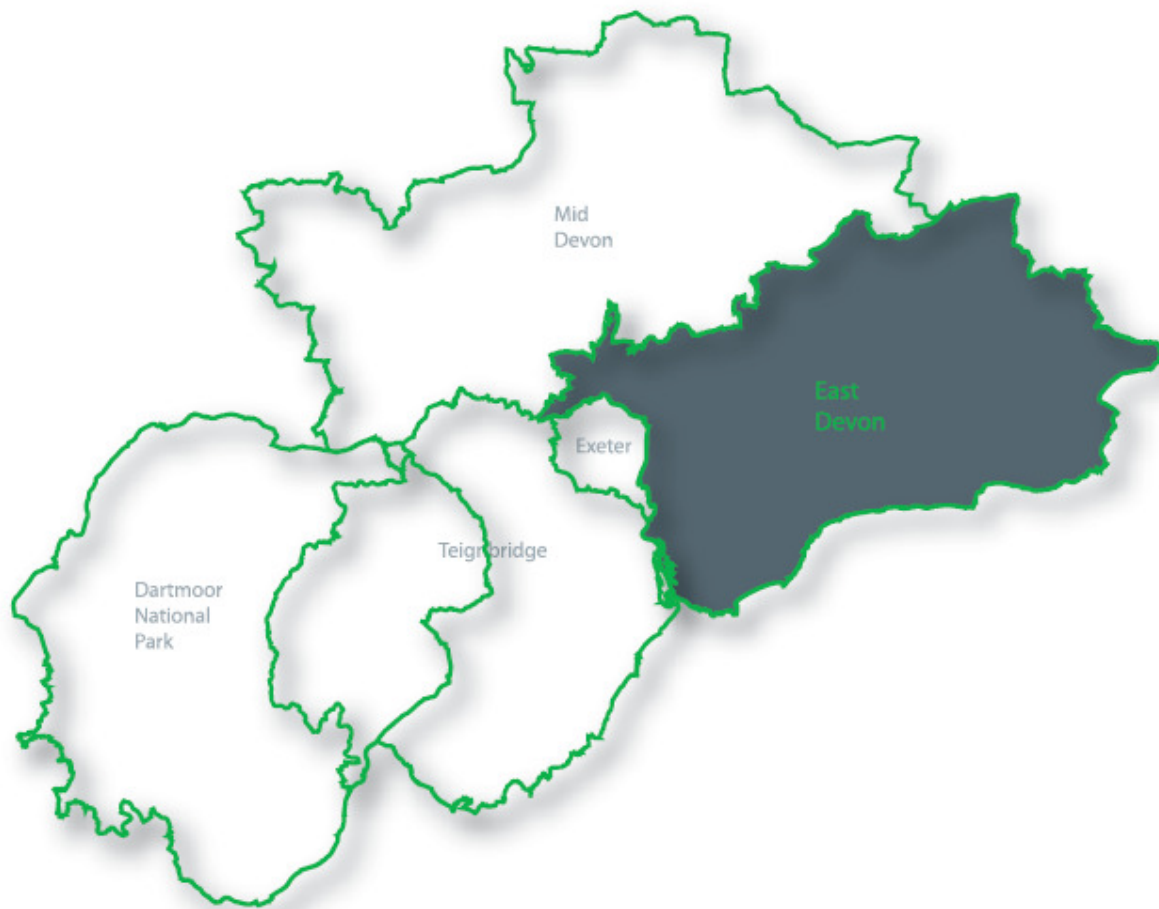

Strategic Housing Land Availability Assessment

March 2011



East Devon District Council



Working in partnership across the Exeter Housing Market Area

Executive Summary

A Strategic Housing Land Availability Assessment (SHLAA) is a key part of a local planning authority's evidence base on housing delivery. It aims to identify sites with potential for housing and assess when they could be developed. The assessment, which is undertaken with the help of an independent Panel, helps a local planning authority prepare planning documents that are a part of the process of delivering sufficient land to meet the housing needed by local communities.

The East Devon SHLAA report presents an analysis of the potential dwelling contribution of sites within the District, from both within and outside the planning process, over 1 to 5, 6 to 10 and 11 to 15 year time periods. Monitoring will take place through the Annual Monitoring Report, which compares the delivery of housing and the five-year supply of deliverable sites with the expected annual levels of housing completions identified in strategic planning policies.

The SHLAA does not make judgements on whether sites should be allocated for housing or whether planning permission is likely to be granted. The SHLAA will help to identify the most developable and deliverable sites for housing development. Any housing allocations will be dealt with through development plan documents following wide ranging consultation.

The Government has announced its intention to abolish the Regional Spatial Strategies in the Decentralisation and Localism Bill to be introduced to Parliament in 2010. The five year future assessment has therefore been calculated on the basis of the housing figures in the Devon Structure Plan. There is capacity for about 2,170 homes on 'deliverable' sites in the 1 to 5 year time band. These sites are located so that there is a 0.66 years supply of land in the Principal Urban Area (PUA), including Cranbrook, and 11.32 years supply in the rest of East Devon outside of the PUA.

In terms of potentially developable SHLAA sites in the 6 to 15 year time bands there is capacity for around 12,300 dwellings. In addition, a number of larger sites already in the planning system (including Cranbrook) have the capacity to yield an additional 5,500 dwellings in the 6 to 15 year time band. This equates to a total potential supply of housing sites over the 15 year period of some 20,000 dwellings.

A large proportion of the potentially developable land is either remote from settlements or excessively large in relation to the neighbouring settlement. These sites do not comply with current or emerging development plan policy and caution should be used in making assumptions about how much of this land is likely to be suitable for development and come forward through the planning process.

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1 Introduction

What is a SHLAA?

1.1 Strategic housing land availability assessments (SHLAAs) were introduced in national planning guidance and are key components in the process of housing delivery. A SHLAA is a strategic assessment of the housing potential of specific brownfield and greenfield sites. SHLAAs are undertaken in partnership with key stakeholders in the housing field, and require regular monitoring and updating.

1.2 Planning Policy Statement 3: *Housing* (PPS3)¹ advises (paragraph 54) that local planning authorities (LPAs), drawing on evidence from SHLAAs and other relevant evidence, should identify sufficient specific sites to deliver the housing needed in the first five years of the plan period. A LPA should:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this topped up in response to market information;
- Identify specific, developable sites for years 6 - 10 and ideally years 11-15.

1.3 The guidance goes on to say that where it is not possible to identify specific sites for years 11-15 of the plan, then broad locations for future growth should be identified.

1.4 To add detail to the advice on housing delivery in PPS3, the Government published SHLAA Practice Guidance² ('CLG Guidance') in July 2007. The Planning Officers Society prepared further guidance on how best to coordinate the preparation of SHLAAs with the DPD preparation process. This guidance was published by the Planning Advisory Service ('PAS Guidance') in January 2008 and updated in July 2008³.

1.5 As part of the planned provision of housing, SHLAAs should be brought into the process of preparing development plan documents (DPDs). They are an important part of the evidence base and their robustness may be subject to scrutiny during the public examination of the relevant DPD. CLG Guidance notes that when the standard methodology is followed there should not be a need for a local planning authority to justify the approach taken in preparing its SHLAA, including at independent examination.

¹ Communities and Local Government (CLG) (2010) *Planning Policy Statement 3(PPS3): Housing*

² DCLG (July 2007) *Strategic Housing Land availability Assessments – Practice Guidance*

³ Improvement and Development Agency (I&DeA) & Planning Advisory Service (PAS) (January & July 2008) *Strategic Housing Land Availability and Development Plan Preparation*.

1.6 This SHLAA report covering East Devon will be used in the preparation of the Local Development Framework Core Strategy which will set a spatial strategy and strategic housing allocations.

1.7 The *South West Regional Housing Strategy 2005 - 2016* sets out indicative boundaries for 14 sub-regional housing market areas (HMAs) in the region, and the HMAs were translated into the nearest equivalent district authority boundaries for practical purposes. Joint working across the whole of an HMA to assess levels and types of housing is seen as essential. *Strategic Housing Market Assessments* (SHMAs) provide evidence of the level and type of need in a sub-regional housing market area.

1.8 East Devon is in the Exeter HMA, which also includes Exeter, Mid Devon, Dartmoor National Park and Teignbridge local planning areas. The SHMA Report for Exeter HMA (also covering Torbay HMA) was published in 2007.

Approach and methodology

1.9 The LPA partners in the Exeter HMA have worked together to develop a SHLAA methodology and draw up a constitution and terms of reference for a SHLAA Panel. That methodology is firmly based on the advice set out in the practice guidance referred to earlier (see paragraph 1.3).

1.10 The methodology and Panel terms of reference were subject to public consultation and the final documents were published in September 2008. The methodology applies to sites throughout East Devon. The methodology (including the Panel constitution and Terms of Reference) was updated in October 2010 and can be seen on the East Devon website.

1.11 East Devon published its first SHLAA report in April 2010 and this is available on the Council's web site.

1.12 Government guidance advises that SHLAAs should be updated regularly as part of the Annual Monitoring Report exercise to support the updating of the housing trajectory and the five year supply of deliverable sites.

1.13 This review has been carried out in conjunction with the SHLAA Panel of Stakeholders. Further details of what the review has involved are included in this report.

Non-residential Uses

1.14 The SHLAA does not report on potential sites which may be available for non-residential uses e.g. employment.

2 The purpose and content of the assessment

Purpose and minimum requirements of a SHLAA

2.1 The SHLAA serves two primary purposes:

- It identifies suitable sites with potential for housing; assesses that potential and estimates when sites are likely to be developed.
- It assesses the 5 year supply of deliverable housing sites for the purpose of *National Indicator 159: Supply of ready to develop housing sites*.⁴ (On 13th October the Secretary of State for the Department of Communities and Local Government announced his intention to replace the national indicator set with a single list of data for local government to provide to central government).

The report is a technical study that will be used as part of the evidence base in the process of plan making.

2.2 The Practice Guidance sets out the minimum requirements of SHLAAs.

They are required to:

- Provide lists of sites, cross-referenced to maps showing locations and boundaries of specific sites (or broad locations where necessary);
- Assess the deliverability / developability of each identified site (i.e. in terms of its suitability, achievability and availability) to show when sites could realistically be expected to be developed;
- Assess the potential quantity of housing that could be delivered on each identified site (or within each identified broad location) or on windfall sites (where justified);
- Identify the constraints to delivery on individual sites; and
- Make recommendations on how and when any constraints could be overcome.

Deliverable and developable sites

2.3 PPS3 provides a definition of **deliverable** sites. At the point of adoption of the local development document, deliverable sites are those that are:

- **available** - at that time
- **suitable** - in a location where development would contribute to a sustainable mixed community
- **achievable** - where there is a reasonable prospect that housing will be delivered on the site within five years.

2.4 Part of the SHLAA process is the assessment of sites to determine whether they are deliverable within the five year horizon. It is the intention that eventually the SHLAA report and the

⁴ DCLG (October 2007) The New Performance Framework for Local Authorities and Local Authority Partnerships: Single Set of National Indicator

annual review, taken in conjunction with policy amendments if required, will provide the evidence for demonstrating the five year supply.

2.5 Looking beyond the five year deliverable sites, there will be sites considered to be potentially **developable** in the 15 year planning period. PPS3 defines those sites as 'in a suitable location for housing development and there should be a reasonable prospect that the site is available for and could be developed at the point envisaged' (s56).

Monitoring and review

2.6 The five year supply will be updated on an annual basis, with the updating programmed so that it can inform the LDF *Annual Monitoring Report*, which is published at the end of the calendar year. However, a full resurvey (or 'call for sites') should not be needed every year. Sites that are brought to the attention of the Authority over the course of year will be assessed, along with a further appraisal of sites formerly dismissed to see if the constraints have changed.

Status of SHLAA report and identified sites

2.7 At its meeting on 7th December 2011 the SHLAA Panel considered the Draft East Devon SHLAA and needed additional time to consider the report. A couple of minor comments have been incorporated into the amended schedule of sites, but no substantive comments were received. This endorsement provides a basis for the Council to publish the SHLAA report as a technical evidence base document to inform the preparation of the East Devon SHLAA.

Planning Status of Identified Potential Sites

2.8 The following points are made to provide clarity about the status of potential sites identified within the SHLAA. This helps to avoid confusion and misunderstanding.

- The SHLAA does not pre-empt future plan making or related decisions.
- The SHLAA is not Development Plan policy.
- The SHLAA is not formal or informal Council policy.
- The SHLAA is technical evidence. It is only one piece of evidence in the LDF evidence base.
- The SHLAA does not prejudge the relative suitability of sites for development or rank them in order of preference.
- Identified sites may be further tested through the plan making process for Development Plan Documents where judgments will be made about whether sites should be allocated through plan policy. This will include rigorous testing through sustainability appraisal/strategic environmental assessment, habitats regulation assessment, stages of public participation and independent examination.
- The SHLAA does not indicate that planning permission will be granted for new housing.
- Planning applications on sites identified in the SHLAA report will be judged on their merits against relevant development plan policies unless material consideration indicate

otherwise. The SHLAA report may be a material consideration in the determination of such planning proposals (in particular weight may be attached to cases where there is an under five year supply figure).

- The SHLAA does not preclude sites being developed for other suitable uses.
- The SHLAA does not preclude other sites that have not been identified in the SHLAA being developed for housing.

3 Involvement of Stakeholders in the SHLAA

Joint Methodology for the Exeter Housing Market Area

3.1 Following the publication of the Practice Guidance the local authorities in the Exeter Housing Market Area Sub-Region established a steering group comprising of officers from each authority. The steering group has been responsible for the preparation of the joint SHLAA Methodology. The methodology passed through various draft stages, which included a public consultation stage, and was finalised in September 2008. The methodology, including the Panel Constitution and terms of reference was updated in October 2010. The methodology comprises ten stages:

1. Planning the assessment;
2. Determining which sources of sites will be included in the Assessment;
3. Desktop review of existing information;
4. Determining which sites and areas will be surveyed;
5. Carrying out the survey;
6. Estimating the housing potential of each site;
7. Assessing when and whether sites are likely to be developed. There are four sub-stages: (7a) assessing suitability for housing, (7b) assessing availability for housing, (7c) Assessing achievability for housing, (7d) overcoming constraints;
8. Review of the assessment;
9. Identifying and assessing the housing potential of broad locations (where necessary);
10. Determining the housing potential of windfall (where justified).

3.2 In order to produce robust and reliable assessments, the Government advises that the assessments be prepared in collaboration with stakeholders in the housing sector. Where housing market areas cover more than a single authority's area, the relevant authorities are advised to work in partnership to prepare joint assessments or use a consistent methodology. A joint methodology has been prepared and used by partners in the Exeter HMA. As the partner authorities are at different stages in their plan preparation programmes, it has not been possible to prepare a joint assessment.

The SHLAA Panel

3.3 During the process of developing the SHLAA Methodology the steering group established a Panel of housing stakeholders. The members of the Panel act on a voluntary basis. The Panel is shared by the authorities in the Exeter Housing Market Area, although there are a couple of members who sit only on the East Devon Panel to reflect geographic interests. Although the membership of the Panel has changed over time, there has been a good degree of continuity. This has led to increasing confidence and consistency in the application of the methodology to individual SHLAAs. Panel members have also provided detailed advice on the current condition of

the housing market, and contributed generally to the work of the local authorities in the Exeter Housing Market Area. The role and responsibilities of the Panel are explained in further detail in the 2010 *Methodology* and the accompanying *Panel Constitution* and *Terms of Reference*.

SHLAA Panel membership

3.4 Invitations for membership of the Panel went out to a wide range of large, medium sized and small house building companies, architects, estate agents, and planning consultants and a representative local Panel was established. The Panel also includes a range of statutory agencies, such as the Environment Agency, Highway Authority, Highways Agency, and Natural England. The local community is represented, in the case of East Devon, by East Devon District Council's Rural Champion (an elected Member). The composition of the Panel that conducted the assessment of sites in East Devon is set out in Appendix 1. Panel members are required to make declarations of interest where any personal, financial or prejudicial interests apply.

3.5 Given their combined development industry experience, Panel members have played a key role in the preparation of this SHLAA by assessing whether specific sites are deliverable and developable for residential development. In accordance with the Practice Guidance, the Panel's advice has been informed by factors including:

- The current housing market conditions and predictions for future market performance;
- Site preparation costs, bearing in mind physical constraints identified in the assessment of suitability and during any site visits that members of the Panel may have made; and
- Development costs related to existing and emerging policy including affordable housing provision, infrastructure requirements and Code for Sustainable Homes.

3.6 Residential valuation models have not been applied to examine site viability due to the large number of sites identified by the assessment.

3.7 Panel meetings were held in October and December 2010 to consider the East Devon SHLAA.

4 The Planning Background

National planning policy

4.1 *The Planning and Compulsory Purchase Act 2004* introduced major changes to the way the planning policy system works, replacing the former system of county level structure plans and local authority level local plans with regional spatial strategies and local authority level local development frameworks. The legislation also defines the overall aim of spatial planning, which is to help further the aims of sustainable development.

Regional planning policy

4.2 On 6th July 2010 the Government announced the revocation of Regional Spatial Strategies, but in November 2010 there was a successful High Court Challenge. In response the Chief Planning Officer for the Department of Communities and Local Government sent a letter to Chief Planning Officers stating that:-

'The effect of this decision is to re-establish Regional Strategies as part of the development plan. However the Secretary of State wrote to Local Planning Authorities and to the Planning Inspectorate on 27 May 2010 informing them of the Government's intention to abolish Regional Strategies in the Localism Bill and that he expected them to have regard to this as a material consideration in planning decisions.'

The Secretary of State (Eric Pickles) also issued a letter stating that:-

'Whilst respecting the court's decision this ruling changes very little. Later this month, the Coalition Government will be introducing the Localism Bill to Parliament, which will abolish the last Government's regional strategies.'

4.3 There is no approved Regional Spatial Strategy for the South West because the first RSS had not proceeded beyond the Secretary of State publishing proposed changes to the draft RSS for further consultation in July 2008.

Local Planning Policy

4.4 The East Devon Local Plan was adopted in July 2006 and work is underway on the Local Development Framework Core Strategy that will set out the strategic directions for growth and strategic housing allocations to 2026. The consultation period on a Local Development Framework Core Strategy Preferred Approach finished in December 2011.

4.5 The Preferred Approach document sets out proposals for 16,400 homes between 2006 and 2026. It estimates that an additional 3,000 dwellings are likely to come forward as 'windfalls'.

5 Condition of the housing market

Government advice

5.1 CLG Guidance notes that the effect of market conditions on economic viability should be taken into account in assessing the deliverability and developability of potential housing sites to produce a realistic and reliable assessment.

5.2 As elsewhere in Britain, the South West region's economy is affected by global and national economic challenges. For the housing industry this means a lowering of consumer confidence, difficult access to funding, and lower outputs and turnover. In April 2008, the Regional Economic Profile⁵ painted a grim picture of the housing industry in the SW region. There had been a rapid decline in the number of properties started in the second half of 2008. The fall in new house building projects was expected to have knock-on effects for activity in related industries; such as construction and property-related services. In the baseline recession scenarios for the South West⁶ the construction sector was predicted to experience annual growth in 2009 of -6.1%, the lowest of all broad business sectors and lower than the UK forecast of -1.9%.

5.3 However, in October 2009 the South West RDA⁷ saw some reasons for a degree of optimism. The region's housing market appears to be showing some signs of stabilisation and possibly recovery. Although transactions are still at low levels, they have moved off the bottom and prices appear to have stopped falling. However, it noted that repossessions were still climbing, house building remained very subdued and that the recovery was likely to be weak, volatile and protracted.

5.4 More recently, the Devon Strategic Housing Group has published the Devon State of the Market Report for January-June 2010. The report finds that mortgage repossessions have now fallen, and mean average house price by sales has risen by 15.4% in East Devon between June 2009 and June 2010. The number of house sales in East Devon was up 22.9% from 2008-2009. However, there are still considerably fewer house sales than there were at the peak in 2006: in East Devon house sales between Q3 2006 and Q2 are – 40.9%. Overall, the report shows that there are signs of recovery in the housing market, but these are fragile and the market is far from fully recovered.

5.5 The SHLAA Panel has taken the current housing market factors into account in coming to their decisions on the developability and deliverability of housing, which is reflected in their conclusions. The Panel has also provided some general advice on how the current market conditions should be reflected in the delivery of housing in the sub-region. This advice relates to

⁵ South West RDA (April 2009) *Regional Economic Profile No. 7*

⁶ Experian (for South West RDA) (January 2009) *Recession Scenarios: Impact on SWE Sectors and Places Final Report*

⁷ South West RDA (October 2009) *Regional Economic Profile No. 8*

the adjustment of build out rates on sites where development has and has not started, and takes site specific information into account when appropriate. (APPENDIX 2)

5.6 The Panel members have recently offered the Exeter HMA local authorities some further advice on the current market:

- In the current economic climate, developers will be running down land banks, but looking for opportunities to have a quick turn around on smaller sites.
- Large sites will probably not be brought forward and there may be pressure to sub-divide them.
- The mix of affordable and open market housing needs to be carefully assessed; too high a proportion of affordable housing may make a development unviable, but a fully funded affordable housing development can front load a mixed tenure development.

5.7 Market conditions will change over time as confidence and optimism in the economy generally and the housing market in particular ebb and flow. It will be particularly important therefore that the housing market statement is updated along with each review of the SHLAA. The Comprehensive Spending Review and the Localism Bill will also have significant impacts on the development industry, including the availability of funding for affordable housing, changes to the planning process and the importance therefore that the housing market statement is updated along with each review of the SHLAA.

6 The Scope of the Assessment

Stage 1: Planning the assessment

6.1 The agreed methodology for the Exeter Housing Market Area sets out locations considered to be unsuitable for development, including Sites of Special Scientific Interest, Flood Zone 3b and development in locations unrelated to settlements defined through existing / emerging development plan policies that may not contribute towards the creation of sustainable, mixed communities. However, East Devon members have been concerned that all sites submitted by landowners/agents be fully assessed so in this assessment no sites have been discounted under 'Stage A' of the methodology. In view of the lack of an adopted Core Strategy this approach is consistent with government advice that "Except for the more clear cut designations such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives" (Communities and Local Government SHLAA Practice Guidance paragraph 21). Once a Core Strategy for the Local Development Framework is in place it will be possible to filter out sites that do not comply with the strategy when the SHLAA is updated to inform the housing land supply figures. Meanwhile it is important to stress that inclusion of a site in the SHLAA does not indicate that it is likely to be acceptable for development in terms of planning policy.

6.2 Production of the East Devon SHLAA review has followed earlier work on the first East Devon SHLAA and earlier work in the Exeter HMA. The work, including all site visits, technical assessments and the production of information material, was undertaken in-house. Some Panel members undertook their own site visits.

Stage 2 – Determining which sources of sites should be included in the assessment

6.3 The CLG Guidance provides information on the sources of sites with potential for housing. The sources comprise sites already in the planning process and those that are outside. They include:

Sites in the planning process;

- Sites with unimplemented / outstanding planning permissions for housing;
- Housing sites where construction has commenced;
- Existing housing allocations and site development briefs;
- Land allocated (or with permission) for employment or other land uses that are no longer required for those uses; and

Sites not currently in the planning process;

- Vacant and derelict land and buildings;
- Surplus public sector land;

- Land in non-residential use that may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas, such as underused garage blocks;
- Sites in rural settlements and rural exceptions sites;
- Urban extensions;
- Large scale redevelopment and redesign of existing residential areas.

Stage 3: Desktop review of existing information

6.4 The review was undertaken shortly after completion of the first East Devon SHLAA and there was no fresh general 'call for sites'. All those who submitted sites for consideration in the first SHLAA were contacted to make them aware that the review was underway and the relevant forms provided. A note was put on the Council web site and the closing date for submissions was 25th June 2011.

6.5 Site information from this work was recorded and assessed in the manner set out in the Exeter HMA Methodology. The information was collated for consideration by members of the SHLAA Panel.

Site size threshold

6.6 To manage the SHLAA process effectively, a minimum site size threshold of five dwellings or 0.15 ha has been applied throughout the planning area. Sites which have been considered and found by the Panel to yield less than 5 have been discounted from the yields given.

6.7 Paragraph 5 of the Practice Guidance indicates that the SHLAA report should not include an allowance for windfalls in the first 10 years of the development plan, unless there are justifiable local circumstances that prevent specific sites being identified. However, when a windfall site comes forward and planning permission is granted it may be included in the housing supply. The SHLAA Panel has had the opportunity to consider the supply existing planning permissions for the 5 year housing supply figures and the housing trajectory. No future windfall contribution has been attributed to years 6 to 10 or 11 to 15.

Stage 4: Determining which sites and areas will be surveyed

6.8 All sites in East Devon, except those falling below the 0.15 ha size threshold were assessed through the SHLAA process for the reasons set out in paragraph 6.1.

Stage 5: Carrying out the survey

6.9 Completing the appraisal for individual sites involved undertaking a variety of technical investigations and site surveys. A great deal of information on heritage characteristics,

biodiversity, land use, flood risk etc. is accessible on the Authority’s geographic information system (GIS). Site characteristics recorded included site size, site boundaries, current uses and physical constraints (e.g. slope, access, flood risk, natural, archaeological and historic features).

Stage 6: Estimating the housing potential of the site

6.10 To estimate the housing potential of sites, the Methodology applies ‘gross to net developable area ratios’ and ‘density standards across the housing sub-region. The standards are set out below:

Table 1: Gross to Net Development Ratio	
<u>Site size</u>	<u>Gross to net ratio standards</u>
Up to 0.4 ha	100%
0.4 – 2 ha	80%
Over 2 ha	60%

The ratios take into account the proportion of the total site area needed to provide roads, pavements and other services and facilities.

6.11 **Density standards** are applied to the net developable area of each site.

For the majority of sites in East Devon, those set out in the SHLAA Methodology for ‘suburban / rural settlement’ types of development are used. The figures are 30 to 50 dwellings per hectare, which are set out in the tables as minimum and maximum yields for each site. The exception to this approach is sites in town centres where the town centre figure of 51 to 100 is used. A mid point yield is also shown in the tabulations and is the figure used in the housing trajectory.

6.12 In order to apply appropriate annual levels of housing delivery to the SHLAA housing trajectory, annual ‘**build out**’ rates must be applied to sites where development would take place over a number of years. The SHLAA Methodology sets out an agreed approach to build out rates for the Exeter HMA area. The rates may be moderated by market condition factors or other known circumstances that may affect housing completion rates. The rates applied are:

- Up to 25 dwellings - assumed to be completed in year 1;
- A maximum of 50 dwellings per year for a single developer;
- Sites up to 500 dwellings: assume a single developer completing no more than 50 dwellings per year.

The development factors set out in Appendix 2, which reflect the current depressed market conditions, have been applied to the assumed completion rates

6.13 In the case of **Cranbrook** higher build out rates have been applied to reflect the number of developers that are likely to be involved in the new settlement. Some Panel members, drawing from experience of new settlements elsewhere, felt that the build out rate for Cranbrook may build to 480 a year after 3 years. For the purpose of this assessment the build out rates for Cranbrook

have been set at 25 in years 1 to 2, 50 for years 2 to 3, 100 for years 3 to 4, 150 for years 4 to 5, 225 for years 5 to 6 and 450 thereafter to reflect a start in 2011 in depressed market conditions.

Stage 7: Assessing when and whether sites are likely to be developed

6.14 PPS3 states that in order to be considered deliverable, sites should, at the point of adoption of the relevant DPD:

*Be **Available** – the site is available now;*

*Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;*

*Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years. (Paragraph 54)*

6.15 Assessing the suitability, availability and achievability of sites will provide the information that is needed to judge the deliverability and developability of those sites, within plan making contexts. CLG Guidance sets out the following criteria for those two important factors:

Deliverable – a site is available now, offers a suitable location for housing development and there is a reasonable prospect that housing will be delivered on the site within five years of adoption of the relevant DPD.

Developable – a site should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

The Guidance also notes that the assessment of deliverable and developable sites should be made irrespective of the level of housing provision that is actually needed over the plan period.

6.16 In considering developability, the Panel applied the following conventions.

For a site to be considered as 'developable' in the first 5 year SHLAA period:

(i) Planning permission for the development of the site or a planning application nearing approval must exist.

(ii) There must be no legal or ownership constraints (or lease or tenancy obligations) or other barriers that would compromise the availability of the site.

(iii) The site should either be controlled by a housing developer, a land owner who has expressed an intention to sell, or be owned by a public body (e.g. parish council, district council) willing to see the site developed.

(iv) A brownfield site with the potential to make a contribution to housing delivery during the 5 year period.

Sites that do not have planning permission or are not compliant with existing local plan policy are not considered deliverable until the 6-10 year SHLAA period or, if there appeared to be significant constraints on delivery, the 11-15 year period. The Panel agreed that this approach was particularly relevant in the light of the current depressed housing market. In the case of sites in the settlements of **Ottery St. Mary, West Hill and Tipton St. John** where major investment is required to provide sewerage capacity all sites found to be developable have been put in the 11-15 year period. Major sites to the **east of Exeter** which the Panel considered to be dependent on major public infrastructure investment were also placed in the 11-15 year period and it will be

important to review these judgements as the situation is clarified. No sites in Feniton were considered to be developable in this SHLAA review because of uncertainties over surface water flooding. It is anticipated that better information will be available for the next review and the issue can be reconsidered then.

Stage 7a – Assessing suitability for housing

6.17 CLG Guidance states a site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. It goes on to say that sites allocated in existing plans and those with an extant planning permission will generally be suitable, subject to any changes in circumstances. For other sites it lists a range of factors to be considered in assessing a site's suitability:

- Policy restrictions;
- Physical problems or limitations;
- Potential impacts;
- Environmental conditions.

6.18 The SHLAA Methodology expands those factors, applying a two stage approach to assessing the suitability of a site. Stage A consists in assessing sites against a range of strategic considerations. If a site fails at Stage A, it is deemed to be in an unsuitable location for housing development and does not proceed to the more detailed stage B assessment. However, for the reasons set out in paragraph 6.1 no sites were discounted at Stage A in East Devon.

6.19 A Stage B assessment consists of checking sites against a wider range of development factors. Those factors are:

- The potential for impact on biodiversity, the historic, built and cultural environments, landscape character, mineral resources, air quality, (water) Source Protection Zones, open space and recreation opportunities, employment land;
- Access to public transport, services and facilities;
- Highway access, pedestrian and cycle links;
- Land status;
- Constraints to delivery;
- Infrastructure capacity; and
- Compatibility with existing and / or proposed surrounding uses.

Sites that were considered to be suitable were then assessed against the 'availability' and 'achievability' criteria by the Panel. The professional expertise and experience of Panel members has added considerably to the thoroughness and rigour of the assessments.

Stage 7b - Assessing availability for housing

6.20 The SHLAA Methodology contains a site submission questionnaire. Part of the information that is sought includes asking landowners to indicate if the proposed site is available and when it may come forward. There may be legal or ownership problems, such as lease, tenancy or licence

obligations, multiple ownerships, ransom strips that will affect availability, and it is important that those matters are known about when sites are considered. Where a site has not been confirmed as available it has been excluded on the grounds that it does not meet with the requirements set out in PPS3.

Stage 7c - Assessing achievability for housing

6.21 'Achievability' is defined as whether there is a reasonable prospect that housing will be developed within specified time periods. This will be affected by market conditions, the costs associated with the development and the phasing of development schemes.

6.22 To help the Panel form its views on achievability, information has been provided on physical and community infrastructure requirements and other factors that need to be taken into account when considering sites. Achievability may also be affected by other problems identified such as multiple ownerships,

Stage 7d - Overcoming constraints

6.23 Where constraints to development on otherwise suitable sites have been identified, consideration has been given to how these might be overcome, such as mitigation measures, extending development time-scales or adjusting site envelopes to enable access problems or other spatial constraints to be overcome.

Stage 8: Review of the assessment

6.24 CLG Guidance notes that once the initial survey of sites and the assessment of their deliverability / developability have been made, the housing potential of all the sites should be shown as an indicative housing trajectory. At this stage, judgements may be made on whether sufficient sites to provide for at least the first ten years of housing development needed in the plan period have come forward, how quickly development is likely to proceed, and whether any more detailed analysis (by area or time of development) of the housing potential is needed. Any changes in housing market or development viability factors will need to be considered.

6.25 CLG Guidance points out that if there appear to be insufficient sites, then the shortfall be planned for, either by identifying broad locations for growth inside or outside settlements or using a windfall allowance.

6.26 PAS Guidance indicates that a SHLAA should function as an ongoing database, updated regularly. The Guidance goes on to state that where there are likely to be sufficient sites available, there is no need to update the study to assess further sites for consideration when preparing a site allocations DPD. Panel Members agreed that it should normally be possible to update the database without the need for a further comprehensive study.

Stage 9: Identifying and assessing the housing potential in broad locations (where necessary)

6.27 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. It is a way of indicating to local communities about where future development will be pointed, and indicates to developers where development will be encouraged. PPS3: Housing and CLG Practice Guidance indicate that broad locations should be applied to years 11-15 of the trajectory if the SHLAA fails to indicate sufficient capacity for dwellings to meet the housing requirement. It is not considered necessary to consider broad locations at the current time.

Stage 10: Determining the housing potential of windfalls

6.28 Paragraph 59 of PPS3 states that '*an allowance for windfalls should only be made where it is not considered possible to allocate sufficient land to meet the requirement at least for the first five years [of the trajectory].*' Windfall sites are those not allocated for housing but which are likely to make a contribution towards housing supply.

6.29 In view of the above the Council is not in a position to demonstrate local circumstances to warrant making such a windfall allowance at this time. It should however be noted that on the basis of past completion rates windfall sites will continue to make a contribution towards housing requirements. Following a future review of the SHLAA it may be appropriate to make a windfall allowance.

7 Findings of the East Devon SHLAA

Five year supply of ready to develop housing land

7.1 Under the provisions of PPS3 the Council is required to demonstrate it has a five year supply of ready to develop sites for new housing in relation to housing requirements. Although the DCLG advice note “PPS 3 demonstrating a 5 year supply of deliverable sites” was cancelled following the Government advice of the revocation of the Regional Spatial Strategies the requirement to demonstrate a 5 year land supply remains. This is made clear in a letter to chief planning officer’s from the DCLG Chief Planner dated 6th July 2010 which states *‘although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their DPDs to meet that growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. Local planning authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date the plan is adopted. Authorities should also have a five year land supply of deliverable sites. This too will need to reflect any changes to the overall local housing ambition’*.

7.2 There is no adopted Core Strategy in East Devon setting out ‘local housing ambition’. Whilst the Government has announced its intention to abolish Structure Plans, proposal ST17 of the adopted Devon Structure Plan 2001 – 2016, is ‘saved’ and remains in force as part of the statutory development plan until the necessary legislation to abolish it is in place. The five year supply has therefore been considered against the Structure Plan. Table 2 below compares Devon Structure Plan (2016) requirements against past and required completion rates to secure a five year supply.

7.3 It should be noted that the five year land supply assessment undertaken for the SHLAA was based on best available information at the time of research and report production. Data quoted varies slightly from figures recorded in the East Devon LDF Annual Monitoring Report (AMR). In part this reflects that fact of revised and updated information and in part the fact that the SHLAA records sites that are not featured in the AMR assessment (including resolutions to grant planning permission made after 31 March 2010 on major sites). In the Spring of 2011 the intention is to update all housing supply and completion figures to a unified year ending 31 March 2011 base date.

Table 2 – Five Years Land Supply Requirements in East Devon Under Structure Plan Policy

	Strategic Housing Requirements for East Devon (Structure Plan)	Rest of East Devon	At Cranbrook	East Devon Total
A	Structure Plan Requirement 2001 to 2016 (15 years)	4,950	3,500	8,450
B	Implied Annual Rate 2001 to 2016 (15 Years)	330	233	563
C	Completions from April 2001 to March 2010 (9 years)	3,998	0	3,998
D	Annual Average Completion Rate 2001 to 2010 (9 years) (C/9)	444	0	444
E	Annual Average Completion Rate Required for Remainder of Structure Plan 2009 to 2016 (6 years) (A - C / 6)	158	583	742
F	5 Year Supply Requirement (E x 5)	790	2,915	3,705

7.4 For the 16 year period from 2001 to 2016 the Devon Structure Plan, in Proposals ST17 provides for 3,500 dwellings at the Exeter PUA in East Devon. Proposals ST12 of the Structure Plan advises that “at least 3,000 dwellings should be at Cranbrook”. The remaining 500 could be at Cranbrook or elsewhere. The Devon Structure Plan provides for 4,950 for the rest of East Devon in this time period. This provides a gross total requirement of 8,450 dwellings. The table calculates average completion rates in past years and calculates future five year requirements. The five year future year assessment indicates a requirement for 790 dwellings in the rest of East Devon and 2,915 dwellings at Cranbrook/PUA, making a total requirement for East Devon of around 3,705.

7.5 Table 3 (below) reveals that, under SHLAA terms of reference and methodology, there is a projected deliverable supply of dwellings in East Devon over the five years of 2010/11 to 2014/15 of **2,177** dwellings. The build out rate applied to sites over 15 is half the normal rate to reflect recessionary conditions as set out in the Housing Market condition Model set out in **Appendix 2**. Table 4 shows more than 11 years supply of deliverable sites outside the PUA. However the 387 deliverable supply at Cranbrook/PUA represents 0.66 years of deliverable sites. This figure includes 325 dwellings at Cranbrook. N.B. the figures are based on the period from 2010/11 to 2015/16, to reflect base data available. These figures will be reconsidered in 2011 to reflect completions to April 2011 and updates needed to the base data to provide a 5 year ‘look forward’ from April 2012.

Table 3 – Sites in the Planning System

5 yr assessment – sites over 15				
	Years 1-5	Years 6-10	Years 11-15	Total
Cranbrook	325	2,025	2,250	4,600
Broadclyst	62	250	138	450
Axminster	278	406	113	797
Exmouth	170	42	0	212
Honiton	0	0	0	0
Ottery St. Mary	0	0	0	0
Seaton	75	250	75	400
Sidmouth	228	21	0	249
Total without Cranbrook	813	969	326	2,108
Total with Cranbrook	1,138	2,994	2,576	6,708

5 yr assessment – sites under 15				
	Years 1-5	Years 6-10	Years 11-15	Total
Axminster	60	0	0	60
Exmouth	347	0	0	347
Honiton	94	0	0	94
Ottery St. Mary	31	0	0	31
Seaton	58	0	0	58
Sidmouth	140	0	0	140
Rest of East Devon	309	0	0	309
Total sites under 15	1,039	0	0	1,039

5 yr assessment – total figures				
	Years 1-5	Years 6-10	Years 11-15	Total
Cranbrook	325	2,025	2,250	4,600
West End Parishes excluding Cranbrook ⁸	62	250	138	450
Axminster	338	406	113	857
Exmouth	517	42	0	559
Honiton	94	0	0	94
Ottery St. Mary	31	0	0	31
Seaton	133	250	75	458
Sidmouth	368	21	0	389
Rest of East Devon	309	0	0	309
Total	2,177	2,994	2,576	7,747

⁸ For the purposes of this report 'West End Parishes' are defined as Aylesbeare, Broadclyst, Clyst St. George, Clyst Honiton, Clyst St. Mary, Farringdon, Poltimore, Sowton and Whimble.

Table 4 Five Year Land Supply

	Years Worth of Land Supply	Rest Of East Devon	At PUA (including Cranbrook)	East Devon Total
m	Annual Structure Plan Requirement based on 1/5 th of 5 year requirement	158	583	741
n	The Five year supply of deliverable dwellings	1790	387	2177
	Years Supply of sites (n/m)	11.32	0.66	2.94

Assessment of SHLAA Sites.

7.6 Around 200 sites were considered as part of the SHLAA review, less than half the 480 assessed in the first SHLAA. Schedules showing conclusions on the developability of the sites are included as **Appendix 6**. Of the sites considered some 130 were found to meet all of the developability criteria (suitability, availability and achievability). The overall yield of these sites is shown in Table 5 broken into three time bands and some relevant geographic areas.

Table 5 SHLAA Sites

SHLAA Sites				
	Years 1-5	Years 6-10	Years 11-15	Total
'West End Parishes' ⁹	0	1,393	2,291	3,684
Axminster Parish	0	753	1,057	1,810
Exmouth Parish	0	482	379	861
Honiton Parish	0	87	0	87
Ottery St. Mary Parish	0	81	503	584
Seaton Parish	0	337	0	337
Sidmouth Parish	0	282	0	282
Rest of East Devon	0	3,799	875	4,674
Total excluding West End	0	5,821	2,814	8,635
Total including West End	0	7,214	5,105	12,319

7.7 The total yield from potentially developable sites is 12, 319, almost 8,000 less than included in the first SHLAA review. This partly reflects the progress that has been made on progressing strategic housing sites through the planning process. Some major schemes, including land at Cloakham Laws, Axminster and at Pinhoe, that were shown in this table last time are now included

⁹ For the purposes of this report 'West End Parishes' are defined as Aylesbeare, Broadclyst, Clyst St. George, Clyst Honiton, Clyst St. Mary, Farrington, Poltimore, Sowton and Whimple.

in the previous table of sites in the planning system. It is also acknowledged that a number of sites found to be potentially developable in the first review were not confirmed as being available for the review. Anecdotal evidence suggests that this is not because the sites are no longer available, but because the owners saw little advantage in including their sites for consideration.

Potential 15 year supply of sites

7.8 By combining Table 3 (Sites in the Planning System) and Table 5 (SHLAA Sites), it can be seen that there is a potential supply of around 20,000 new homes compared with the 16,400 planned for in the 'Preferred Approach' document for the emerging Core Strategy.

7.9 The anticipated build out rate for Cranbrook results in 4600 dwellings by 2026, which is just below the 5000 for an expanded Cranbrook set out in the 'Preferred Approach' for the Core Strategy. This reflects slow build out rates given a start to the new community in a depressed housing market, but the build out rates are conservative for a new settlement and will need to be reviewed once work has started. It should be noted that the agents for the Cranbrook development anticipate much higher build out rates (source: David Lock Associates representation on Preferred Approach Core Strategy document).

Table 6 SHLAA sites with sites in planning system

Combination of SHLAA and sites in planning system				
	Years 1-5	Years 6-10	Years 11-15	Total
Cranbrook	325	2,025	2,250	4,600
'West End Parishes' excluding Cranbrook	62	1,643	2,429	4,134
Axminster	338	1,159	1,170	2,667
Exmouth	517	524	379	1,420
Honiton	94	87	0	181
Ottery St. Mary	31	81	503	615
Seaton	133	587	75	795
Sidmouth	368	303	0	671
Rest of East Devon	309	3,799	875	4,983
Total excluding West End	1,790	6,540	3,002	11,332
Total including West End	2,177	10,208	7,681	20,066

7.10 In terms of spatial distribution there is a mis-match between the potential supply in Exmouth and proposed strategic allocations in the Core Strategy Preferred Approach. The figures for Honiton look small because the main site for housing expansion to the west of the town is in Gittisham Parish and so excluded from the Honiton figures. The figures for Ottery St Mary include the whole Parish, which includes a number of different settlements. The total capacity of potentially developable sites close to Ottery St Mary town is around 240, all in the 10-15 year time band due to sewerage constraints. Whilst there is a good supply of potentially developable sites in the short to medium term in Seaton and Sidmouth, the supply in years 11-15 is negligible. In terms

of the strategic focus for growth in the district around the PUA the situation is reversed with a limited 5 year supply leading to significant capacity from year 6. This reflects the long 'lead-in' time of developing large scale development sites.

7.11 Outside of the PUA and main towns the SHLAA sites indicate a supply of more than 4000 potentially developable sites in the 6-15 year time bands. Few of these sites comply with current local plan policy and some of the sites included in these figures are considered excessively large in relation to the neighbouring settlements (if any). Such sites would be unlikely to comply with emerging planning policy, but may be more acceptable if significantly reduced in size. Caution should be used in making any assumptions about how much land in such areas is likely to be suitable for development and come forward through the planning process.

8 Consultation on the SHLAA findings

- 8.1 The East Devon SHLAA will not itself be subject to specific public consultation. This technical assessment is intended as evidence to support decisions taken by the Council in respect of future housing allocations. As such the SHLAA only identifies sites with the potential for housing development. The Council will take decisions on which sites will be allocated through the LDF process.
- 8.2 The LDF process allows for various stages of public consultation and it is during this process that the SHLAA and any other evidence that the Council will rely on in support of its proposals will be subject to public scrutiny.
- 8.3 **The SHLAA report does not define any policy principles nor does it indicate how the Council as Local Planning Authority will respond to any planning applications or other planning issues.**

Appendix 1 - East Devon SHLAA Panel Membership

Category	Organisation
National Volume Housebuilder	Barratt Homes
Regional House Builder	Devonshire Homes
Regional House Builder	Midas Homes
Small Scale House Builder	K F Farleigh Ltd
Small Scale House Builder	Stevens Group
Small Scale House Builder	Gadd Group
Land Agent	Staggs
Land Agent	Fulfords
Registered Social Landlord	Devon and Cornwall Housing
Registered Social Landlord	Sovereign Housing Group
Development Professional	Bell Cornwell
Development Professional	Harris McMillan
Development Professional	Tim Smith (Individual membership)
Statutory Agency	Environment Agency
Statutory Agency	Highways Agency
Statutory Agency	Natural England
Statutory Agency	Highways Authority (Devon County Council)
Community representatives	East Devon District Council Member

Appendix 2 - Housing Market Conditions Model 2010

SHLAAs in the Exeter Housing Market Area

2010 'Market Conditions Model' for adjusting five year housing land supply calculations to reflect the deliverability of sites in current adverse economic conditions

Development status	Contribution towards the deliverable supply of housing land	Justification / assumptions
<p>Sites where dwellings are under construction</p>	<p>All sites are considered deliverable and will contribute towards the supply of housing in years 1-5.</p> <p>Apply half the completion rate set out in paragraph 5.22 of the EHMA SHLAA Methodology, or substitute with current ('actual') information.</p>	<p>Finances are already in place for the development of the site and there is a business case to complete construction in order to secure a return on the investment. Therefore it is likely that the site will continue to be built out.</p> <p>The build out rate is reduced to reflect suppressed demand for housing due to mortgage restrictions / difficulty in borrowing (e.g increased deposits, reduced loan to property value).</p>
<p>Sites where the construction of dwellings has not yet started</p>	<p><u>Discount sites of 15 dwellings or more</u> where current ('actual') information indicates the development will not commence in years 1-5.</p> <p>All other sites are likely to be deliverable and contribute towards the supply housing in years 1-5, but:</p> <p>Defer commencement by one year and apply half the completion rate set out in paragraph 5.22 of the EHMA SHLAA Methodology, or substitute with current ('actual') information.</p>	<p>Due to current adverse economic conditions, there are likely to be difficulties arising for developers to secure finances for the development of the site and to sell completed dwellings. The impact of current market conditions may be most acute on sites with planning permission tied to S106 Agreements requiring the provision of affordable housing and / or financial contributions towards infrastructure and community facilities.</p> <p>However, sites subject to S106 Agreements are likely to contribute to the supply of housing in years 1- 5 where grant funding has been secured for affordable housing and / or where the terms of the Section 106 Agreement may be subject to re-negotiation pending a resubmission of planning proposals or determination by the Local Planning Authority.</p> <p>For all other sites there is no substantive evidence in the EHMA that development will not take place within 5 years.</p> <p>The build out rate is reduced to reflect suppressed demand for housing due to mortgage restrictions / difficulty in borrowing (e.g increased deposits, reduced loan to property value).</p>

Note: current ('actual') information could include advice from: the developer, LA Housing Officer, LA Development Management Team, SHLAA key stakeholder Panel.

Appendix 3 – Schedule of Deliverable Sites for Housing

Summary of the approach for testing **deliverability** of housing sites for the purpose of PPS3 compliant 5 year housing land supply assessments in the East Devon planning area

Suitability	Availability	Achievability
<p>Indicator: Site is suitable because it has planning permission or is allocated in a Development Plan, or is an unallocated site that has potential to make a significant contribution to housing delivery during the 5 year period and has made significant progress through the planning process at the time of the assessment to be able to be considered deliverable (including where the Council has resolved to grant planning permission subject to a Section 106 legal agreement being completed).</p> <p>Sites not suitable:</p> <p>Sites with planning permission or which are allocated which have been affected by changes in policy where the site would no longer meet planning criteria for development.</p>	<p>Indicator: Site is available where planning permission has been sought, or where it is allocated in a Development Plan with anticipated delivery in first 5 years of the plan.</p> <p>Sites not available:</p> <p>Written / verbal confirmation of non-availability from the landowner.</p> <p>Known legal or ownership problems, or where the landowner has indicated that the development will not be commenced in the next 5 years.</p> <p>Assumption:</p> <p>Planning permissions are valid for 3 / 5 years, which is a recent indicator of the intent of a landowner to develop.</p> <p>Development Plan allocations are taken from the SHLAA, or other evidence that gives indication of site availability.</p>	<p>Indicator: Site is available within the 5 year period and satisfies the requirements of the SHLAA 2010 Market Conditions Model.</p> <p>Sites not achievable:</p> <p>Sites not available or which do not satisfy the requirements of the SHLAA 2010 Market Conditions Model.</p>

Appendix 4 – Schedule of Sites over 15 Units in Planning System

Parish	Address	Proposed Use/s	Planning history	Ref	Net Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Post 2027	Total to 2027	Comments	
Axminster	Opposite Millbrook Farm, (Phase 3)	Residential Development (Renewal)	Eastern part of AX009 part of the larger permission 75/0626.	10/0132/MEUJ	127				12	25	50	40												127	App for 127 units pending consideration	
Axminster	Cloakham Lawns,	mixed use 400 dwellings (maximum), employment and public open space	resolution to grant planning permission subject to S106 agreement	10/0816/MOUL	400				12	25	50	50	50	50	50	50	50	13							400	
Axminster	Chard Road Local Plan Site AX009 Land S of the brook	Westerly part of AX009 permission for 87 dwellings and is known as 'Busset Land'.	Site mainly built out	07/P/1634	87	12	25	25	3															78	9 occupied 31/03/10 21 Nov 2010.	
Axminster	Dukes Way (Western half)	41 dwellings	This site forms roughly half of Local Plan allocated site - AX002. Work commenced	05/2665/MFUL	41	12	25	4																41	Dev commenced post 31/03/2010	
Axminster	Dukes Way (Eastern half)	70 dwellings	Half of Local Plan allocated site - AX002	0/MFU	70				12	25	33													70	app pending	
Axminster	West Close	Erection of 16 houses and 8 flats	due to start on site 26/11/2010	07/112	24	6	18																	24	due to 26/11/2010	

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Parish	Address	Proposed Use/s	Planning history	Ref	Net Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Post 2027	Total to 2027	Comments
Axminster	Rodney Rendall Chard Road,	Live/work redevelopment renewal 05/2331		09/0747/MOUT	20																			0	considered unlikely to be pursued
Axminster	Land At Dukes Way, Axminster, Devon	part of Local Plan allocation AX2 abuts 05/2665/ App pending for 70 dwellings - 09/2350/MFUL		09/2350/MFU	70				12	25	33													70	
Axminster	Webster Garage Site	AX015 (25 units)	no evidence site is available		25																			0	no evidence available
Exmouth	Former Gas Depot Fore Street	Construction of 18 flats	Building demolished and site fenced off.	9/MFU	18				12	6														18	
Exmouth	88-92 Salterton Road,	40 sheltered retirement apartments.	Work finished and some flats occupied	07/04617/MEUL	37	12	25	1																37	Complete at 30/11/2010 but only 11 occupied
Exmouth	Former Hillcrest School	Residential	Application pending for 66 units	09/2331/MEUL	66				12	25	29												0	66	
Exmouth	Hasledene Cyprus Road	30 dwellings and 10 flats	work commenced	08/2871/MEUL	40	12	25	3																40	Started post 31/03/2010
Broadcl	Old Park Farm, Pinn Hill	450 dwellings outline	resolution to grant subject to S106 agreement	10/0641/OUT	450			12	25	25	50	50	50	50	50	50	50	38						450	

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Parish	Address	Proposed Use/s	Planning history	Ref	Net Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Post 2027	Total to 2027	Comments
Exmouth	Rolle College Main Campus	Site marketed for mixed use redevelopment	There is now a 'preferred bidder'		50				12	25	13												0	50	
Honiton	Beggars Lane	Local Plan allocation HN004	Land owner unwilling to develop		16																			0	land owner unwilling to sell
Ottery St Mary	former Cutler Hammer Factory Site	Former Cutler Hammer Factory Site,	applications for foodstore (09/2010/MOUT) and 30 sheltered units 09/2011 refused		90																		0	no known developer interest. Unlikely to deliver housing within 5 years.	
Rockbeare	Cranbrook	Site of new community		07/0784/MFUL	2,900 from planning permission plus expansion		25	50	100	150	225	450	450	450	450	450	450	450	450	450	450	450	1000	5500	Outline planning granted. 2011 start 1/2 special build out rate applied to yrs 1-5.

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Parish	Address	Proposed Use/s	Planning history	Ref	Net Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Post 2027	Total to 2027	Comments	
Seaton	Regeneration Area Land.	ST002 (362 units on remainder of Regeneration Area Land. Total Regeneration Area allocated for 400 dwellings however the site is more likely to accommodate 500 units)	outline permission granted for inter alia, housing, tourism, hotel and retail. Permission granted for engineering operation to raise level by 2 metres 06/10/2010.		400				25	50	50	50	50	50	50	50	25						0	0	400	Fill 2011 - 3 months to get surface suitable for building. Expected land will be offered for sale 2011. Housing in 2013 following detailed planning permission
Seaton	Axe Riverside land	ST002 (128 Units on Axe Riverside land Seaton Regeneration Area	permission for 90 units 15/04/2010	08/2627/MOUT	90																				0	Site for sale, but expensive to develop Unlikely to start within 5 years
Sidmouth	Land at Howarth Close	Residential	permission for 133 dwellings 25/03/2010. Work started summer 2010.	09/1820/mtul	133	1 2	25	25	25	25	21													0	133	Started post 31/03/2010
Sidmouth	Land at Woolbrook Persimmon site	Residential	permission for 103 Application pending for 95 units	10/1922	95	1 2	25	25	25	8														0	95	started post 31/03/2010
Sidmouth	west of Coomb Hayes	Residential	Application pending 21 units	10/1821	21				12	9														0	21	

Appendix 5 - Self Assessment of SHLAA Soundness

Paragraph 14 of CLG’s SHLAA Practice Guidance defines certain minimum core outputs and process requirements for a Strategic Housing Land Availability Assessment. These two elements form the basis of the Authority’s self assessment of this SHLAA report, in terms of demonstrating compliance with the requirements of PPS3.

1 SHLAA Core Outputs		
1	<i>A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)</i>	Yes A list of SHLAA sites considered with maps showing their locations are available on the Council’s web site. No broad locations have been identified.
2	<i>Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed</i>	Yes Each identified site has been assessed for ‘suitability’, ‘availability’ and ‘achievability’ in accord with the definitions set out in paragraph 54 of PPS3, stages 7a, 7b and 7c of CLG’s SHLAA Practice Guidance and the Methodology for preparing SHLAAs in the Exeter Housing Market Area subregion.
3	<i>Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)</i>	Yes The information on potential dwelling yield is contained in the schedule of sites available on the web site.
4	Constraints on the delivery of identified sites	Yes Constraints on the delivery of identified sites are included in the schedule of sites available on the web site.
5	Recommendations on how these constraints could be overcome and when	Yes Consideration of how those constraints could be overcome and when are included in the schedule of sites available on the web site.
2 – SHLAA Process Checklist		
1	The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and	Yes Land owners, agents, developers, architects, registered social landlords, housing authorities, and other organisations with an interest in local housing delivery have all been involved, both in the development of the SHLAA Methodology

	<p>English Partnerships (a requirement in areas where they are particularly active)</p>	<p>and in the submission and assessment of sites. The Authority, in line with the other Local Authorities in the Exeter HMA, has used a Panel approach to the assessment of sites in terms of their 'suitability', 'availability' and 'achievability' in accordance with the Methodology for preparing SHLAAs in the Exeter Housing Market Area sub region. A list of Panel members for the preparation of the East Devon SHLAA is included as Appendix 1.</p>
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Appendix 6 - Schedule of 'SHLAA' Sites

Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
C001	Ashill Road, West Hill	2	0	0	0	y	y	n		highway comments - smaller site of up to 15/20 may be acceptable in SHLAA terms													
C002	Downs Close, Newton P	0.9 8	23	39	31	y	y	y	AONB	site now shown not to be landlocked	25	6				31							31
C004	Hillcrest, Awliscombe	2.8 3	84	50	67	y	y	y	flooding to western boundary		25	42	0			67							67
C006	Hunger Hill, Newton P	0.6	24	14	19	y	y	y	AONB		19					19							19
C007	Beechwood, Feniton	5.2 8	158	95	127	y	y	y	surface water issues in Feniton	Not included in yield due to surface water issues in Feniton													0
C008	Ridgeway Ottery St Mary	0.7 3	15	5	10	y	y	y									10					10	10
C010	Orchard Cross Paddocks, Dulford	1.9	76	46	61	y	y	y			25	36				61							61
C011	Pitmans Farm, Dulford	1.0 8	43	26	34	y	y	y			25	9				34							34
C013	Jevington Retreat Higher Metcombe	0.6 6	27	16	22	y	y	y	sewage capacity								22					22	22
C014	Devon Mushroom Farm, Alfington	0.3 1	15	9	12	y	y	y	sewage capacity		12					12							12
C016	Field at Higher Metcombe	0.5 5	0	0	0	y	y	y		yield discounted - overlap with C013													0
C017	2 Fields at Tipton St John	1.6 4	66	39	53	y	y	y	sewage capacity								25	28				53	53
C021	Slade Barton, Payhembury	0.7 3	29	18	24	y	y	y			24					24							24
C022	Bushy House, Budleigh Salterton	7.7 5	0	0	0	y	y	n	inadequate highway network AONB	highway comments - smaller site of up to 15/20 may be acceptable in SHLAA terms													
C025	Lower Broad Oak Road, West Hill	1.6 3	0	0	0	y	y	n	Inadequate highway network	highway comments - smaller site of up to 15/20 may be acceptable in SHLAA terms													
C026	The Hams, Sidford.	3.5 1	105	63	84	y	y	y	AONB		25	50	9			84							84
C031	Greenway Lane, Awliscombe	0.5 3	0	0	0	y	y	n	highway comments														

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
C032	Luton, Payhembury. EX14 3HZ	0.8	0	0	0	y	y	n	inadequate highways network	- smaller site of up to 15/20 may be acceptable in SHLAA terms													
C038	Beechcroft House West Hill	0.36	18	11	15	y	y	y								15						15	15
C040	Gerway Lane, Ottery St Mary	1.75	40	30	35	y	y	y								25	5					30	30
C041	Little Gosford Farm, Taleford	1.44	0	0	0	y	y	n	inadequate highway network	- smaller site of up to 15/20 may be acceptable in SHLAA terms													
C042	Fircroft, Feniton	0.47	19	11	15	y	y	y	access crosses flood risk area. Surface water issues in Feniton	Not included in yield due to surface water issues in Feniton													0
C043	Causeway End, Broadhembury	1.27	50	30	40	y	y	y		comments now could design technically suitable access	25	15				40							40
C045	Gosford Lane Tale Ford	0.3	15	9	12	y	y	y								9						9	9
C046	Knowle, Budleigh Salterton.	0.31	15	9	12	y	y	y	AONB		12					12							12
C049	Higher Ridgeway, Ottery St Mary	0.96	15	5	10	y	y	y	highway access	reduce yield							10					10	10
C051	Crosshills, Tipton St John	0.88	21	35	28	y	y	y		access now demonstrated						25	3					28	28
C053	Fortescue Road, Sidmouth	1.96	79	47	63	y	y	y	AONB		25	38				63							63
C054	Dark Lane, Budleigh Salterton.	17.2	517	310	414	y	y	y	AONB		25	50	50	50	50	225	50	50	50	39		189	414
C055	Halse Hill, Budleigh Salterton	0.25	0	0	0	y	y	y	AONB	floodzone takes below threshold													
C056	Greenway Lane, Budleigh Salterton	1.16	46	28	37	y	y	y	AONB		25	12				37							37
C058	Collins Cross, East Budleigh	2.47	0	0	0	y	y	n	highway comments AONB														

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total	
C059	Syon House, East Budleigh.	1.09	43	26	35	y	y	y	AONB		25	10				35							35	
C063	Venn Ottery Road, Newton Poppleford	1.41	0	0	0	y	y	n	highway comments AONB															
C064	Land at Green Close, Otterton	1.19	0	0	0	y	y	n	inadequate highway network AONB	- smaller site of up to 15/20 may be acceptable in SHLAA terms														
C065	Hayes, Otterton	1.27	0	0	0	y	y	n	Only suitable access from Orchard Drive and appears to be ransom strip AONB															
C066	Lea Road, Otterton	0.67	16	26	21	y	y	y	AONB		21					21							21	
C067	Bell Street, Otterton.	0.55	22	13	18	y	y	y	AONB		18					18							18	
C073	Greytops, West Hill Road	1.01	40	24	32	y	y	y								25	7					32	32	
C074	Back Lane, Newton Poppleford	0.19	0	0	0	y	y	n	inadequate highway infrastructure AONB															
C075	Cherry Bridge Farm, Honiton	0.3	15	9	12	y	y	y			12					12							12	
C082	The Old Vicarage, East Budleigh	0.68	0	0	0	y	y	n	not viable given constraints AONB															
C083	Exmouth Road, Newton Poppleford.	1.03	48	29	39	y	y	y	AONB		25	14				39							39	
C085	Exmouth Road, Newton Poppleford	1.36	55	33	44	y	y	y	AONB		25	19				44							44	
C087	Old Post Office, Fairmile	0.54	21	13	17	y	y	y			17					17							17	
C089	Foxenhole, West Hill	15.5	0	0	0	y	y	n	highway comments															
C092	Kings Avenue, Ottery St Mary	0.2	0	0	0	y	y	y	constraints take below threshold															
C095	Marles Close, Awliscombe	1.75	70	42	56	y	y	y			25	31				56							56	
C096	Knowle, Budleigh Salterton	4.85	146	87	116	y	y	y	AONB		25	50	41			116							116	

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
C098	Woolbrook Road, Sidmouth	7.07	211	127	169	y	y	y			25	50	50	2		127							127
C099	2 Rosebarn, Alfington	0.76	0	0	0	y	y	n	highway comments														
C100	Alfington Road, Alfington	0.87	35	21	28	y	y	y			25	3				28							28
C102	Greenmount, Sidmouth.	2.54	0	0	0	y	y	n	highway comments														
C103	Sandgate Lane, Wiggaton	1.13	45	27	36	y	y	y									25	11				36	36
C107	Land at Gerway, Ottery St Mary	2.71	81	49	65	y	y	y									25	40				65	65
C109	Sherwood Cross, Feniton	13.3							surface water issues in Feniton	Not included in yield due to surface water issues in Feniton													0
C113	Feniton Sports & Social Club	1.53	0	0	0	y	y	n	legal issues. Surface water issues in Feniton	Not included in yield due to surface water issues in Feniton													0
C117	Higher Woodford, Alfington	0.76	31	18	24	y	y	y			24					24							24
C130	Victoria Dairy Farm, Payhembury	1.34	54	32	43	y	y	y			25	18				32							32
C131	Drewe Arms, Broadhembury	0.34	17	10	14	y	y	y			14					14							14
C152	Ottery Road, Feniton	5.39	162	97	128	y	y	y	surface water issues in Feniton	Not included in yield due to surface water issues in Feniton													0
C201	Otter Close, Tipton St John	1.9	76	45	60	y	y	y	sewage capacity								25	35				60	60
C202	Higher Ridgeway, Ottery St Mary.	5.57	167	100	133	y	y	y	sewage capacity								25	50	50	8		133	133
C203	Burrow Hill, Newton Poppleford	5.79	0	0	0	y	y	n	highway comments	AONB													

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
C204	Exeter Road, Newton Poppleford	0.6 3	0	0	0	y	y	n	highway comments and flooding	AONB													
C205	Toadpit Lane, West Hill	2.4 9	0	0	0	y	y	n	accessed of long private drive														
C206	The Burrow, Newton Poppleford	0.6 4	0	0	0	y	y	n	highway comments	AONB													
C207	Site A, The Burrow, Newton Poppleford	1.4 7	0	0	0	y	y	n	highway comments and flooding	AONB													
C208	33 Ottery Street, Otterton	0.4 8	0	0	0	y	y	n	access in floodplain	AONB													
C209	Trow hamlet, Salcombe Regis	0.2 19	10	6	8	y	y	y		AONB	8					8							8
E001	Norton Store, Hawkchurch	1.5 4	0	0	0	y	y	n	highway infrastructure														
E004	Coly Road	1.1 1	44	36	27	y	y	y			25	11				36							36
E006	Barnards Hill Lane, Seaton	0.7	28	17	22	y	y	y			22					22							22
E007	Off Rowan Drive, Seaton	0.1 6	8	4	6	y	y	y	access through adjoining site		6					6							6
E008	Off Rowan Drive, Seaton	1.5 4	61	37	49	y	y	y			25	24				49							49
E014	Gapemouth Corner, Kilmington	0.5 6	23	14	18	y	y	y			18					18							18
E021	Seaton Road, Colyford	0.4 2	8	7	8	y	y	y			8					8							8
E022	Offwell Barton, Offwell	0.5 7	23	18	14	y	y	y	AONB		18					18							18
E024	Hook Farm Caravan & Camping, Uplyme	3.9 4	20	15	17	y	y	y	poor highway infrastructure reduces yield AONB		17					17							17
E034	Perrie Hale Nursery, Honiton	4.0 5	57	34	46	y	y	y			25	21				46							46
E035	Cottmead, Branscombe	0.3 7	18	16	11	y	y	y	AONB		16					16							16

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
E038	Colecroft Farm, Membury	0.1	0	0	0	y	y	n	below threshold	any development unacceptable in highway terms													
E053	Hampton Court, Hampton Lane, Whitford	2.49	15	10	13	y	y	y	AONB		13					13							13
E056	Land off Coly Road, Colyton	0.86	0	0	0	y	y	n	flooding														
E062	Abbey Close, Axminster	0.17	0	0	0	y	y	y	floodplain takes below threshold														
E072	Woodbury Farm, Axminster	3.75	113	68	90	y	y	y									25	50	15			90	90
E075	Land at Hillhead, Colyton.	3.3	99	59	79	y	y	y			25	50	4			79							79
E076	Land at Seaton Down Hill, Seaton	6.83	205	123	164	y	y	y			25	50	50	39		164							164
E080	Shute Road, Kilmington	0.64	26	15	20	y	y	y	AONB		20					20							20
E082	Shute Road, Kilmington	4.59	138	83	110	y	y	y	AONB		25	50	35			110							110
E083	Land at Street, Branscombe	0.52	21	12	16	y	y	y	AONB		16					16							16
E084	Land at Bim Bon Lane, Kilmington	0.41	0	0	0	y	y	n	highway comments AONB														
E085	Horse Shoe Farm, Hawkchurch	1.23	49	30	39	y	y	y	AONB		25	14				39							39
E087	Whitwell Lane, Colyford.	2.91	87	52	70	y	y	y			25	45				70							70
E088	Colyford Road, Seaton.	0.4	10	6	8	y	y	y			8					8							8
E090	Village hall, Southleigh	0.22	0	0	0	y	y	n	inadequate highway infrastructure AONB														
E091	Blackwells Mead, Northleigh	0.12	0	0	0	y	y	n	inadequate highway infrastructure AONB														
E093	Land at Tytherleigh, Axminster.	1.68	50	30	40	y	y	y			25	15				40							40

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E100	Chard Road, Axminster	11.9	447	268	350	y	y	y								25	50	50	50	50		225	225
E105	Land east of Axminster.	579	1709	1025	1367	y	y	y			25	150	150	150	150	625	150	150	150	150	142	742	1367
E107	Pump Farm, Whitford	0.19	8	5	7	y	y	y	AONB		7					7							7
E108	Musbury Road, Axminster	1.24	0	0	0	y	y	n	highway comments														
E114	Harepath Hill, Seaton.	3.69	111	66	88	y	y	y			25	50	13			88							88
E128	Yonder Mount, Musbury	0.81	33	20	26	y	y	y	AONB		25	1				26							26
E130	Maidenhayne Lane, Musbury	0.62	10	5	7	y	y	y	AONB		7					7							7
E131	Westbank, Musbury	0.72	29	17	23	y	y	y	AONB		23					23							23
E142	Peace Memorial Playing Fields, Colyton.	1.09	0	0	0	y	y	y	flooding and highway constraints take below threshold														
E145	Colcombe, Colyton	3.09	92	55	73	y	y	y	subject to suitable emergency access outside the floodplain AONB		25	48				73							73
E147	Symonds Down Lodge, Nr Axminster	1.1	44	26	35	y	y	y			25	10				35							35
E157	Mannings, Stockland	0.27	13	8	10	y	y	y	AONB		10					10							10
E158	Hayne Lane, Honiton.	28	841	504	672	y	y	y			25	150	150	150	150	625	47					47	672
E162	Land at Powells Way, Dunkeswell	2.33	70	42	56	y	y	y	AONB		25	31				56							56
E164	Oaklea, Honiton	0.76	0	0	0	y	y	n	landlocked														
E174	Hale Lane, Honiton	0.89	18	11	15	y	y	y			15					15							15
E201	Green Lane Farm, Chardstock	0.81	0	0	0	y	y	n	relies on third party land for access of sufficient width AONB														

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
E202	Hawkchurch Road, Hawkchurch	2.81	50	84	67	y	y	y	AONB		25	42				67							67
E203	Wyke Road, Axminster	15.5	0	0	0	y	y	n	highways comments, archaeology and flooding														
E204	Couch Springs, Seaton	0.56	0	0	0	y	y	n	highways comments, private drive														
E205	Holyford Land, Colyford	0.33	0	0	0	y	y	n	highway comments														
E206	Axminster Town AFC, Sector Lane	1.44	57	34	45	y	y	y			25	20				45							45
E207	Louis Way, Dunkeswell.	1.52	60	36	48	y	y	y			25	23				48							48
E208	Abbey Close, Axminster	7.75	60	36	48	y	y	y	only land north of floodplain developable - no suitable access for land to south except through floodplain.	Gross developable area reduced to 1.5 ha	25	23				48							48
E209	Courteney Drive and Colyvale, Colyton.	8.45	0	0	0	y	y	n	highway comments														
E210	Stafford Lane, Colyford	8.35	0	0	0	y	y	n	highway comments														
E211	Abbey Close, Axminster.	6.9	0	0	0	y	y	n	appears to be landlocked														
E212	Church Hill, Honiton	0.84	33	20	26	y	y	y	archaeology and setting of listed building		25	1				26							26
W001	Greenacres, Newtown, Talaton	0.24	12	7	10	y	y	y			10					10							10
W007	Hulham Road at junction to Summer Lane, Exmouth.	1.24	40	24	32	y	y	y		only 1 ha available - yield reduced	25	7				32							32
W008	Adjacent to Parris Farm and Spiders Lane, Exmouth.	0.18	0	0	0	y	y	y	flooding takes below threshold														

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W009	Lovering Farm, Exmouth	1.02	0	0	0	y	y	n	very steep with difficult access														
W012	Barley Way, Ebford Lane, Ebford	0.68	0	0	0	y	y	n	highway comments														
W018	Lower Lane, Ebford.	3.65	53	33	43	y	y	y			25	18				43							43
W026	Clyst St Mary	3.02	90	54	72	y	y	y	infrastructure uncertainty								25	48				72	72
W027	Redlands, Ebford Lane	0.27	0	0	0	y	y	y	flooding constraints take below threshold														
W037	Addlepool Business Park, Clyst St George	1.43	57	34	45	y	y	y			25	20				45							45
W040	Lathy's Farm, Poltimore	0.51	20	12	16	y	y	y			16					16							16
W045	Rosario, Ebford	0.28	6	4	5	y	y	y			5					5							5
W047	Sandy Lane, Brampford Speke	1.33	53	32	42	y	y	y			25	17				42							42
W048	Lodge Trading Estate, Broadclyst	6.04	0	0	0	y	y	n	inadequate highway infrastructure and access in floodplain														
W049	Ebford Lane, Nr. Topsham	0.97	15	5	10	y	y	y			10					10							10
W060	Heathfield Site, Dog Village, Broadclyst.	0.77	32	19	26	y	y	y			25	1				26							26
W064	Land east of Chelveshayes, Clyst Hydon	0.21	10	6	8	y	y	y			8					8							8
W065	Springfield, Talaton	2.02	0	0	0	y	y	n	access over third party land														
W066	West Clyst, Pinhoe	2.22	60	40	50	y	y	y	geometry of access restricts yield		25	25				50							50
W069	Underhill Close, Lympstone.	0.37	17	10	14	y	y	y			14					14							14

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W078	Barton Farm, Aylesbeare	3.95	40	24	32	y	y	y	yield reduced to reflect land owners statement that only 1 ha available for housing		25	8				32							32	
W079	Littleham Road, Exmouth.	22.1	664	398	531	y	y	y			25	50	50	50	50	225	50	50	50	50	50	50	250	475
W080	Exton Farm, Exton	3.41	82	49	66	y	y	y	flooding yield reduced		25	41				66							66	
W081	Land at Broadway, Woodbury	4.49	135	81	108	y	y	y			25	50	33			108							108	
W082	Land at Town Lane, Woodbury.	1.57	51	30	41	y	y	y			25	16				41							41	
W083	Land at Castle Lane, Woodbury	7.19	216	129	173	y	y	y			25	50	50	48		173							173	
W086	Sandycote, Blackhorse	1.35	54	32	43	y	y	n	access	unsatisfactory access														
W087	Aylesbeare Inn, Withen Lane, Aylesbeare	2.08	62	37	49	y	y	y			25	24				49							49	
W088	Bramble Mead, Aylesbeare	0.77	30	18	24	y	y	y	relies on road improvements in W087 - 10/15 years								24					24	24	
W089	Hulham Road, Exmouth.	2.04	61	36	48	y	y	y			25	23				48							48	
W095	Castle Lane, Woodbury.	3.3	0	0	0	y	y	y		as W083													0	
W105	Farlands, Rockbeare, Exeter	6.91	207	124	166	y	y	y			25	50	50	41		166							166	
W111	Summer Lane, Exmouth	0.71	28	17	22	y	y	y			22					22							22	
W112	Former sewerage works, Woodbury Salterton	0.35	0	0	0	y	y	y	flooding and site configuration take below threshold															
W113	Land at Pinn Court Farm.	27.3	1636	834	1235	y	y	y	infrastructure uncertainty								25	150	150	150	150	150	625	625

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W114	Devon Caravans, London Road, Rockbeare.	0.34	10	8	6	y	y	y			8					8							8
W116	Bittery Cross, Talaton	2.6	80	48	64	y	y	y			25	39				64							64
W117	Lees Farm, Talaton	4.5	135	81	108	y	y	y			25	50	33			108							108
W118	Weeks Farm, Talaton	3.12	94	56	75	y	y	y			25	50				75							75
W119	Lympstone Nurseries, Church Road, Lympstone	0.47	19	11	15	y	y	y			15					15							15
W121	Land at Bond's Lane, Woodbury Salterton.	5.92	178	107	142	y	y	y			25	50	50	17		142							142
W125	Underhill Crescent, Lympstone	0.57	23	14	18	y	y	y			18					18							18
W137	Darts Farm, Clyst St George	2.94	88	53	71	y	y	y			25	46				46							46
W138	A3052 at Clyst St Mary	1.37	0	0	0	y	y	y		part of W139													0
W139	Land to the north of the A3052 at Clyst St Mary.	14.1	423	254	338	y	y	y	infrastructure uncertainty								25	50	50	50	50	225	225
W140	Land to the north of A3052 at Clyst St Mary	3.02	0	0	0	y	y	y		part of W139													0
W147	Upper Lovering and Goodmores Farms, Exmouth.	14.9	442	265	354	y	y	y			25	50	50	50	50	225	50	50	29			129	354
W153	Pinn Court	2.51	100	77	88	y	y	y	highway access		25	50	13			88							88
W158	Ebford Lane, Ebford	4.03	0	0	0	y	y	n	highway junction not adequate for scale of development														

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
W159	Darts Farm, Clyst St George	7.7	231	139	185	y	y	y			25	50	50	50	10	185							185
W161	Field at Aylesbeare.	1.5 6	62	37	52	y	y	y			25	25				50							50
W165	Gilbrook House, Woodbury	0.6 6	33	20	26	y	y	y			25	1				26							26
W172	Land at Town Lane, Woodbury.	1.5 6	62	37	49	y	y	y			25	24				49							49
W201	North of the A3052 at Clyst St Mary.	4.5 3	135	81	108	y	y	y									25	50	33			108	108
W202	Land at Courtlands Cross, Exmouth	9.9 9	299	179	239	y	y	y		although planning permission refused partly on highway grounds, in SHLAA terms highway issues can theoretically be resolved.	25	50	50	50	50	225	14					14	239
W203	East of Hill Barton Business Park.	10. 2	306	184	245	y	y	y	infrastructure uncertainty								25	50	50	50	50	225	225
W204	Crosstown, Whimble	9.5	0	0	0	y	y	n	highway comments														
W205	Withycombe Raleigh Common, Exmouth	1.2 3	0	0	0	y	y	n	highway comments														
W206	Crealy Farms and Greendale Barton, Woodbury Salterton	145	435 8	261 5	348 6	y	y	y									25	150	150	150	150	625	625
W207	East Strete Farm, Whimble	1.2 5	49	29	39	y	y	y			25	14				39							39
W208	East Strete Farm, Whimble	0.2 7	13	8	10	y	y	y			10					10							10
W209	East Strete Farm, Whimble	0.9	36	21	28	y	y	y			25	3				28							28

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Ref	Address	Ha	Ma x	Min	Mid	S u	A v	A c	Constraints	Comments	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	6- 10	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	11- 15	Total
W210	Old Park/Park Farm, Pinhoe/Broadclyst	60.9	1828	1097	1462	y	y	y		Planning application site smaller than SHLAA site so 450 units 'moved' to 5 year table and residual put in from the 6-10 year SHLAA time band	25	150	150	150	150	625	150	150	87			387	1012
W211	Bystock Court, Exmouth	9.75	0	0	0	y	y	n	appears to be landlocked - if not developable														
W212	Strete Raleigh, Whimple	1.23	29	19	39	y	y	y			25	14				38							38
W213	Redhayes/Part Mosshayne Farm, Broadclyst	99.3	2979	1788	2383	y	y	y	relies on Science Park for access 11-15								25	150	150	150	150	625	625
W214	Sowton Lane, Sowton Village	19.4	0	0	0	y	y	n	not demonstrated can pay for infrastructure improvements required														