

# East Devon Local Plan

## Technical assessment of housing delivery

February 2025

### Document Reference- HOU-001

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

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

- 1.1 The East Devon Local Plan covers a 22 year period from 1 April 2020 to 31 March 2042. In February 2025 the local plan will go out for the first round of Regulation 19 consultation. A second round of Regulation 19 consultation, specifically majoring on matters of relevance to new community policy and supporting evidence, is planned to start in Spring 2025.
- 1.2 In December 2024 the Government published a new ‘Standard Method’ for determining local planning authority housing numbers – see: [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment). Application of this standard method generates an annual figure of 1,146 new homes for East Devon.
- 1.3 A new National Planning Policy Framework (NPPF) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework) was published in December 2024.

This provides for local plans to progress under the December 2023 version of the NPPF subject to reaching the Regulation 19 stage of plan making within three months of the 12 December 2024 NPPF publication. By starting Regulation 19 consultation in February 2024 this is what the East Devon Local Plan will be doing.

- 1.4 The December 2024 NPPF also allows plans, under its Annex 1 (para 234 a.), to proceed where they meet at least 80% of Standard Method numbers. Applying 80% to the Standard Method figure of 1,146 generates a figure of 950.4 homes per year, this figure (950.4) over the 22 years of the local plan generates a local plan need of (at least) 20,908 net new homes.

## 2 Projected housing delivery over the lifespan of the local plan

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

Source of supply	Number
New homes that have been built in the 1 April 2020 to 31 March 2024 period.	3,514
New homes that at 1 April 2024 had planning permission to be built (in calculations these also include homes that at this point in time had permission and were under construction) and will be completed by or on 31 March 2042.	3,617
New homes that are subject to allocation for development in the Cranbrook Plan and that are to be built before or on 31 March 2024.	4,170
New homes that will be built before or on 31 March 2042 on sites allocated for development in the new local plan.	9,367
New homes that are to come forward as future windfall developments in the 1 April 2024 to 31 March 2042 period	1,946
<b>Total</b>	<b>22,614</b>

- 2.2 There is no double counting in the above. Homes are attributed to the highest row in the above that may apply to them and not thereafter attributed to any other row that many apply.
- 2.3 There is a projected delivery, if all of the above are built, of 22,614 new homes. This is set against a need of 20,908.8 homes (22 years multiplied by 950.4 per year). There is, therefore, a 'surplus', an amount by which we exceed need, of 1,705.2 new homes.
- 2.4 There were, at 31 March 2024 a total of 3,514 of the houses that have already been built and as such there is not a concern that they will not be built. We

have, therefore, deducted 3,514 from the gross supply of 22,614 to give a net supply, for the years 2024 to 2042, of 19,100. Across the 18 years running from 2024 to 2042, there is a need to accommodate a net figure of 17,398.4 new homes (this is based on a gross 22 year need of 20,908 minus the 3,514 that have already been built). Deducting this projected supply from a need for 17,398.4 gives a 'surplus' of 1,705.2. This surplus figure, expressed as a percentage of the need for 17,394.4, gives a healthy headroom of 9.80%.

- 2.5 It is highlighted that figures are based on housing monitoring records to the year end of 31 March 2024. These figures will be recalculated to reflect data for future monitoring years and also Government Standard Method housing numbers are revised over time so in future years the number of homes to accommodate may change.
- 2.6 A healthy buffer, as we have, is important as it allows for some houses to not be built whilst still ensuring that full housing needs will be met.

### **3 Delivery rates**

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

### **4 Historic delivery rates**

- 4.1 In considering a reasonable delivery rate, analysis was undertaken looking back at delivery rates on a location basis where allocations are being made. For larger sites (over 100 homes), examples of existing delivery rates were also analysed to inform these rates and can be seen in appendix 3. Various iterations of delivery rates were tested to inform what a reasonable delivery rate per year was per location, taking into account existing commitments.

- 4.2 A general rule was applied where projected delivery rates should not unreasonably exceed the historic delivery rates for any one year, as these provide a strong indicator of market absorption rate for new dwellings. This is particularly the case for larger towns which have historically been subject to large allocations but where actual delivery has been slower (e.g. Axminster). However, some exceedances were accepted taking into account the overarching Government objective to significantly boost the supply of homes<sup>1</sup> and also noting that at some locations there has been past limitations on site supply.
- 4.3 Acknowledging the uncertainties around when allocated sites may come forward, we have taken a more cautious approach to early-year delivery rates. This conservative approach provides some resilience against potential delays in site delivery during the crucial early plan period. In addition, it means that smaller sites have a more gradual impact on the delivery period, which provides for an overall more realistic picture of delivery when broken down by settlement.

## **5 Stepped delivery requirement**

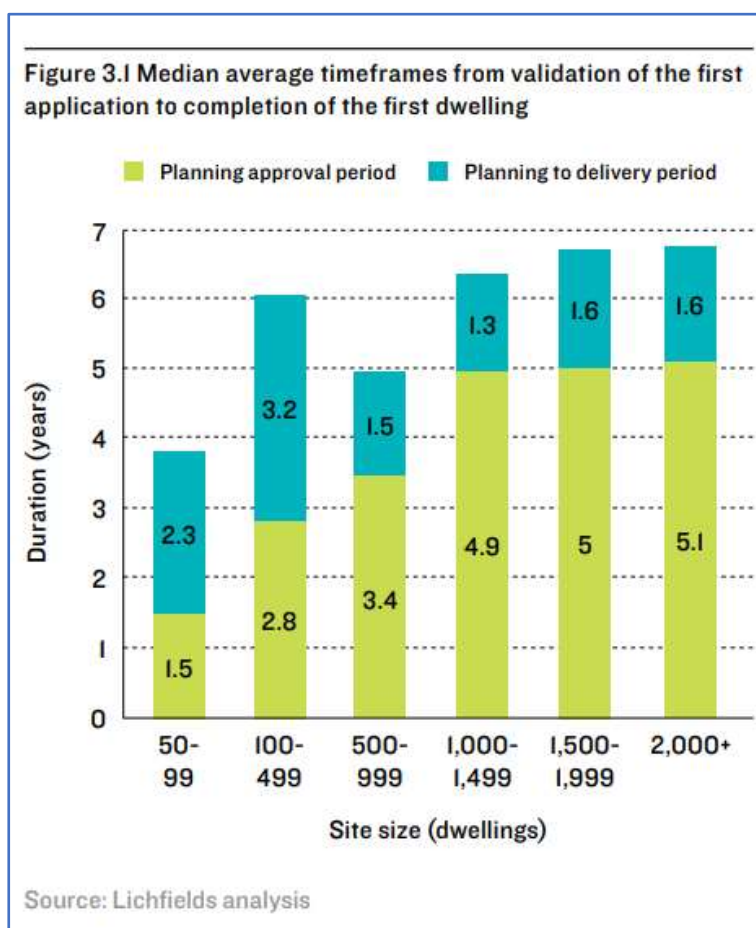
- 5.1 The Planning Practice Guidance<sup>2</sup> recognises that housing requirements in local plans can be implemented in a stepped approach, particularly when strategic sites involve complex infrastructure developments. East Devon's local plan reflects this understanding through a carefully considered development timeline.
- 5.2 Many allocated sites in the East Devon Regulation 19 local plan present significant challenges for developers. These sites are unlikely to attract speculative planning applications before the local plan's has made significant progress towards adoption due to high costs and planning complexities and uncertainties that permission will be granted.
- 5.3 Independent research conducted by the Lichfields consultancy firm provides evidence regarding development timelines. Their comprehensive assessment examined the speed of determination for housing applications and subsequent delivery rates, from initial validation through to first dwelling completion. Their analysis reveals that for schemes of 100+ dwellings, the median timeframe from application validation to first dwelling completion ranges from just under 5 to nearly 7 years. Even smaller schemes under 100 homes typically require close to 4 years to progress from validation to

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

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

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



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

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

- Infrastructure and Access: Rural areas often lack essential services and transportation infrastructure.
- 5.5 Based on these factors and Lichfields' robust evidence, even with an optimistic five-year development timeline, sites validated in early 2026 would not see first completions until early 2031 - the 11th year of the plan period.
- 5.6 The complex development landscape, characterised by these constraints, has particularly impacted our ability to allocate small sites. The Council made finding small sites an important consideration during the plan-making process, recognising their potential to deliver housing more quickly than larger, complex sites. A comprehensive assessment was undertaken of all submitted small sites (and large sites), with a particular focus on opportunities within the settlement hierarchy across our towns and villages. This approach aligned with both our development strategy and the NPPF's emphasis on diverse housing delivery.
- 5.7 Throughout the assessment process, particular attention was paid to site characteristics and the capacity of our historic towns and villages to accommodate small-scale development without harm to their distinct architectural characteristics and settlement patterns. Infrastructure limitations in rural areas were also carefully considered.
- 5.8 Despite these challenges, the Council has allocated suitable small sites that were submitted through the plan-making process where they aligned with our development strategy and were free from significant constraints. This demonstrates our commitment to maximising small site delivery, where appropriate, while maintaining the essential character and environmental quality of our district. However, the limited availability of suitable small sites, and the importance of according with our spatial strategy, has necessitated a greater reliance on larger, more complex sites to meet our housing requirements.
- 5.9 After careful analysis, an adjustment is made to accommodate these realities. Just over 1,200 dwellings from more challenging and complex development sites (those exceeding 100 dwellings, brownfield locations with technical challenges, or sites within national landscape designations) have been moved beyond the first five years post-adoption. These sites are identified in appendix 4.
- 5.10 This adjustment, informing policy for a stepped trajectory, results in reducing the earlier plan period to 850 dwellings delivery while increasing the housing requirement to 1,070 dwellings for the 2031/32 to 2041/42 period.
- 5.11 This stepped approach demonstrates a pragmatic, evidence-based strategy that balances environmental constraints, developer practicalities, and housing

supply objectives, whilst acknowledging the realistic timelines required for complex development projects.

## 5 Five-year land supply assessment

- 5.1 One of the NPPF requirements is to be able to demonstrate having a five-year land supply at the point of adoption. Based on the stepped trajectory housing requirements and utilising our existing methodology and the projected delivery assessment we have produced an assessment of projected housing supply at the point of plan adoption in appendix 5. We have assumed adoption in late 2026/early 2027 and have applied the assessment to the base starting year of 1 April 2027, which shows us being able to demonstrate a 6.22-year supply upon adoption. We have also undertaken a rolling forward of predicted land supply for each of the five years after the plan adoption starting year and this shows us being able to demonstrate a stable supply across that period.
- 6.1 Notable consideration has also been given to the implications of paragraph 78(c) of the new National Planning Policy Framework (December 2024). While our plan will be examined against the previous NPPF, this new provision requires plans examined under the previous framework, whose requirement is 80% of the local housing need figure, to apply a 20% buffer for decision-making purposes post-adoption. Even with this requirement, appendix 5 shows that we will be able to demonstrate a healthy five-year housing land supply.
- 6.2 It should be noted that housing delivery trajectories represent a dynamic picture that will continue to evolve as we progress towards plan submission and through Examination. Further refinements are likely as additional evidence emerges and site-specific delivery information is updated.

## 6 Small sites

- 6.1 Paragraph 73(a) of the NPPF seeks at least 10% of housing to be accommodated on small sites under one-hectare in size, unless there are strong reasons why this cannot be achieved. This legislative requirement aims to diversify housing supply, support small and medium-sized developers, and promote more granular, community-responsive development approaches. The policy reflects a broader planning strategy to create more flexible, locally-sensitive housing delivery mechanisms that can respond to specific community needs and spatial constraints. Housing provision under local plan policy is set out below.

Requirement (2024 - 2042)	17,100
10% requirement	1,710

Total small site allocations	275
Total small site commitments	1,320
Small sites delivery	1,595
Difference	-115
Current Percentage	9.33%

- 7.1 The table above sets out how the plan identifies development which accommodates 9.33% of the housing requirement on small sites. Although there is a slight shortfall, it's important to note that the current calculation does not account for windfall sites. These sites will bridge this modest gap and exceed the 10% figure.
- 7.2 It is important to note that the Council reviewed small site options during the plan-making process, recognising their potential to deliver housing more quickly than larger, more complex sites. A comprehensive assessment was undertaken of all submitted small sites, with a particular focus on opportunities within the settlement hierarchy across our towns and villages. This approach aligned with both our development strategy and the NPPF's emphasis on diverse housing delivery.
- 7.3 However, East Devon faces significant inherent constraints that limit the availability of suitable small sites for allocation. With approximately 57% of the district falling within National Landscape designated areas, alongside our World Heritage coastline and seven internationally designated biodiversity sites, many potential small sites face insurmountable environmental constraints. These designations, while essential for protecting our district's exceptional natural heritage, necessarily restrict development opportunities.
- 7.4 Beyond environmental designations, the character and infrastructure capacity of our settlements posed additional challenges. Many of our historic towns and villages have distinct architectural characteristics and settlement patterns that could be harmed by inappropriate small-scale developments. Infrastructure limitations, particularly in our rural areas, further constrained the potential for small site allocations, as even modest developments can place disproportionate pressure on existing services and facilities.
- 7.5 Despite these constraints, the Council has allocated all suitable small sites that were submitted through the plan-making process where they aligned with our development strategy and were free from significant environmental, heritage, or infrastructure constraints. This demonstrates our commitment to maximising small site delivery where appropriate, while maintaining the essential character and environmental quality of our district.

**Appendix 1: HELAA delivery rate**

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

**Appendix 2: Historic and projected delivery rates**

Settlement	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41	2041 /42
Axminster	75	60	55	40	51	60	68	29	36	18				71	54	60	135	155	129	118	105	100	160	5		
Beer	1		3	1	1		1	4	7					17	15											
Branscombe		2	1			1	1							10												
Broadclyst	1	2	1					1	42	22				10	15	20	30	40	9							
Broadhembury*	1	5	3	5	5	4	3	6	15					11												
Budleigh Salterton	10	4	4	14	22	12	4	10	11								10	15	10							
Chardstock			4	2				-1						10	15	5										
Clyst St Mary	4	37	44	5		2	3		6		10	50	18	10	15	20	27									
Colyton	1		2	3	15	3		5	16	20	20	17		21	17	20	4									
Dunkeswell (including highfield)	6	1	9	6	-1	2			21					10	15	18										
East Budleigh					2		1	1	5								10	12								
Exmouth	39	46	132	105	101	159	140	83	200	119	163	70		101	82	95	94	80	44	60	80	100	200	250	195	135
Exton	2		-1	2	3	1	1		1					26	24	14										
Feniton		3	5	7	11	2		2						27	30	37	15									
Hawkchurch	3				1									10	2											
Honiton	27	30	40	64	57	110	113	66	93	46	15			77	95	70	130	135	66	56	40	50	100	45		
Kilmington	14	4	3		1			2									15	13								
Lympstone	6	2	8	12	3	4	6	-3	7					31	30	34										
Musbury			2	1		1											10	5								
Newton Poppleford	1	3	3	43	3	3	4		12								20	30	5							
North of Topsham	4	62	44	5		2	3		1					1			30	45	55	31	40	50	100	150	95	
Otterton				1		14	1		2								10									
Ottery St Mary	82	117	67	57	44	36	13	3	16					61	70	81	95	15								
Payhembury	1		1						4					10	5											
Plymtree	5					1		1	5					10	15	5										
Seaton	37	51	48	56	27	2	19	23	87	62	25			45	60	69	60	40	15							
Sidbury																	10	15	18							
Sidmouth	17	13	12	14	7	20	36	7	37					35	42	40	60	35	25	30	40	26				
Stoke Canon		1		6	3	1																				
Tipton St John	1	-1	11	1	1	4								5												
Uplyme	2	2		1		2		2	2					1												
West Clyst	No info								53	23	13			1												
West End	319	344	392	560	464	570	513	340	350	290	260	389	395	672	633	633	704	636	621	693	598	583	533	341	409	391
West Hill	15	25	15	4	5			-1	3					20	30	14										
Whimple	-3	1	1		6		1	1	6					20	30	28	5									
Woodbury		7	14		1	3	5	2	13					53	75	51	40									

**Appendix 3: Examples of delivery rates from complicated sites (100+ homes)**

SingleDCRef/Val	UPRN	ShortDescription	parish	Settlement	WestEnd	GrossCapacity	Total Of net	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24
03/P1900	01000024 8472	Cranbrook new town initial phases of development by EDNCP for 3,487 dwngs - made up of original and subsequent permissions	Cranbrook	Cranbrook	Yes	3487	3063	168	419	356	316	206	255	207	247	208	328	219	134
12/1291/ MOUT	01000025 0529	Mixed use scheme for 580 + 33 = 613 new homes in East Devon at Redhayes, North of Blackhorse	Broad Clyst	North of Blackhorse	Yes	613	584							56	160	146	81	76	65
12/0130/ MRES	01009091 3134	Scheme for 439 net new homes at Old Park Farm (Phase 1) adjacent to Pinhoe and west of the B3181 Pinn Hill Road	Broad Clyst	Pinhoe	Yes	439	440		59	133	104	97	32		15				
10/0816/ MOUT	10004112 8207	Scheme for 400 net new dwellings and employment space at Cloakham Lawns, west of Chard Road, in Axminster	Axminster	Axminster	No	400	357			9	59	32	26	32	31	42	44	59	23
12/0795/ MOUT	01000024 9533	Mixed use scheme including 496 net new dwgs at Pinn Court Farm adjoining Pinhoe (the site abuts and west of the M5 Motorway)	Broad Clyst	Pinhoe	Yes	426	342							67	67	62	48	52	46
13/0001/ MOUT	01009091 3135	Devt at Old Park Farm Phase 2 for 317 homes next to West Clyst and north of Pinhoe (site is north of Old Park Farm Phase 1)	Broad Clyst	Pinhoe	Yes	317	274						29	49	64	38	40	31	23
14/2761/ MOUT	01009091 3426	Mixed use development including 900 new homes at Mosshayne (north of Tithebarn Lane and west of the intermodal site)	Broad Clyst	North of Blackhorse	Yes	900	264										71	122	71
13/2744/ MOUT	01009091 2860	Scheme for new 291 homes (amended figure) on land west of Hayne Lane, Honiton	Gittisham	Honiton	No	291	258							27	51	45	53	40	42
16/1022/ MOUT	01002407 2210	Proposal for 268 new homes on land at Plumb Park in Exmouth (net gain of 268)	Exmouth	Exmouth	No	268	219							23	45	42	52	46	11

**Appendix 4: Allocated sites projections**

Site Reference	Number of dwellings	Challenging	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042+
<b>West End</b>																					
Brc1_23	90							10	15	20	30	15									
New Settlement	10000							144	144	216	216	216	216	288	288	288	288	288	360	360	6688
<b>Exmouth</b>																					
Exmo_04a	50							10	15	20	5										
Exmo_06	45							10	15	20											
Exmo_08	40							10	15	15											
Exmo_16	5							5													
Exmo_17	410	Y									10	15	20	30	40	50	100	100	45		
Exmo_20	700	Y									10	15	20	30	40	50	100	150	150	135	
Exmo_23	12							10	2												
Exmo_47	15							10	5												
Exmo_50	20	Y									10	10									
Lymp_07	100	Y									10	15	20	30	25						
Lymp_14	59							10	15	20	14										
<b>Axminster</b>																					
Axmi_02	100	Y									10	15	20	30	25						
Axmi_07	50	Y									10	15	20	5							
Axmi_08	68	Y									10	15	20	23							
Axmi_09	270	Y									10	15	20	30	40	50	100	5			
Axmi_10	5							5													
Axmi_11c	50							10	15	20	5										
Axmi_12	9							9													
Axmi_22	100	Y									10	15	20	30	25						
GH/ED/80	225	Y									10	15	20	30	40	50	60				
GH/ED/83	140	Y									10	15	20	30	40	25					
Axmi_17	19							10	9												
Axmi_18	6							6													
Axmi_23	10	Y									10										
Axmi_24	29	Y									10	15	4								
<b>Honiton</b>																					
Gitti_05	310	Y									10	15	20	30	40	50	100	45			
GH/ED/39A	100	Y									10	15	20	30	25						
GH/ED/39B	100	Y									10	15	20	30	25						
Honi_06	30							10	15	5											
Honi_07	30	Y									10	15	5								
Honi_10	21							10	11												
Honi_12	71	Y									10	15	20	26							
Honi_13	10	Y									10										
Honi_14	30							10	15	5											
Honi_18	136							10	15	20	30	40	21								
<b>Ottery St Mary</b>																					

Otry_01b	70			10	15	20	25						
Otry_09	90			10	15	20	30	15					
Otry_10	20			10	10								
Otry_15	8			8									
Otry_21	70			10	15	20	25						
GH/ED/27	60			10	15	20	15						
<b>Seaton</b>													
Seat_02	40			10	15	15							
Seat_03	75			10	15	20	30						
Seat_05	130	Y					10	15	20	30	40	15	
Seat_13a	39			10	15	14							
<b>Sidmouth</b>													
Sidm_01 (also Sidm_32)	127	Y					10	15	20	30	40	12	
Sidm_06a	30	Y					10	15	5				
Sidm_31	15	Y					10	5					
<b>BroadClyst</b>													
Brcl_12 & Brcl_29	124	Y					10	15	20	30	40	9	
<b>Budleigh Salterton</b>													
Budl_02	35	Y					10	15	10				
<b>Colyton</b>													
Coly_02	49			10	15	20	4						
Coly_06a	12			10	2								
<b>Lympstone</b>													
Lymp_01	8			8									
GH/ED/72a	42			10	15	17							
GH/ED/73	42			10	15	17							
<b>Woodbury</b>													
Wood_06	30			10	15	5							
Wood_09	28			10	15	3							
Wood_10	60			10	15	20	15						
Wood_16	70			10	15	20	25						
Wood_20	28			10	15	3							
<b>Beer</b>													
<b>Branscombe</b>													
<b>Broadhembury</b>													
Brhe_09	10			10									
<b>Chardstock</b>													
Char_04a	30			10	15	5							
<b>Clyst St Mary</b>													
Undecided location	72			10	15	20	27						
<b>Dunkeswell</b>													
Dunk_05	43			10	15	18							
<b>East Budleigh</b>													
Ebud_01	22	Y					10	12					
<b>Exton</b>													
Wood_01	14			10	4								

Wood_28	39			10	15	14													
<b>Feniton</b>																			
Feni_05	42			10	15	17													
Feni_08	60			10	15	20	15												
<b>Hawkchurch</b>																			
Hawk_01	12			10	2														
<b>Kilmington</b>																			
Kilm_09b	23	Y					10	13											
Kilm_10	5	Y					5												
<b>Musbury</b>																			
Musb_01a	15	Y					10	5											
<b>Newton Poppleford</b>																			
Newt_04	28	Y					10	15	3										
Newt_05	27	Y					10	15	2										
<b>Otterton</b>																			
Otto_01	10	Y					10												
<b>Payhembury</b>																			
Payh_03a	15			10	5														
<b>Plymtree</b>																			
Plym_03	30			10	15	5													
<b>Sidbury</b>																			
Sidm_34a	43	Y					10	15	18										
<b>Tipton St John</b>																			
Otry_04	5			5															
<b>Uplyme</b>																			
<b>West Clyst</b>																			
<b>West Hill</b>																			
West_04	34			10	15	9													
West_18	30			10	15	5													
<b>Whimble</b>																			
Whim_08	50			10	15	20	5												
Whim_11	33			10	15	8													
<b>North of Topsham</b>																			
N. of Topsham	510	Y					10	15	20	30	40	50	100	150	95				
Clge_20	46	Y					10	15	20	1									
Clge_24a	40	Y					10	15	15										
<b>Stoke Canon</b>																			

**Appendix 5: Rolling five year housing supply calculations**

	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Projected permission completions	526	413	711	589	438	503	420	409	405
Allocation sites	0	0	640	719	736	871	736	679	793
Windfall site	119	35	120	120	120	120	120	120	120
Total projected dwelling completions	645	448	1471	1428	1294	1494	1276	1208	1318
Housing target	850	850	850	850	850	1070	1070	1070	1070
20% buffer	1020	1020	1020	1020	1020	1284	1284	1284	1284
	Adoption	Year 2	Year 3	Year 4	Year 5				
Rolling supply by year - no buffer	<b>6.22</b>	6.86	7.42	6.82	6.42				
Rolling supply by year – 20% buffer	<b>5.18</b>	5.72	6.18	5.68	5.35				