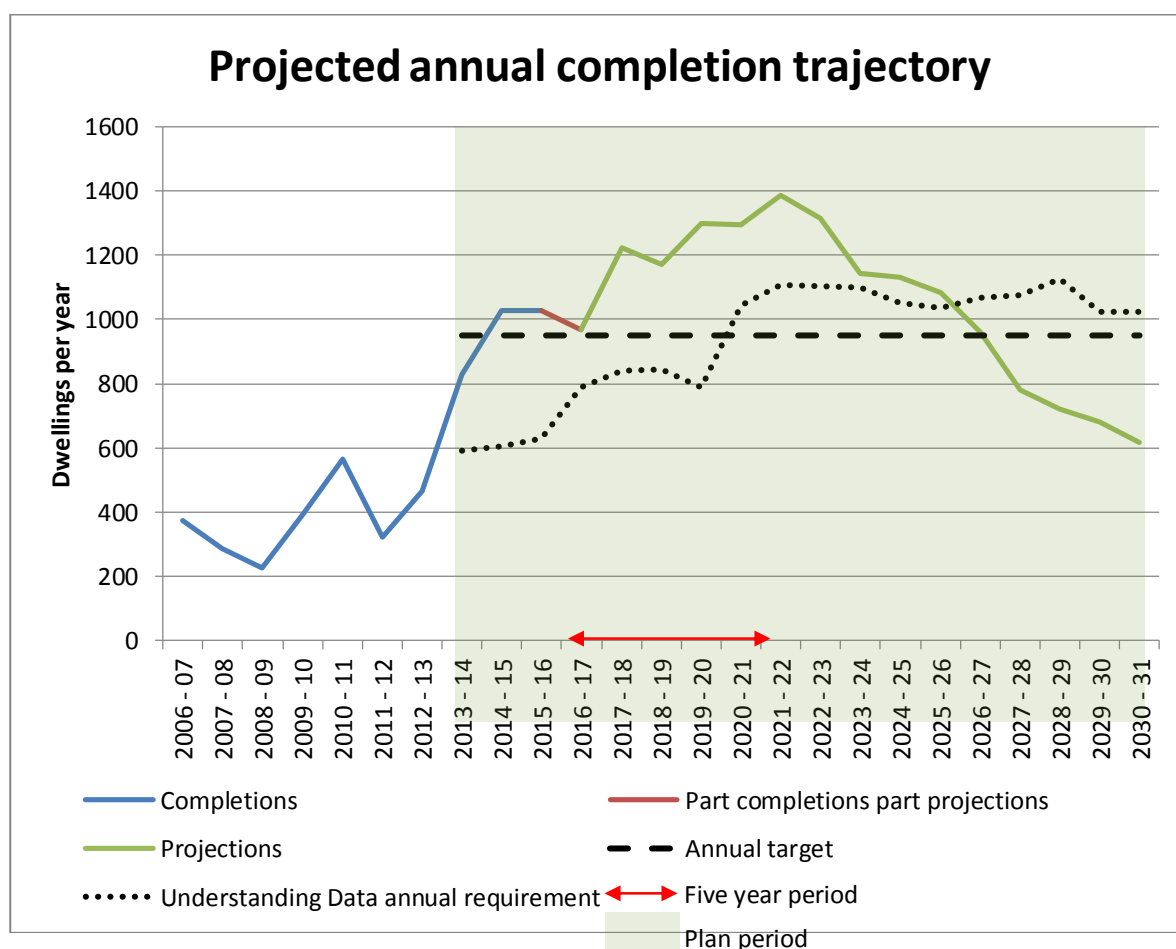
3.24 Having gone through the various elements of supply above, the below table and graph set out the projected development for the plan period to 31 March 2031.

	2013 – 14	2014 – 15	2015 – 16	Apr 2016 – Sept 2016	Oct 2016 – Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 – 31	Total outstanding
Complete (Rest of East Devon)	344	498	624	182	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,648
Complete (West End)	486	531	403	172	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,592
Extant permissions (Rest of East Devon)	-	-	-	-	428	788	537	359	187	80	189	197	100	112	89	-	-	-	-	-	-	3,066
Extant permissions (West End)	-	-	-	-	184	433	593	674	749	361	398	298	150	150	150	75	65	100	100	63	-	4,543
Sites with acknowledged development potential (Rest of East Devon)	-	-	-	-	-	-	24	61	50	28	34	63	50	50	50	25	25	13	-	-	-	473
Sites with acknowledged development potential (West End)	-	-	-	-	-	-	-	-	12	13	-	-	-	-	-	-	-	-	-	-	-	25
Strategic allocations (Rest of East Devon)	-	-	-	-	-	-	12	73	124	58	106	208	175	150	150	75	75	50	-	-	-	1,256
Strategic allocations (West End)	-	-	-	-	-	-	-	12	25	13	25	411	520	520	495	235	235	470	470	470	469	4,370
Projected windfalls (Rest of East Devon)	-	-	-	-	-	-	6	121	146	74	5	137	149	149	149	74	74	149	149	149	149	1,679
Projected windfalls (West End)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Total (Rest of East Devon)	344	498	624	182	428	788	579	614	507	240	334	605	474	461	438	174	174	212	149	149	149	8,122
Total (West End)	486	531	403	172	184	433	593	686	786	387	423	709	670	670	645	310	300	570	570	533	469	10,530
TOTALS	830	1,029	1,027	354	612	1,221	1,172	1,300	1,293	627	757	1,314	1,144	1,131	1,083	484	474	782	719	682	618	18,652

3.25 The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031.



- 3.26 It should be noted that projected completions are based on an assessment of available sites and a HELAA panel/developer assessment of what can and is available to build on. Whether house builders choose to build at these levels will be informed by market demand and commercial attractiveness to build.
- 3.27 Whilst both the above and below graphs show a flattening out or slight reduction in completions for 2016/17 and projections for 2017/18 then a sharp rise this is a result of the application of the methodology and calculations. In reality, completions will not follow this projection line exactly, some sites projected to be completed next year may be completed in 4 years time, and conversely some projected to be built out in 4 years time may be completed next year. The key point is that over the five year period if completions were annualised (averaged out over the period), the projected completions would be significantly above the 950 per annum target set by the Local Plan. Therefore if actual completions do not meet specific projections set out in this or earlier years that is not necessarily an issue as long as they are made up over the five year period.
- 3.28 In addition to this, the graph below shows the annual requirement as set out by the Understanding Data report¹ which identifies that annual dwelling requirements over the plan period are not evenly distributed but instead gradually increase over time. Annual projected completions clearly far exceed this secondary annual requirement right up until 2026-27 from which point onwards they drop down significantly. This is evidence of the fact that housing is being brought forward from later in the plan period as required by paragraph 47 of the NPPF.



¹ Demographic advice for East Devon Council (August 2015), Understanding Data, available at: <http://eastdevon.gov.uk/media/1287188/psd2015u-demograpicunderstandingdataaug2015.pdf>

- 3.29 Looking back at previous completions and projected completions it is possible to see the significant increase in annual figures especially in the first ten years of the new plan period (2013 – 2023). The graph above shows that East Devon is providing the “step change” in housing delivery required by the Government.

4. Five Year Land Supply Calculations

- 4.1 Paragraph 47 of the NPPF requires Councils to *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”*.
- 4.2 The point of demonstrating a five year land supply is to ensure that there is enough housing coming forward to meet requirements. On top of this, the current Government is seeking to increase housing delivery in the immediate future by requiring Councils to demonstrate a minimum of 5% extra provision but in places where delivery has been persistently below requirements 20% extra. There is no adopted Government guidance on how or when to apply which percentage buffer or what constitutes “persistent under delivery”, which is left to local authorities to determine. The Council has in recent years applied the 20% buffer as a conservative approach, recognising that there was under delivery in the years prior to the current plan period. However, it is now reasonable for the Council to say that it is clearly delivering at around or above requirements and that the trajectory projects it to continue doing so for the next ten years and so the 5% buffer should apply.
- 4.3 Above sections of this report outline how the build out rates, approach to calculating windfalls and detailed site assessments mean that generally the projected housing supply calculations err on the conservative side.
- 4.4 The NPPF explains that to be considered deliverable in the context of the requirement to demonstrate a five year land supply, *“sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”*.
- 4.5 Now that the new Local Plan has been adopted the Council is able to rely on all deliverable sites for its five year land supply calculations. Prior to adoption it was accepted that until adoption of the new Local Plan potentially deliverable strategic allocations in the Local Plan that had not yet gained planning permission or a resolution to grant permission could not be relied upon. That is no longer the case as the Inspector has found the plan and the allocations within it to be sound.
- 4.6 The adopted new Local Plan has a housing requirement of 17,100 new homes for the 2013 -2031 plan period, equivalent to an average of 950 dwellings per annum.

Five Year Land Supply calculation

	Item	Calculation	ROED	West End	Combined
A	Requirement (from Strategy 2 of the adopted Local Plan)		6,537	10,563	17,100
B	Annual requirement (basic)	A/18	363	587	950
C	5 Year requirement (basic)	Bx5	1,816	2,934	4,750
D	Requirement to have been delivered by 30 September 2016	Bx3.5	1,271	2,054	3,325
E	Completions 1 April 2013 - 30 September 2016		1,648	1,592	3,240
F	Shortfall/Surplus	D-E	- 377	462	85
G	5 Year requirement (excluding buffer)	C+F	1,439	3,396	4,835
H	5 Year Target (including 5% buffer)	Gx1.05	1,511	3,566	5,077

I	Annual Target (assuming 5% buffer)	H/5	302	713	1,015
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	Supply element at 30 September 2016 expected to deliver 1 October 2016 - 30 September 2021				
J	Extant permissions (including under construction)		2,379	2,994	5,373
K	Sites with resolution to grant permission or acknowledged development potential		163	25	188
L	Strategic allocations		267	50	317
M	Future windfalls		347	-	347
N	Total deliverable supply	J+K+L+M	3,156	3,069	6,225

O	Surplus/Deficit (assuming 5% buffer)	H-N	- 1,645	497	- 1,148
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P	Years of land supply (assuming 5% buffer)	N/I	10.44	4.30	6.13
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- 4.7 Row P in the above assessment shows that taking account of all deliverable sites across the district as a whole, the Council is able to demonstrate **6.13 years** of land supply. This has increased from 5.80 at the previous monitor six months ago primarily as a result of significant new permissions and pulling in a further six months' worth of projected completions at the end of the plan period.
- 4.8 According to the above calculation, there is a surplus (number of dwellings above the required supply for the next five years) of 1,148 dwellings (row O) which is a significant buffer (in addition to the required 5% buffer) capable of allowing for non-implementation or reduced build out rates of a number of sites if necessary. This averages out at just shy of 230 dwellings per year surplus over the five year period.
- 4.9 The calculation also demonstrates the impact that West End sites have on the five year supply. Clearly, due to the scale of development at the West End, a slightly lower than 5 year supply in the West End has a big impact on the overall combined 5 year land supply for the district as a whole.

[illegible]

[illegible]

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Pull Site Capacity Details	Gross dwelling types										Status	Net completions (six month monitors)										Net projections										TOTALS																					
Site address	Parish	New Local Plan Built, retained village BuA or West End strategic development	Settlement (at which the development occurs whether within BuA or not)	West End?	AONB?	SHEAA Code	Planning Application Number	Large Sites / Small Sites	Unallocated / Allocated Sites	Greenfield / Brownfield	Greenfield / Green Conversion	Greenfield / Garden	Brown - Redevelopment Site	Brown - Core / C/DU	Gross dwellings	Inlet Dwellings	Open Market	Affordable Need	Social Rental	Shared Ownership	Other Affordable	Mural worker occupancy	Careful Transition	Separated CT limited income	Other	Commenced	Completed	Commentary on site	Completions per plan period	April 2021 - Sept 2023	Oct 2023 - Mar 2024	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	Apr 2025 - Sept 2025	Oct 2025 - Mar 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total supply 2021-2031	Two year Supply - Apr 2026 to Mar 2027	Overall Projections - Apr 2026 onwards																					
Woodhouse FarmBranscombeSeatonsEX12 3BX	Branscombe	Open Countryside	Rural areas	No	Y		AND	S	W	B				Y	1	1								1	Y	Y	Completed	0	0	0	0	0	1	0	0										1	0																			
Higher House BranscombeSeatonsEX12 3BH	Branscombe	Open Countryside	Rural areas	No	Y		13/1826/VAR	S	W	B				Y	1	1	1									Y	Y	Completed	0	0	1	0	0	0	0	0									1	0	0																		
Edge FarmBranscombeSeatonsEX12 3BL	Branscombe	Open Countryside	Rural areas	No	Y		14/1117/FUL	S	W	G	Y				1	1						1				Y	Y	Completed	0	0	0	0	0	0	0	1	0									1	0	0																	
Stonleigh Holiday And Leisure VillageWestonsidmouthEX10 0P9	Branscombe	Open Countryside	Western, Sidmouth	No	Y		08/2558/MFUL	L	W	G	Y				1	1								1	Y	N	17 additional holiday lets on holiday park site. 1 of the new dwellings already completed and Council Tax banded. Assume others will not be so no projections shown, but will continue to be monitored and any that do become banded will be counted as completions.	0	0	0	0	1	0	0	0											1	0	0																	
Newhaven FarmBranscombeSeatonsEX12 3BP	Branscombe	Open Countryside	Rural areas	No	Y		15/0067/CPE AND 15/0952/VAR	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0											0	0	0																
WestleighWestonsidmouthEX10 0PS	Branscombe	Open Countryside	Western, Sidmouth	No	Y		15/0944/FUL	S	W	B		Y		1	0	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0										0	0	0															
Kingsley CottageWestonsidmouthEX10 0P9	Branscombe	Open Countryside	Western, Sidmouth	No	Y		15/0947/CPE	S	W	B		Y	1	1	1	1										Y	Y	Completed	0	0	0	0	0	1	0	0											1	0	0																
Edge Farm StablesBranscombeSeatonsEX12 3BL	Branscombe	Open Countryside	Rural areas	No	Y		15/2295/FUL	S	W	G	Y		1	1	0	0	0	0	0	0	0	1	0	0	0	Y	Y	Completed	0	0	0	0	0	0	1	0											1	0	0																
Lough Holiday CottagesWestonsidmouth	Branscombe	Open Countryside	Western, Sidmouth	No	Y		16/0960/GUT	S	W	G	Y		1	0	0	0	0	0	0	0	0	1	0	0	0	N	N	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	0	0	0	0	0	0	0	0	0										0	0	0														
Pippins Lane To Western Broadclyst, Exeter, Devon, EX5 3HW	Broadclyst	Broadclyst	Broadclyst	No	N		09/2097/FUL	S	W	G	Y		1	1	1											N	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	1											1	1	1															
Wards FarmBroadclystExeterEX5 3UB	Broadclyst	Open Countryside	Rural areas	No	N		10/2105/FUL	S	W	G	Y		1	0	1											Y	Y	Completed	0	0	0	0	0	0	0	0											0	0	0																
CytonBroadclystExeterEX5 3HW	Broadclyst	Broadclyst	Broadclyst	No	N		11/0943/FUL	S	W	B		Y	1	1	1	1										Y	Y	Completed	0	0	0	0	0	1	0	0											1	0	0																
DashellsOld Coach RoadBroadclystExeterEX5 3EZ	Broadclyst	Broadclyst	Broadclyst	No	N		11/2119/FUL	S	W	B		Y	4	3	4											Y	Y	Completed	0	3	0	0	0	0	0	0											3	0	0																
Kingdom HouseBroadclystExeterEX5 3UG	Broadclyst	Broadclyst	Broadclyst	No	N		10/1711/MFUL	L	W	B		Y	13	12	13											Y	Y	Completed	0	12	0	0	0	0	0	0											12	0	0																
Land At Old Park FarmPin HillExeterEX1 3TH	Broadclyst	Pinhoe	Pinhoe	Yes	N	W210	12/0130/MRES	L	A	G	Y				439	439	307	92		40					Y	N	Developers have advised that expect to complete Old Park Farm 1 by Autumn 2017 depending on sales. 345 units CT banded or awaiting banding by end of March 2016. Remaining units awaiting completion. Site building out well ahead of HEAAs rate and even above projections so far. Projections for future years may be conservative.	0	25	30	60	75	47	54	52	50	34	12										439	96	96															
Land South Of Clyst AvenueBroadclyst Sigflun The FinClyst HamletExeterEX5 2AN	Broadclyst	Open Countryside	Cranbrook	No	N		12/1916/FUL	S	W	B		Y	1	1	1										Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	0	1										1	1	1																
39 Pin HillExeterEX1 3TH	Broadclyst	Open Countryside	Pinhoe	No	N		13/1867/FUL	S	W	B		Y	1	1	1										Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	0	1											1	1	1															
Dennismead BroadclystExeterEX5 3EY	Broadclyst	Broadclyst	Broadclyst	No	N		13/1755/FUL	S	W	B		Y	1	0	1											Y	Y	Completed	0	0	0	0	0	0	0	0	0											0	0	0															
Tithbarn Green, Land At Monkton, Exeter and Redhays/North Of Blackhorse, East Devon	Broadclyst	North of Blackhorse	North of Blackhorse	Yes	N	W213	AND 15/1565/V106	L	A	G	Y				580	580	435	91	10	44					Y	N	Large site straddling the M5 between East Devon and Exeter. 580 of the proposed dwellings would be within the EDC area. Site has outline permission and signed S106. Variation to S106 agreement reducing affordable housing on site from 28% to 25%. Reserved matters for northern end of the link road approved and implemented. Reserved matters for first residential parcel of 248 dwellings (Barratt/David Wilson Homes) approved Feb 2017 (after monitors) but phasing plan shows intended commencement on housing in Spring 2017. Pre-application discussions started for second parcel of 230 dwellings. Phasing plan discharging condition 22 of outline permission shows development of residential parcels 1 and 2 between 2017 and 2022. Linked permission for Mossayne development (142761/MOUT) likely to be built out simultaneously and at a higher overall rate than previously assumed.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	91	126	158	81	48	39													580	493	580
Kirswell Barton FarmBroadclystExeterEX5 3AF	Broadclyst	Open Countryside	Rural areas	No	N		12/1285/MFUL	L	W	B		Y	13	12	13										Y	N	Site at early stage. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	12										12	12	12															
Little BrookBrookHillZanon RoadBroadclystExeterEX5 3AB	Broadclyst	Open Countryside	Rural areas	No	N		13/2087/FUL	S	W	G	Y		1	1	1										Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	0	1											1	1	1														
Land On The North Side OfPin HillExeter	Broadclyst	Open Countryside	Pinhoe	No	N	W210 / W	14/0104/FUL	S	W	B		Y	1	1	1										Y	Y	Completed	0	0	0	0	0	0	1	0	0											1	0	0																
DennismeadBroadclystExeterEX5 3BY	Broadclyst	Broadclyst	Broadclyst	No	N		14/1350/FUL	S	W	G	Y		3	3	3										Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	0	3											3	3	3															
Land South Of 27Pin HillExeter	Broadclyst	Open Countryside	Pinhoe	No	N		14/1886/FUL	S	W	G	Y		2	2	2										N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2											2	2	2															
The Black Horse InnClyst HonitonExeterEX5 2AN	Broadclyst	Open Countryside	Blackhorse	No	N		14/1816/COU	S	W	B		Y	1	0	1										N	N	Caravan sited during works to existing flat.	0	0	0	0	0	0	0	0	0	0											0	0	0															

[illegible]

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Full Site Capacity Details		Gross dwelling types		Status	Net completions (six month monitors)						Net projections										TOTALS																						
Site address	Parish	New Local Plan Village BuA8, retained village BuA8 or West End strategic development	Settlement (at which the development occurs whether within BuA8 or not)	West End?	AONB?	SHLAA Code	Planning Application Numbers	Large Sites / Small Sites	Wastewater / Allocated Site	Generalised / Broadband	Generalised / Broadband	Generalised / Broadband	Generalised / Broadband	Generalised / Broadband	Gross dwellings	Net dwellings	Open Market	Affordable Rented	Social Rented	Diverse Dwellings	Other Affordable	Rural worker occupancy	Supportive housing	Separately CT banded annexe	Other	Commentary on site	Completions pre plan period April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016	Apr 2016 - Sept 2016	Oct 2016 - Mar 2017	2017-18	2018-19	2019-20	2020-21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022-23	2023-24	2024-25	2025-26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027-28	2028-29	2029-30	2030-31	Total supply 2013-2031	Five Year Supply - Apr 2016 to Mar 2021	Overall Projections - Apr 2016 onwards		
Land Adjacent To, 11 East Budleigh Road, Budleigh Salterton, EX9 6XH	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		09/115/FUL	S	W	G		Y			1	1	1								Y	Y	Completed	0	0	1	0	0	0	0															1	0	0				
Land Adjacent To Oak Lodge, 3 Station Road, Budleigh Salterton, EX9 6HJ	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		10/0435/FUL	S	W	G		Y			2	2	2								Y	Y	Completed	0	0	2	0	0	0	0																2	0	0			
Land Adjacent To 18, Clarence Road, Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		10/1632/FUL	S	W	R	Y				5	5	5								Y	Y	Completed	0	3	0	0	0	0	0																3	0	0			
10 Northview Road, Budleigh Salterton, EX9 6DE	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		10/1322/FUL	S	W	G		Y			1	1	1								Y	Y	Completed	0	0	1	0	0	0	0																1	0	0			
8 Vales Road/Budleigh SaltertonX9 6AG	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		11/2601/FUL	S	W	G		Y			1	1	1								Y	Y	Completed	0	0	0	0	1	0	0																	1	0	0		
13 Sherbrook Hill, Budleigh Salterton, EX9 6DA	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		12/0038/FUL	S	W	G		Y			1	1	1								Y	Y	Assume completion will be in 2013/14	0	1	0	0	0	0	0																	1	0	0		
Land Adjacent To Upper Sherbrook13 Sherbrook Hill/Budleigh SaltertonX9 6DA	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		12/0038/FUL	S	W	R		Y			1	1	1								Y	Y	Completed	0	1	0	0	0	0	0																1	0	0			
KnowleCot/Cowade Village/Knowle/Budleigh SaltertonX9 6AF	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		11/2059/FUL	S	W	G		Y			1	1	1								Y	Y	Completed	0	0	0	1	0	0	0																	1	0	0		
Chalford's Lemsouth Road/Budleigh SaltertonX9 6AF	Budleigh Salterton	Open Countryside	Budleigh Salterton	No	Y		12/0843/FUL	S	W	G		Y			1	1	1								Y	Y	Completed	0	0	0	1	0	0	0																	1	0	0		
Hansard House Hotel3 Northview Road/Budleigh SaltertonX9 6BY	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		12/1170/COU	S	W	R		Y			1	0	1								Y	Y	Completed	Y	Y	0	0	0	0	0	0																0	0	0		
Land adjacent to and North of S3 Greenway Lane, Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y	C056	12/2507/MRES	L	A	G	Y				48	48	29	13		6					Y	Y	Completed	0	0	0	13	14	21	0																48	0	0			
Wildflower21 East Budleigh Road/Budleigh SaltertonX9 6AW	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		12/2503/FUL	S	W	G		Y			4	4								4	Y	Y	Completed	0	0	0	4	0	0	0																	4	0	0		
St Johns Church/Dalitch Lane/Budleigh Salterton	Budleigh Salterton	Open Countryside	Budleigh Salterton	No	Y		12/2778/FUL	S	W	R		Y			1	1	1								Y	Y	Completed	0	0	0	1	0	0	0																	1	0	0		
Lawn Boley (Bakehouse)Pegg Lane/Budleigh SaltertonX9 6AA	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		12/2801/FUL	S	W	R		Y			3	3	3								Y	Y	Completed	0	0	0	0	3	0	0																	3	0	0		
Park House Residence11 Park Lane/Budleigh SaltertonX9 6BT	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/0934/FUL	S	W	G	Y				Y	-6	1							8	Y	Y	Completed	0	0	0	0	0	-6	0																-6	0	0			
Land Adjacent To Liffie Orchard7 North View Road/Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/1510/FUL	S	W	G	Y				1	1	1								Y	Y	Completed	0	0	0	1	0	0	0																	1	0	0		
KnowleCot/Knowle Village/Knowle/Budleigh SaltertonX9 6AF	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/1645/FUL	S	W	R		Y			Y	1	1								Y	Y	Completed	0	1	0	0	0	0	0																	1	0	0		
Land Rear Of 20 Victoria Place/Budleigh SaltertonX9 6AP	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/1916/FUL	S	W	G		Y			1	1	1								Y	R	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0		1															1	1	1		
Land South Of 83178Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y	C096	11/2629/MFUL	L	A	G	Y				59	59	29	21		9					Y	R	Site on North side of Budleigh Salterton which was allocated in the draft Local Plan. Site commenced June 2016. Assume first completions will be in remainder of 2016/17 and built out at rate consistent with HELAA methodology.	0	0	0	0	0	0	0		12	25	22													59	59	59		
Land To The Rear Of 3 Lansdowne Road/Budleigh SaltertonX9 6AH	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/2138/FUL	S	W	G	Y				1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	1														1	1	1	
Rosemary CottageLand To Rear Of 4C Cricket Field Lane/Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		13/2525/FUL	S	W	R		Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	1														1	1	1	
7 Swains Road, Budleigh Salterton, EX9 6AC	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		14/1634/FUL	S	W	G		Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	1															1	1	1
41 High Street (Land Rear Of)Budleigh SaltertonX9 6LE	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		14/1129/FUL	S	W	R		Y			Y	1	1								Y	Y	Completed	0	0	0	0	0	0	0		1															1	0	0		
Council Chambers5Jaffon Road/Budleigh SaltertonX9 6EL	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/0074/FUL	S	W	R		Y			3	3	3								Y	Y	Completed	0	0	0	0	0	0	0		3															3	0	0		
Plot 3 Hale Lodge2 Westfield Close/Budleigh SaltertonX9 6ST	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/1629/FUL	S	W	R		Y			3	2	3								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	2														2	2	2	
12 Leas Road/Budleigh SaltertonX9 6SA	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/1735/FUL	S	W	G		Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	1															1	1	1
Land Adjacent 1 Knowle Mews (adjacent) Land/Budleigh SaltertonX9 7AH	Budleigh Salterton	Open Countryside	Rural areas	No	Y		15/0981/FUL	S	W	G	Y				1	1	1								Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0		0	1																1	1	1
Covered Reservoir And Water WorksCricker Field Lane/Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/0437/FUL	S	W	R		Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	1																1	1	1
18 Westbourne Terrace/Budleigh SaltertonX9 6BR	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/2092/FUL	S	W	G		Y			2	2	2								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	2																2	2	2
8 Queen Street (Dental Practice)Budleigh SaltertonX9 6LB	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/2432/COU	S	W	R		Y			Y	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	1																1	1	1
Land Adjacent To Lee Food Lodge2 Knowle Village/Knowle/Budleigh SaltertonX9 6AL	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/2278/FUL	S	W	G		Y			2	2	2								Y	N	Site commenced. Assume completion will be in 2016/17.	0	0	0	0	0	0	0		0	2																2	2	2
10 Cragg Hill Lane/Budleigh SaltertonX9 6DT	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/1890/FUL	S	W	G		Y			1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17.	0	0	0	0	0	0	0		0	1																1	1	1
60 High Street/Budleigh SaltertonX9 6LW	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		15/2367/FUL	S	W	R		Y			Y	1	1								Y	N	Site at early stage. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	0	1															1	1	1
18A High Street/Budleigh SaltertonX9 6LW	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		16/1184/FUL	S	W	R		Y			Y	2	2								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	1																1	1	1
11 Boucher Road (Land Adj)Budleigh SaltertonX9 6AG	Budleigh Salterton	Budleigh Salterton	Budleigh Salterton	No	Y		16/1555/FUL	S	W	G		Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18.	0	0	0	0	0	0	0		0	1																1	1	1
Laurel Farm/TytherleighAminsterEX13 7BE	Chardstock	Open Countryside	Tytherleigh	No	N		11/0650/FUL	S	W	R		Y			1	1						1			Y	Y	Completed	0	1	0	0	0	0	0																		1	0	0	
Plot No.1, Land Between Treloarney House And The Linhay, Chardstock, Devon																																																							

[illegible]

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status			Full Site Capacity Details		Gross dwelling types										Status	Net completions (six month monitors)										Net projections										TOTALS												
Site address	Parish	New Local Plan BuA8, retained village BuA8 or West End strategic development	Settlement (at which the development occurs whether within BuA8 or not)	West End?	ACN#?	SHLAA Code	Planning Application Numbers	Large Site / Small Site	Proposed Site	Greenfield / Brownfield / Redeveloped	Greenfield	Brown Conversion	Greenfield - Green	Brown Redevelopment Site	Brown Green / COU	Gross dwellings	Net dwellings	Open Market	Affordable limited	Social rented	Shared Ownership	Other Affordable	Rural worker occupancy	Open / Transfer	Separately C funded / private	Other	Commentary on site	Completions pre plan period	Apr 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016	Apr 2016 - Sept 2016	Oct 2016 - Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total Supply 2013-2031	New Year Supply - Apr 2018 to Mar 2021	Overall Projections - Apr 2018 onwards				
The Barn Hotel 4 Foches HillExmouthXB 20F	Exmouth	Exmouth	Exmouth	No	Y		13/2023/FUL	S	W	B					Y	1	1	1								Y	Y	Completed	0	0	0	0	1	0	0																1	0	0						
Buildings At Rear Of 1206water RoadExmouth	Exmouth	Exmouth	Exmouth	No	N		13/1566/FUL	S	W	B					Y	1	1	1								Y	Y	Completed	0	0	0	0	0	0	1	0																1	0	0					
12 Windsor SquareExmouthXB 1X	Exmouth	Exmouth	Exmouth	No	N		13/1644/FUL	S	W	B					Y	3	1	3								Y	Y	Completed	0	0	0	0	1	0	0																		1	0	0				
24 Normandy CloseExmouthXB 450	Exmouth	Exmouth	Exmouth	No	N		13/2003/FUL	S	W	B			Y		Y	2	1	2								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1				
207 Exeter RoadExmouthXB 30Z	Exmouth	Exmouth	Exmouth	No	N		13/2559/FUL	S	W	B					Y	0	-1	0								Y	Y	Completed	0	0	0	0	-1	0	0																		-1	0	0				
Land Adjoining Elmleigh Collycham LaneExmouthXB 286	Exmouth	Exmouth	Exmouth	No	N		13/2700/FUL	S	W	G		Y	Y		Y	1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0																1	0	0					
16 Cranford Avenue, Exmouth, EX8 2HU	Exmouth	Exmouth	Exmouth	No	N		13/2114/FUL	S	W	G		Y	Y		Y	1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0																1	0	0					
34 Cranford AvenueExmouthXB 20A	Exmouth	Exmouth	Exmouth	No	N		13/2647/MFUL	L	W	B					Y	12	11	12								Y	N	Site at an early stage. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	11															11	11	11				
10 Cyprus RoadExmouthXB 20Z	Exmouth	Exmouth	Exmouth	No	N		13/2649/FUL	S	W	G		Y	Y		Y	1	1	1								Y	N	Technical start made but site understood to be stalled. Assume completion will be outside the five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		1	0	1			
9 Rolle Street Exmouth EX8 1HL	Exmouth	Exmouth	Exmouth	No	N		14/0327/PDI	S	W	B			Y		Y	2	2	2								Y	Y	Completed	0	0	0	2	0	0	0	0																2	0	0					
45 Halsdon RoadExmouthXB 15R	Exmouth	Exmouth	Exmouth	No	N		14/0490/FUL	S	W	B					Y	2	1	2								Y	Y	Completed	0	0	0	0	0	0	1	0																1	0	0					
22 Rolle StreetExmouthXB 1N1	Exmouth	Exmouth	Exmouth	No	N		13/2787/FUL	S	W	B			Y	Y	Y	2	2	2								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1																1	1	1			
24 Richmond RoadExmouthXB 28B	Exmouth	Exmouth	Exmouth	No	N		14/0438/FUL	S	W	B			Y		Y	1	0	1								Y	Y	Completed	0	0	0	0	0	0	0	0																0	0	0					
106 St Andrews RoadExmouthXB 1AT	Exmouth	Exmouth	Exmouth	No	N		14/0393/COU	S	W	B					Y	1	0	1								Y	Y	Completed	0	0	0	1	0	0	0	0																1	0	0					
Bloxton Street Auction RoomBloxton StreetExmouthXB 2BT	Exmouth	Exmouth	Exmouth	No	N		13/1651/FUL	S	W	B					Y	4	4	4								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	4															4	4	4				
Land Adjacent To 16 Keats CloseExmouthXB 15R	Exmouth	Exmouth	Exmouth	No	N		14/0636/FUL	S	W	B			Y		Y	1	1	1								Y	Y	Completed	0	0	0	0	0	0	1	0																1	0	0					
Bentleys Garage (devon) Ltd12 High StreetExmouthXB 1NN	Exmouth	Exmouth	Exmouth	No	N		14/0337/PDI	S	W	B					Y	1	1	1								Y	Y	Completed	0	0	0	0	0	0	0	1																1	0	0					
15 Burch Close (Land Adjacent)ExmouthXB 48B	Exmouth	Exmouth	Exmouth	No	N		13/1603/FUL	S	W	G		Y			Y	2	2	2								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2															2	2	2				
24 Liffham RoadExmouthXB 20Q	Exmouth	Exmouth	Exmouth	No	N		14/0840/FUL	S	W	G		Y			Y	1	1	1								Y	Y	Completed	0	0	0	0	0	0	1	0																1	0	0					
Land Adjacent To 80 Liffham RoadExmouth	Exmouth	Exmouth	Exmouth	No	N		14/1110/FUL	S	W	G	Y				Y	1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	1															1	1	1					
Annexe 79A St Johns RoadExmouthXB 4EB	Exmouth	Exmouth	Exmouth	No	N		14/1166/FUL	S	W	G		Y			Y	1	1									Y	Y	Completed	0	0	0	1	0	0	0	0																1	0	0					
The Famous Shiphigh StreetExmouthXB 1NP	Exmouth	Exmouth	Exmouth	No	N		AND	S	W	B					Y	1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0																1	0	0					
Land To The Rear Of 6 Portland AvenueExmouthXB 285	Exmouth	Exmouth	Exmouth	No	N		14/1332/FUL	S	W	G		Y			Y	1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	1															1	1	1					
9 Claremont GroveExmouthXB 22W	Exmouth	Exmouth	Exmouth	No	N		14/1699/COU	S	W	B					Y	0	-1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	-1															-1	-1	-1				
2 Leslie RoadExmouthXB 1TW	Exmouth	Exmouth	Exmouth	No	N		14/1466/FUL	S	W	B					Y	1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1				
34 CeciliaMarley RoadExmouthXB 150W	Exmouth	Open Countryside	Exmouth	No	N		14/1632/FUL	S	W	G		Y	Y		Y	1	1	1								Y	Y	Completed	0	0	0	0	0	0	1	0																1	0	0					
Ryeways1 Halsdon LaneExmouthXB 3NF	Exmouth	Exmouth	Exmouth	No	N		14/1967/FUL	S	W	B			Y		Y	1	0	1								Y	N	Site at advanced stage. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0															0	0	0					
Land To The South Of Elginbasseffs GardensExmouthXB 4EE	Exmouth	Exmouth	Exmouth	No	N		14/1674/NES	S	W	G		Y			Y	1	1	1								Y	N	Site stalled. Assume completion but beyond the five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
5 Hartley Road, Exmouth, Devon, EX8 25G	Exmouth	Exmouth	Exmouth	No	N		14/1226/FUL	S	W	B					Y	4	2	4								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2															2	2	2				
15 The StrandExmouthXB 1AQ	Exmouth	Exmouth	Exmouth	No	N		14/1236/FUL	S	W	B					Y	2	1	2																																									

[illegible]

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Full Site Capacity Details	Gross dwelling types										Status	Net completions (six month monitors)						Net projections										TOTALS															
Site address	Parish	New Local Plan Village BuA, retained Village BuA or West end strategic development	Settlement (at which the development occurs whether within BuA or not)	West End?	AONB?	SHLAA Code	Planning Application Numbers	Large Site / Small Site	Residential / Commercial / Industrial / Other	Greenfield / Brownfield	Greenfield - New Conversion	Greenfield - Green	Brown - Redevelopment Site	Brown - Green / COU	Gross dwellings	Net dwellings	Open Market	Affordable rented	Social Rented	Shared Ownership	Other Affordable	Rural worker occupancy	Open / 7 traveller	Separately CT bundle of services	Other	Commentary on site	Completions pre plan period	April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016	Apr 2016 - Sept 2016	Oct 2016 - Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total Supply 2013-2031	New Year Supply - Apr 2018 to Mar 2021	Overall Projections - Apr 2018 onwards	
11A Drakes Avenue, Emswouth, EX8 4AB	Emswouth	Emswouth	Emswouth	No	N		16/1565/FUL	S	W	G		Y			1	1	1								Y	N	Site commenced 2011 just to keep permission live. New permission with amended scheme now in place. Assume completion will be in 2017/18.	0	0	0	0	0	0	0	0	0	1															1	1	1	
43 St Andrews RoadEmswouth	Emswouth	Emswouth	Emswouth	No	N		16/0184/FUL	S	W	B			Y	1	1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1	
47 Brington LaneEmswouthEX8 4UG	Emswouth	Emswouth	Emswouth	No	N		16/1611/FUL	S	W	B			Y	2	1	2									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1	
3A Salferton RoadEmswouthEX8 2BU	Emswouth	Emswouth	Emswouth	No	N		16/0555/FUL	S	W	B			Y	1	1	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1	
41 Littleham RoadEmswouthEX8 3DU	Emswouth	Emswouth	Emswouth	No	N		15/2441/OUT	S	W	B			Y	8	7	8									N	N	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	0	0	0	0	0	0	0	0	7														7	7	7	
Rolle College Playing FieldDouglas AvenueEmswouth	Emswouth	Open Countryside	Emswouth	No	N		16/0787/MOUT	L	W	G	Y				23	23									23	N	N	Large site abutting the Emswouth BuA on playing field land. Reserved matters must be applied for within 1 year of outline permission and development commenced within 1 year of reserved matters permission. Current appeal running regarding refusal to vary condition and amend coverage. Assume completion will be from 2018/19 onwards in line with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	12	11													23	23	23
14 Cyprus RoadEmswouthEX8 2EB	Emswouth	Emswouth	Emswouth	No	N		15/2861/FUL	S	W	B			Y	8	8	8									Y	N	Replacement of vacant / derelict building with 8 no. townhouses. Site at advanced stage. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	8															8	8	8		
15 Carlton HillEmswouthEX8 2AU	Emswouth	Emswouth	Emswouth	No	N		16/1187/FUL	S	W	B			Y	3	3	3									Y	Y	Completed	0	0	0	0	0	0	0	0	3													3	0	0				
Point House's Trinity RoadEmswouthEX8 1EE	Emswouth	Emswouth	Emswouth	No	N		15/2558/FUL	S	W	B			Y	2	1	2									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1															1	1	1	
Manor Cottage Restaurants St Andrews RoadEmswouthEX8 1AP	Emswouth	Emswouth	Emswouth	No	N		16/0344/COU	S	W	B			Y	2	2	2									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2															2	2	2	
111 Exeter RoadEmswouthEX8 1DE	Emswouth	Emswouth	Emswouth	No	N		16/1434/COU	S	W	B			Y	1	0										1	Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	0															0	0	0
Land Adjacent 26 Gibson CloseEmswouthEX8 4BS	Emswouth	Emswouth	Emswouth	No	N		16/1182/FUL	S	W	G		Y		2	2	2									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2															2	2	2	
111 Sarfdown RoadEmswouthEX8 2BW	Emswouth	Emswouth	Emswouth	No	N		16/1523/FUL	S	W	B			Y	1	0	1									Y	N	Site commenced. Assume completion will be in 2016/2017	0	0	0	0	0	0	0	0	0	0															0	0	0	
Land At Hill Barton FarmFarrington	Farrington	Open Countryside	Rural areas	No	N		11/1350/FUL	S	W	G	Y			1	1								1		Y	Y	Completed	0	0	0	1	0	0	0	0	0														1	0	0			
Nicham HouseFarringtonEmswouthEX8 2HZ	Farrington	Open Countryside	Rural areas	No	N		11/2099/FUL	S	W	G	Y			1	1	1									Y	Y	Completed	0	1	0	0	0	0	0	0	0															1	0	0		
Wellbeck Farm Equestrian CentreFarringtonEX8 2JA	Farrington	Open Countryside	Rural areas	No	N		12/1568/FUL	S	W	G	Y			1	1										Y	Y	Completed	0	1	0	0	0	0	0	0	0															1	0	0		
Land North West Of The Old WorkshopsThe DriveFarringtonEmswouthEX8 2UD	Farrington	Open Countryside	Rural areas	No	N	W010	13/2699/OUT	S	W	G	Y			2	2	2									N	N	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	0	0	0	0	0	0	0	0	2														2	2	2	
Park FarmFarringtonEmswouthEX8 2JD	Farrington	Open Countryside	Rural areas	No	N		15/2337/PQD	S	W	G	Y			1	1	1									Y	N	Site at advanced stage. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	1															1	1	1	
Wellbeck FarmFarringtonEmswouthEX8 2JA	Farrington	Open Countryside	Rural areas	No	N		15/2433/VAR	S	W	G	Y			1	0								1		Y	Y	Completed	0	0	0	0	0	0	0	0	0															0	0	0		
Land Adjacent WoodcoteFarringtonDevon	Farrington	Open Countryside	Farrington	No	N		15/2756/FUL	S	W	G	Y			1	1	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	1														1	1	1	
Former Baptist ChapelFenitonHonitonEX14 3DE	Feniton	Feniton	Feniton	No	N		12/1640/FUL	S	W	B			Y	1	1	1									Y	N	Site at advanced stage. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	1															1	1	1	
Land Adjacent To Leavigny CloseSturton RoadFeniton	Feniton	Open Countryside	Feniton	No	N	C007	11/2481/MFUL	L	W	G	Y			50	50	30	14			6					Y	Y	Completed	0	0	0	6	17	26	1	0														50	0	0				
Post Office Land AdjacentFenitonHonitonEX14 3BB	Feniton	Feniton	Old Feniton	No	N		13/2179/FUL	S	W	G	Y			1	1	1									Y	N	Site at advanced stage. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	1															1	1	1	
Land North OfClanland ParkFeniton	Feniton	Feniton	Feniton	No	N		11/1023/MFUL	L	W	B			Y	12	32	28				4					Y	N	Site allowed at appeal. Commenced on site. Assume completion will be from 2017/18 onwards in accordance with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	12	20												32	32	32		
Curcombe FarmFenitonHonitonEX14 3EU	Feniton	Open Countryside	Rural areas	No	N		14/2061/FUL	S	W	B			Y	1	1								1		Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	1															1	1	1	
Sunny LeaGreen LaneFenitonHonitonEX14 3BP	Feniton	Open Countryside	Feniton	No	N		15/2224/RES	S	W	G	Y			3	3	3									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	3															3	3	3	
Curditch HouseGiffthamHonitonEX14 3AE	Gifftham	Open Countryside	Gifftham	No	Y		12/2450/COU	S	W	B			Y	0	-1	0									Y	Y	Completed	0	0	0	-1	0	0	0	0	0															-1	0	0		
Land North East Of Gifftham Farm CrossGifftham	Gifftham	Open Countryside	Rural areas	No	N		13/0112/FUL	S	W	G	Y			1	0								1		Y	Y	Completed	0	0	0	0	0	0	0	0	0															0	0	0		
Barns At Naps Head FarmGiffthamHonitonEX14 3AW	Gifftham	Open Countryside	Rural areas	No	N		13/1692/FUL	S	W	G	Y			1	1	1									Y	N	Site appears to be stalled. Assume completion will be outside the five year period.	0	0	0	0	0	0	0	0	0</																			

[illegible]

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Full Site Capacity Details	Gross dwelling types		Status	Net completions (six month monitors)										Net projections												TOTALS																	
Site address	Parish	New Local Plan BuA, retained village BuA or West End strategic development	Settlement (at which the development occurs whether within BuA or not)	West End?	AONB?	SHLA Code	Planning Application Numbers	Large Site / Small Site	Well-sited / Allocated Site	Over-sited / Over-allocated	Greenfield / Brown Conversion	Greenfield / Green	Brown / Underdevelopment Site	Brown / Core / C/DU		Gross dwellings	Net dwellings	Open Market	Affordable Needed	Social Rented	Shared Ownership	Other Affordable	Rural worker occupancy	Gap/Fit/enable	Separating CT banded annexe	Other	Commenced	Complete	Commentary on site	Completions are plan period	April 2021 - Sept 2021	Oct 2021 - Mar 2022	Apr 2022 - Sep 2022	Oct 2022 - Mar 2023	Apr 2023 - Sep 2023	Oct 2023 - Mar 2024	Apr 2024 - Sep 2024	Oct 2024 - Mar 2025	Apr 2025 - Sep 2025	Oct 2025 - Mar 2026	Apr 2026 - Sep 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total supply 2011-2031	Year Supply - Apr 2018 to Mar 2021	Overall Inclusions - Apr 2018 onwards						
AlamoAminster RoadMusburyAminsterEX13 8AZ	Musbury	Musbury	Musbury	No	Y		16/0336/OUT	S	W	G	Y				1	1	1									N	N	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	0	0	0	0	0	0	0	0	0	0	0	1							1	1	1				
Lower Bruckland Farm HouseMusburyAminsterEX13 8ST	Musbury	Open Countryside	Rural areas	No	Y		16/0399/VAR	S	W	B				Y	1	1	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	1									1	0						
AdcroftDasthayne LaneMusburyAminsterEX13 8BD	Musbury	Musbury	Musbury	No	Y		16/1233/FUL	S	W	B				Y	1	0	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0			
Land To The Rear Of HighwoodLoffelstown LaneNewton PopplefordSidmouthEX10 0BG	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		11/1318/FUL	S	W	G				Y	1	1	1									Y	Y	Completed	0	0	0	0	1	0	0	0	0	0	0	0									1	0	0				
Hodmingsblack LaneNewton PopplefordSidmouthEX10 0EY	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		11/2679/FUL	S	W	G					4	4	4									Y	N	Site stalled. Assume completion but beyond the five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4								4	0	4		
Rostrevor CottageBurrowNewton PopplefordSidmouthEX10 0BP	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		AND 12/2707/FUL	S	W	B				Y	1	1	1									Y	Y	Completed	0	0	1	0	0	0	0	0	0	0	0	0									1	0	0				
Brook FarmVenn Offley RoadNewton PopplefordSidmouthEX10 0BU	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		13/0380/FUL	S	W	B				Y	3	3	3									Y	Y	Completed	0	0	0	0	0	0	0	0	3	0										3	0	0					
1 HillsideBurrowNewton PopplefordSidmouthEX10 0BR	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		13/1970/OUT	S	W	G				Y	1	1	1									N	N	Reserved matters application approved after monitor. Assume completion will be in 2018/19.	0	0	0	0	0	0	0	0	0	0	0	0	0	1									1	1	1		
Land South Of King Alfred WayNewton PopplefordSidmouth	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y	C305	13/0316/MOUT	L	A	G	Y				40	40	24	11			5					N	N	Reserved matters (15/2172/MRES) recently allowed at appeal. Assume completion from 2018/19 onwards in line with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	0	0	12	25	3						40	40	40				
South View Exmouth RoadNewton PopplefordSidmouthEX10 0BE	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		14/0954/FUL	S	W	B				Y	1	0	1									Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0			
Northmostown Farm NorthmostownSidmouthEX10 0NL	Newton Poppleford	Open Countryside	Rural areas	No	Y		14/0701/FUL	S	W	G				Y	2	2	2									N	N	Site at early stage. Assume completion will be in 2017/18.	0	0	0	0	0	0	0	0	0	0	0	0	2								2	2	2				
Barns At Little Northmostown NorthmostownSidmouthEX10 0NL	Newton Poppleford	Open Countryside	Rural areas	No	Y		14/2622/FUL	S	W	G				Y	1	1	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	1									1	1	1			
Parsons FarmWater RoadNewton PopplefordSidmouthEX10 0BH	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		14/2879/FUL	S	W	G				Y	1	1	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	1									1	1	1			
Is GreenbankHigh StreetNewton PopplefordSidmouthEX10 0EB	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		15/0369/VAR	S	W	B				Y	1	1	1									Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	0	1												1	1	1		
April CottageHigher WayKarpfordSidmouthEX10 0NU	Newton Poppleford	Open Countryside	Harford	No	Y		15/0135/FUL	S	W	B				Y	1	0	1									Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	0	0	0										0	0	0			
East Hill Pride Farm ShopFour Elms HillHarfordSidmouthEX10 0FE	Newton Poppleford	Open Countryside	Rural areas	No	Y		15/2866/FUL	S	W	G	Y				1	1						1				Y	N	Site at early stage. Assume completion will be in 2017/18.	0	0	0	0	0	0	0	0	0	0	0	0	1										1	1	1		
Hillside HouseWater RoadNewton PopplefordSidmouthEX10 0DE	Newton Poppleford	Open Countryside	Newton Poppleford	No	Y		16/1632/FUL	S	W	B				Y	7	6										7	Y	N	Site commenced. Assume completion in 2016/2017.	0	0	0	0	0	0	0	0	0	0	6										6	6	6			
Land Adjacent Little Orchard, Lamouth Road, Newton Poppleford	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y	C085	16/0638/RES	S	W	G	Y				3	3	3									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	3									3	3	3			
Offley DellHarfordSidmouthEX10 0NH	Newton Poppleford	Open Countryside	Harford	No	Y		16/1317/FUL	S	W	B				Y	1	0	1									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	0											0	0	0	
Is GreenbankHigh StreetNewton PopplefordSidmouthEX10 0EB	Newton Poppleford	Newton Poppleford	Newton Poppleford	No	Y		16/1771/CDU	S	W	B				Y	0	0	0									N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	0	0	0	0											0	0	0	
Beehive CottageNorthleighColytonEX24 6DA	Northleigh	Open Countryside	Rural areas	No	Y		15/2475/FUL	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	0	0										0	0	0			
Northcombe Farms, North Combe Road, Offwell, Devon, EX14 9SP	Offwell	Open Countryside	Rural areas	No	Y		09/2308/RES	S	W	G				Y	1	1						1				Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	1	0	0									1	0	0			
Cott HouseOffwellKintonEX14 9PY	Offwell	Open Countryside	Offwell	No	Y		14/0353/FUL	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0			
Ortton Toilets SitePublic ConvenienceOrttonOffley StreetOrtton	Ortton	Open Countryside	Ortton	No	Y		11/0075/FUL	S	W	B				Y	1	1	1									Y	Y	Completed	0	0	1	0	0	0	0	0	0	0	0										1	0	0				
Colehayes CottageBehind HayesOrttonEX9 7XQ	Ortton	Open Countryside	Ortton	No	Y		11/1602/FUL	S	W	G				Y	2	2	2									Y	N	Implemented in 2015 but seemingly just to keep permission alive. Assume completion will occur but outside of the five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2								2	0	2		
White LodgeOrttonBehind High SaltertonX9 7BD	Ortton	Open Countryside	Ortton	No	Y		14/0880/FUL	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	0	0										0	0	0			
Hayes House Behind HayesOrttonBehind High SaltertonX9 7XQ	Ortton	Open Countryside	Ortton	No	Y		14/2122/OUT	S	W	G				Y	1	1	1									N	N	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	0	0	0	0	0	0	0	0	0	0	1											1	1	1	
Land Adjacent To North StarOffley StreetOrtton	Ortton	Open Countryside	Ortton	No	Y		11/1971/MFUL	L	W	G	Y				15	15	5	5		5						N	N	Mixed market/affordable site on the edge of Ortton. S106 finally signed November 2015 after years of negotiation. Assume will now be built out. Not yet implemented so assume completion will be from 2017/18 onwards in line with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	0	0	12	3									15	15	15		
Woodside Metcombe Ottery St Mary Devon, EX11 155	Ottery St Mary	Open Countryside	Rural areas	No	N		05/0943/FUL	S	W	B				Y	1	0	1									Y	N	Implemented in 2006 but seems to have stalled. Assume completion will occur but outside of five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							0	0	0	
Land Adjoining Kestel Gate, Higher Ridgeway, Ottery St Mary	Ottery St Mary	Open Countryside	Rural areas	No	N		09/2482/FUL	S	W	B				Y	1	1	1									Y	N	Main house not completed but annexe is and is Council Tax banded. Taken as completed because when main building is finished the annexe will not be a separate independent dwelling. Site remaining live in table so that if annexe remains a separately Council Tax banded property then can count as separate dwelling, however it is not projected to be as such. Assume completion will be in 2016/17.	0	1	0	0	0	0	0	0	0	0	0	0													1	0	0
Daveen, Bendarnoch Road, West Hill, EX11 1UR	Ottery St Mary	West Hill	West Hill	No	N		09/2562/FUL	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0			
Where Fox, Gorwey Lane, Ottery St Mary, EX11 1PW	Ottery St Mary	Open Countryside	Rural areas	No	N		10/1197/FUL	S	W	B				Y	1	0	1									Y	Y	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0									0	0	0			

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Full Site Capacity Details	Gross dwelling types		Status										Net completions (six month monitors)						Net projections											TOTALS											
Site address	Parish	New Local Plan BuA8, retained village BuA8 or West End strategic development	Settlement (at which the development occurs whether within BuA8 or not)	West End?	AQN8?	SHLAA Code	Planning Application Numbers	Large Site / Small Site	Medium / Associated Site	Downland / Flooded	Overhead / Main Overhead	Serviced / Garden	Brown - Subdevelopment Site	Home - Core / C/DU	Brick dwellings	Net Dwellings	Open Market	Affordable Related	Local Related	Shared Ownership	Other Affordable	Rural worker occupancy	Organic/Transfer	Separated CT limited income	Other	Commenced	Completed	Commentary on site	Completions per plan period						Net projections											Total supply - Apr 2016 to Mar 2021	New Year Supply - Apr 2016 to Mar 2021	Overall Projections - Apr 2016 onwards					
																														April 2021 - Sept 2023	Oct 2023 - Mar 2024	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	Apr 2025 - Sept 2025	Oct 2025 - Mar 2026	Apr 2026 - Sept 2026	2017-18	2018-19	2019-20	2020-21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022-23	2023-24	2024-25	2025-26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027-28	2028-29	2029-30	2030-31	
The Grange, Higher Metcombe, Ottery St Mary, EX11 1SH	Ottery St Mary	Open Countryside	Rural areas	No	N		13/1363/FUL	S	W	B			Y		1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0												1	0	0				
48 Raleigh RoadOttery St MaryEX11 1TG	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		13/1425/FUL	S	W	G			Y		1	1	1								Y	Y	Completed	0	0	0	0	1	0	0	0												1	0	0				
Land Adjacent Greytops (Cooper Court)West Hill RoadWest Hill	Ottery St Mary	Open Countryside	West Hill	No	N	CD73	13/1248/OUT AND 15/1694/FUL AND 14/1230/RES AND 14/1938/RES AND 15/2192/RES AND 14/0317/RES	S	A	G	Y				4	4	4								Y	N	All plots have reserved matters approval. Two plots complete with another very close to completion. Assume completion of remaining plots in 2016/17 and 2017/18.	0	0	0	0	0	0	1	1	1	1											4	2	2			
							16/0721/VAR	S	W	G			Y		2	2	2								Y	N	One complete, assume remaining dwelling will be completed in 2016/17.	0	0	0	0	0	0	1	0	1												2	1	1			
							14/0973/FUL	S	W	G			Y		1	1	1								Y	Y	Completed	0	0	0	0	1	0	0	0												1	0	0				
							14/0160/FUL	S	W	G			Y		2	2	2								Y	Y	Completed	0	0	0	0	0	1	0	1												2	0	0				
							14/0861/RES	S	W	G			Y		1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0												1	0	0				
West Hill RoadWest HillOttery St MaryEX11 1TU	Ottery St Mary	West Hill	West Hill	No	N		14/1225/FUL	S	W	G			Y		1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	1													1	1	1			
Corner Croft And WrenwoodLower Broad Oak RoadWest HillOttery St MaryEX11 1UB	Ottery St Mary	West Hill	West Hill	No	N		13/1178/FUL	S	W	B			Y		3	2	3								Y	Y	Completed	0	0	0	0	0	0	0	2												2	0	0				
Coombe OrchardOffroad St Johnsdonouth EX10 6AM	Ottery St Mary	Open Countryside	Rural areas	No	Y		14/1483/FUL	S	W	B			Y		1	0	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0												0	0	0			
Land Adjoining The Tumbling Weir HotelOttery St Mary	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N	C141	12/2770/MFUL	L	A	B			Y		29	29									29	N	N	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 1 of the regeneration area and comprises of 29 retirement apartments. Understood that this part of the site is now likely commence in Spring 2017 and come forward in the next few years so assumed completion from 2018/19 onwards in line with SHLAA methodology.	0	0	0	0	0	0	0	0	0	0	0	12	17								29	29	29		
							12/2771/MFUL	L	A	B			Y		30	30	30								Y	N	N	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 2 of the regeneration area and comprises of 30 apartments. Site has commenced but likely to be delivered later in the five year period so assume completion will be from 2018/19 onwards in line with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	0	12	18								30	30	30		
Former Town Mills Hill Street Ottery St Mary	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N	C141	12/2771/MFUL	L	A	B			Y		30	30	30								Y	N	N	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 2 of the regeneration area and comprises of 30 apartments. Site has commenced but likely to be delivered later in the five year period so assume completion will be from 2018/19 onwards in line with HELAA methodology.	0	0	0	0	0	0	0	0	0	0	0	12	18								30	30	30		
Thorne FarmCathay LaneOttery St MaryEX11 1OZ	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		14/1754/FUL	S	W	G			Y		1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	1												1	1	1			
Land At MeadowgateWest Hill RoadWest HillOttery St MaryEX11 1UZ	Ottery St Mary	West Hill	West Hill	No	N		14/2416/FUL	S	W	B			Y		1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	1												1	1	1			
West Lodge (Land To South Of)Eldon LaneWest HillOttery St MaryEX11 1TZ	Ottery St Mary	Open Countryside	West Hill	No	N		14/2533/FUL	S	W	G			Y		1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	1												1	1	1			
16 Grandison DriveOttery St MaryEX11 1UD	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		14/2128/FUL	S	W	G			Y		1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	1												1	1	1			
Belmont CourtOttery St MaryEX11 1PN	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		14/2609/FUL	S	W	G			Y		1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	1												1	1	1			
HighlandsWest Hill RoadWest HillOttery St MaryEX11 1TU	Ottery St Mary	West Hill	West Hill	No	N		14/3032/RES	S	W	G			Y		1	1	1								Y	Y	Completed	0	0	0	0	0	0	1	0												1	0	0				
Land North Of Higher RidgewayOttery St Mary	Ottery St Mary	Open Countryside	Ottery St Mary	No	N	C203ANDC	14/2419/MFUL	L	W	G	Y				31	31	20	8	3						Y	N	N	Site redeveloping existing allotments and replacing them on adjacent land. Essentially phase 2 to Redrow development off Butts Road (13/057/MRES). Continuing trend of delivery above HELAA methodology rates. Assume completion in remainder of 2016/17 and 2017/18.	0	0	0	0	0	0	0	6	12	13											31	25	25		
							14/2553/MRES AND 15/2059/MRES	L	A	G	Y				198	198	124	12	16	13					33	Y	N	Site previously allocated in the Draft Local Plan for up to 200 dwellings. Permission is for 165 dwellings plus a 66 bed care home (which equates to 33 dwellings in HELAA methodology) so total of 198 dwelling equivalents. Reserved matters permission granted for 165 dwellings in March 2015. Care home reserved matters approval in March 2016. Commenced May 2015 with first completions in December 2015. Understood to likely be a further 30 completions by March 2017. But then conservatively assumed to be compliant with HELAA methodology in future years.	0	0	0	0	0	0	9	7	30	25	25	25	25	18	25	14								198	143
10 Washbrook ViewOttery St MaryEX11 1EP	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		14/2586/FUL	S	W	G			Y		1	1	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	1												1	1	1			
Allington InnAllingtonOttery St MaryEX11 1NZ	Ottery St Mary	Open Countryside	Allington	No	N		14/3031/COU	S	W	B			Y		1	0	1								Y	Y	Completed	0	0	0	0	0	0	0	0												0	0	0				
Prospect PlaceInlet StreetOttery St Mary	Ottery St Mary	Ottery St Mary	Ottery St Mary	No	N		14/2966/FUL	S	W	B			Y		4	2	4								Y	Y	Completed	0	0	0	0	0	0	2	0											2	0	0					
Land North OfEldfieldWest Hill	Ottery St Mary	Open Countryside	West Hill	No	N	C050	14/2861/MRES	L	A	G	Y				25	25	5	7	3					10	Y	N	Site for 25 dwellings commenced. Assume completion from 2016/17 onwards in line with SHLAA methodology.	0	0	0	0	0	0	0	0	6	19										25	25	25				
The Pinewood LaneWest HillOttery St MaryEX11 1TR	Ottery St Mary	West Hill	West Hill	No	N		15/0321/FUL	S	W	G			Y		1	0	1								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0												0	0					

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status					Full Site Capacity Details		Gross dwelling types							Status	Net completions (six month monitors)	Net projections										TOTALS																					
Site address	Parish	New Local Plan BuA's, retained village BuA's or West end strategic development	Settlement (at which the development occurs whether within BuA's or not)	West End?	ADN8?	SHLAA Code	Planning Application Numbers	Large Site / Small Site	Proposed Site	Greenfield	Brownfield	Green Conversion	Greenfield - Green	Brownfield - Green	Brown Conversion / GDU	Gross dwellings	Net dwellings	Open Market	Affordable tenured	Social tenured	Shared Ownership	Other Affordable	Home working occupancy	Open / Transfer			Separately CF funded / annexe	Other	Completed	Commentary on site	Completions pre plan period	Apr 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016	Apr 2016 - Sept 2016	Oct 2016 - Mar 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total Supply 2012-2031	New Year Supply - Apr 2018 to Mar 2021	Overall Projections - Apr 2018 onwards
Mimosa CollegePayhemburyHorntonEX14 3HT	Payhembury	Open Countryside	Payhembury	No	N		12/1697/FUL	S	W	B			Y			1	1	1								Y	Y	Completed	0	0	0	0	1	0	0	0																1	0	0				
Apple Tree FarmRoadPayhemburyHorntonEX14 3JZ	Payhembury	Open Countryside	Rural areas	No	N		12/2146/FUL	S	W	G	Y						1	0						1			Y	N	Site stalled. Assume completion but beyond the five year period.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Colestocks FarmColestocksHorntonDevonEX14 3JR	Payhembury	Open Countryside	Colestocks	No	N		12/2581/FUL	S	W	B			Y			5	4	5								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	4																	4	4	4		
HomeleaPayhemburyHorntonEX14 3QA	Payhembury	Open Countryside	Payhembury	No	N		13/2030/FUL	S	W	B			Y			3	2	3									Y	Y	Completed	0	0	0	0	0	2	0	0																		2	0	0	
Victoria DairyBarrow RoadPayhemburyHorntonEX14 3BS	Payhembury	Open Countryside	Rural areas	No	N		15/0679/PDQ	S	W	G	Y						3	3	3								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	3																	3	3	3
Tuck Mill BarnsPayhemburyHorntonEX14 3BF	Payhembury	Open Countryside	Rural areas	No	N		15/0301/FUL	S	W	G	Y						3	3	3								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	3																	3	3	3
BrookdalePayhemburyHorntonEX14 3EZ	Payhembury	Open Countryside	Payhembury	No	N		15/1689/FUL	S	W	G	Y			Y			1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1																	1	1	1
Merryfields BarnPayhembury	Payhembury	Open Countryside	Rural areas	No	N		16/0065/PDQ	S	W	G	Y						1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1																	1	1	1
Willow LodgePayhemburyHorntonEX14 3QD	Payhembury	Open Countryside	Rural areas	No	N		16/0152/FUL	S	W	B			Y			1	0	1									Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	0	0																	0	0	0
Lipton FarmPayhemburyHorntonEX14 3F	Payhembury	Open Countryside	Rural areas	No	N		16/0418/PDQ	S	W	G	Y						1	1	1								N	N	Requires "Part B" permission. Assume completion will be in 2018/19.	0	0	0	0	0	0	0	0	0	0	1																1	1	1
Barn To North East Of Langton HousePayhembury	Payhembury	Open Countryside	Rural areas	No	N		16/0462/CPL	S	W	G	Y						1	1	1								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	1																	1	1	1
Willows EndPayhemburyHorntonEX14 3HL	Payhembury	Open Countryside	Rural areas	No	N		16/1137/PDQ	S	W	G	Y						2	2	2								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	2																	2	2	2
Higher Leyhill FarmRoadPayhemburyHorntonEX14 3V	Payhembury	Open Countryside	Rural areas	No	N		16/1280/PDQ	S	W	G	Y						3	3	3								N	N	Not yet implemented. Assume completion will be in 2017/18	0	0	0	0	0	0	0	0	0	3																	3	3	3
The LonghousePlymtreeCullomptonEX15 2W	Plymtree	Open Countryside	Rural areas	No	N		11/0988/FUL	S	W	B			Y			1	1	1									Y	Y	Completed	0	0	0	0	0	1	0	0																		1	0	0	
Orchard Farm CaravanPlymtreeCullomptonEX15 2LW	Plymtree	Open Countryside	Rural areas	No	N		12/0312/FUL	S	W	G	Y						1	1						1			Y	N	Site commenced. Assume completion will be in 2016/2017.	0	0	0	0	0	0	0	0	0	1																	2	1	2
Pencepool FarmPlymtreeCullomptonEX15 2V	Plymtree	Open Countryside	Plymtree	No	N		13/1935/FUL	S	W	G	Y						1	1	1								Y	Y	Completed	0	0	0	0	0	1	0	0																		1	0	0	
Land Adjacent Blacksmiths ArmsPlymtree	Plymtree	Open Countryside	Plymtree	No	N		14/1102/FUL	S	W	G	Y						4	4	4								Y	N	Site commenced. Assume completion will be in 2016/17	0	0	0	0	0	0	0	0	4																	4	4	4	
Swallow Bungalow PlymtreeCullomptonEX15 2W	Plymtree	Open Countryside	Rural areas	No	N		14/2680/FUL	S	W	B			Y			1	0	1									Y	N	Site at advanced stage. Assume completion will be in 2016/17.	0	0	0	0	0	0	0	0	0	0															</				

Site Identification and Planning Permission Classification										Site Classification	Green / Brown Status	Full Site Capacity Details		Gross dwelling types		Status		Net completions (six month monitors)						Net projections										TOTALS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Site address	Parish	New Local Plan BuA8, retained village BuA8 or West End strategic development	Settlement (at which the development occurs whether within BuA8 or not)	West End?	AONB?	SHLAA Code	Planning Application Numbers	Large Site / Small Site	Over-allocated / Over-committed	Specified from Development Strategy	Brown Land Allocation Schemes	Brown Core / C&U	Gross dwellings	Net dwellings	Open Market			Affordable Rented	Social Rented	Shared Ownership	Other Affordable	Rural worker occupancy	Care/Housing	Separating CT based income	Other	Commenced	Complete	Commentary on site	Completions are plan period	April 2021 - Sept 2023	Oct 2023 - Mar 2024	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	Apr 2025 - Sept 2025	Oct 2025 - Mar 2026	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2017 - 18	2018 - 19	2019 - 20	2020 - 21	Apr 2021 - Sept 2021	Oct 2021 - Mar 2022	2022 - 23	2023 - 24	2024 - 25	2025 - 26	Apr 2026 - Sept 2026	Oct 2026 - Mar 2027	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total supply 2013-2031	Year-on-Year Supply - Apr 2018 to Mar 2021	Overall Inclusions - Apr 2018 onwards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
The Malsters Arms, Clyst St Mary, EX5 1BL	Sowton	Clyst St Mary	Clyst St Mary	No	N		09/1170/FUL	S	W	R			Y	5	4	5								Y	N	I completed. Other 4 (3 net) units not yet commenced. Assume stalled and completion will be outside the five year period.	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Bridge HouseFrog LaneClyst St MaryeterEX5 1BR	Sowton	Clyst St Mary	Clyst St Mary	No	N	X003	15/0019/FUL	S	W	R			Y	5	5		5							Y	N	I completed. Assume remaining 4 will be completed in 2016/17.	0	0	0	0	0	0	0	1	0	4															5	4	4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Full list of sites no longer expected to go ahead

This table lists all sites where planning permission remains extant at 30 September 2016 but development is no longer expected to occur.

[illegible]