East Devon District Council Response to Housing Questions on 5 Year Land Supply and Delivery (Numbers 5 to 6) - June 2015

This Paper provides a response to questions 5 and 6 set by the Inspector. Tabled below is the full set of new evidence and supporting documents submitted to the Inspector and available on the Council web site. Key documents are referred to in response to the questions.

Ref No	Title	Lead Author	Date	Web Link
PSD 2015 a	Tracked Changes draft of the Local Plan	East Devon District Council	March 2015	http://eastdevon.gov.uk/media/1060693/PSD2015a-Local-Plan-Tracked-Changes-Consultation-Apr-2015.pdf
PSD 2015 b	Summary schedule of Plan Changes	East Devon District Council	March 2015	http://eastdevon.gov.uk/media/1060696/PSD2015b-Table-of-Changes-to-Local-Plan-Final-Version.pdf
PSD 2015 c	Report and Minutes to Council Committees	East Devon District Council	March 2015	http://eastdevon.gov.uk/media/1059802/DMC230315andCouncil260315.pdf
PSD 2015 d	Strategic Housing Market Assessment (SHMA)	David Couttie Associates	2015	http://eastdevon.gov.uk/media/996504/Exeter-SHMA-Final-Report-16-03-15.pdf
PSD 2015 e	Employment Projections report for East Devon	Ash Futures	Feb 2015	http://eastdevon.gov.uk/media/996504/Exeter-SHMA-Final-Report-16-03-15.pdf
PSD 2015 f	East Devon 'Policy-on' Demographics Report	Edge Analytics	Feb 2015	http://eastdevon.gov.uk/media/962208/Edge-Analytics-Ltd-Policy-on-Housing-Figures.pdf
PSD 2015 g	Housing Monitoring Update Report to 30 Sept 2014	East Devon District Council	March 2015	http://eastdevon.gov.uk/media/990740/Housing-monitoring-update-to-30-Sept-2014-ver02.pdf
PSD 2015 h	Employment Land Review 2013-2014	East Devon District Council	July 2014	http://eastdevon.gov.uk/media/990761/Employment-Land-Review-2014.pdf
PSD 2015 i	Small Towns and Villages Development Suitability Assessment 2014	East Devon District Council	Sept 2014	http://eastdevon.gov.uk/media/990902/Small-Town-and-Village-Assessment-2014.pdf

PSD 2015 j	Sustainability Appraisal Addendum for East Devon's Local Plan Additional Options	LUC	Feb 2015	http://eastdevon.gov.uk/media/990764/SA-Addendum-for-Additional-Options-Feb-2015.pdf
PSD 2015 k	Habitat Regulations Assessment of the Exmouth Town Centre and Seafront Masterplan	Footprint Ecology	June 2014	http://eastdevon.gov.uk/media/990743/Exmouth-Masterplan-HRA-2-6-14-final-report.pdf
PSD 2015 l	Draft Economic Development Strategy for Cranbrook	Ash Futures	2015	http://eastdevon.gov.uk/media/990961/Cranbrook-Econ-Devt-Strat-draft-Doc-2015.pdf
PSD 2015 m	Joint duty to cooperate update statement on cross boundary issues at Uplyme/Lyme Regis	East Devon District Council and West Dorset District Council	Nov 2014	http://eastdevon.gov.uk/media/999097/West-Dorset-and-East-Devon-Final-141118.pdf
PSD 2015 n	River Axe SSSI/SAC Diffuse Water Pollution Plan	Environment Agency and Natural England	Dec 2014	http://eastdevon.gov.uk/media/1015926/Axe-DWP-Plan-post-QA-final-10-02-15.pdf
PSD 2015 o	Devon Partnership Gypsy and Traveller Accommodation Assessment 2015	RRR Consultancy Ltd	2015	http://eastdevon.gov.uk/media/1072089/PSD2015o-DevonPartnership2015GTAA-Final-Report.pdf
PSD 2015 p	East Devon Local Plan: Proposed Changes Sustainability Appraisal Addendum	LUC	April 2015	http://eastdevon.gov.uk/media/1059184/SA-Addendum-for-Proposed-Changes.pdf
PSD 2015 q	East Devon Local Plan - Schedule of Local Plan Land Allocations	East Devon District Council	April 2015	http://eastdevon.gov.uk/media/1060702/PSD2015q-Status-of-allocation-sites-in-the-plan.pdf

5. Assuming the Plan is sound, would it, on adoption make provision for 5 years' worth of supply?

Introduction

5.1 The SHMA is an appropriate assessment of objectively assessed housing needs for the Exeter Housing Market Area from 2013 to 2033. The Local Plan has been revised to translate this need into a housing requirement. Against this robust requirement there will be more than five years worth of supply of land for housing upon adoption. The question of previous under supply and how this has been dealt with are addressed by the Council's response to the Inspector's question 1b.

5.2 The Housing Monitoring Update Report to 30 September 2014 (PSD2015g) clearly sets out how upon adoption the Council will have 6.08 years supply of land for housing. In fact, it shows that the Council is already capable of doing so even without including allocations that had not yet gained permission at 30 September 2014.

Build out rates – general

5.3 Housing monitoring has applied the conservative market conditions model of the SHLAA methodology (as agreed between all parties specifically including developers). In reality this is at times being exceeded. Clearly, more houses are being built now than at the peak of the recession. In 2008-09 224 homes were built in East Devon. In the last full monitor year (2013-14) 824 were built with 338 of these outside of the West End. If the normal conditions model were used instead then the five year supply would be met even further.

Site specific delivery

5.4 Delivery has been assessed for all individual sites (even though only large sites appear in the monitoring report – small sites were grouped together for brevity, however attached to this paper is a schedule of all small site projections). The SHLAA methodology only requires sites of 15 or more dwellings to be assessed in detail. East Devon's monitoring therefore goes into more detail than required by the methodology.

5.5 Concerns that not all sites will be built out has led to suggestions that an percentage of sites should be discounted from the overall projections. This is

not appropriate as it conflicts with paragraph 47, footnote 11 of the NPPF which states that it is reasonable to consider any site with planning permission to be deliverable until permission expires “unless there is clear evidence that schemes will not be implemented within five years”.

5.6 Where issues with the deliverability of a site are known about they are either removed from the projections altogether or pushed beyond the first five years if appropriate. For example Land adjacent to North Star, Otterton (planning application 11/1597/MFUL) has a resolution to grant planning permission from January 2012 and has previously been assumed that the S106 would be agreed and the site would be able to deliver within the first five years. It is now considered that it is unlikely the agreement will be signed and so the site has been removed from the calculations at the latest monitor. Other sites benefiting from full planning permission have also been removed from calculations as they are not considered likely to deliver including six dwellings at Land adjacent to The Firs in Talaton (10/1792/FUL) on which a restrictive covenant is known to exist, and Shute Arms Hotel (08/0012/COU) which has permission for conversion into five flats – three of these were completed in 2012 but no further progress has been made on the remaining two. These may well be built out at any time as permission is implemented but conservatively it is assumed that they will not be.

Cranbrook

5.7 Cranbrook is principally being built out by a consortium of developers and land agents known as the East Devon New Community Partners (EDNCPs) which includes Taylor Wimpey, Persimmon (including Charles Church and Westbury brands as well), Bovis and Hallam Land. However, there are other developments in the area (Land opposite Oriental Promise – Wainhomes and Jack in the Green – Cavanna Homes both have permission as well as a third party owned portion of land within the expansion areas).

5.8 Concerns have been raised in representations over the assumed delivery rate at Cranbrook. The Plan and Housing Monitoring Update to 30 September 2015 assume an annual delivery rate of 467 dwellings for EDNCP sites plus additionals on sites owned or being developed by third parties. This rate is fully justified and can be evidenced as follows:

5.9 The first completions on EDNCP Cranbrook sites came through in summer 2012. The first year of housing development (2012-13) saw 187 dwellings completed, with 419 completed in 2013-14. The first six months of 2014-15 (to 30 September 2014) saw 151 completions which is slightly down on anticipated delivery rates, however this was principally due to certain housebuilders running out of plots on phase 1 and the planning approval of

phase 2 being delayed. It is anticipated that this will prove to have been a temporary dip in completions with a projected 234 completions in the second half of the monitoring year (to 31 March 2015) to mean that approximately 385 dwellings will have been delivered in 2014-15. Indeed, the latest quarterly build return from the consortium (extract below) backs this up showing a total of 938 completions by the end of February 2015.

Developer: **Summary** (All developers)

Update: To End Feb 15

Ref	Month	Starts	Watertight	Completed	Cumultaive
1	May-12	49	6	0	0
2	June	38	23	1	1
3	July	47	4	0	1
4	August	71	19	0	1
5	Sept	42	38	12	13
6	Oct	35	34	12	25
7	Nov	16	36	41	66
8	Dec	14	31	68	134
9	Jan-13	38	43	4	138
10	Feb	46	42	15	153
11	Mar	22	17	43	196
12	Apr	80	27	35	231
13	May	41	39	33	264
14	June	74	61	45	309
15	July	33	61	12	321
16	August	51	60	22	343
17	Sept	40	29	29	372
18	Oct	16	43	50	422
19	Nov	9	20	50	472
20	Dec	7	41	99	571
21	Jan-14	17	8	11	582
22	Feb	12	15	13	595
23	Mar	10	6	11	606
24	Apr	58	34	26	632
25	May	23	38	34	666
26	June	37	24	65	731
27	July	40	18	13	744
28	August	29	21	13	757
29	Sept	25	24	23	780
30	Oct	21	31	11	791
31	Nov	23	55	46	837
32	Dec	18	54	77	914
33	Jan-15	35	9	10	924
34	Feb	31	20	14	938
Totals		**1148**	**1031**	**938**	

5.10 Therefore, assuming the 234 homes projected to be delivered in the second half of 2014-15 is reflected in future years then 467 (roughly double this) is a reasonable build out rate to assume for the EDNCP sites at Cranbrook.

5.11 This rate is used to project completions on EDNCP controlled sites (whether with planning permission, resolution to grant permission subject to S106 or just proposed allocations) at Cranbrook for the remainder of the plan period. This is a reasonable approach to take, one which was supported by the consortium in paragraph 1.18 of their statement for the housing session of the initial Local Plan Examination hearings. Indeed the Council's Housing Topic

Paper prepared for the initial hearing sessions set out in paragraphs 7.2 to 7.6 how 467 is in fact an intentionally conservative estimate.

5.12 In addition to this, the 2012 SHLAA report which is agreed by an independent panel (which includes development industry specialists) suggested a rate of 480 dwellings per annum would be appropriate for Cranbrook after three years. Cranbrook is now in its third year of development. The 467 per annum used in the housing monitoring report is below this rate.

5.13 Non consortium sites at Cranbrook are projected to deliver at SHLAA compliant rates. For example, the Wainhomes site on Land opposite Oriental Promise had 12 completions in 2013-14 and 14 completions in the first half of 2014-15. It is assumed that the remainder will be built out at the SHLAA methodology market conditions model rate for sites of 16-500 dwellings (25 per annum from the second year onwards) which means that 12 (approximately half) will be delivered in the second half of 2014-15 and the remaining 17 in 2015-16. In reality, this site now appears to be complete with all dwellings either Council Tax banded or awaiting banding at the time of writing this report.

Blackhorse

5.14 Land North of Blackhorse is comprised of two interlinked sites (Tithebarn Green and Mosshayne) which the developers (Eagle One) anticipate building out as a single site. Tithebarn Green has planning permission for 580 dwellings within East Devon (linked to a further 350 dwellings within Exeter City Council boundaries). Mosshayne is proposed as an allocation in the revised Local Plan and has a resolution to grant planning permission subject to S106, although at the monitoring date of 30 September 2014 it had not even been submitted as an application.

5.15 Correspondence from Eagle One states that they envisage delivery across the two sites to be in the order of 100-150 units per annum once both sites are serviced. The projections for these sites therefore take a reasonable 140 (or 70 for each site) per annum.

5.16 The SHLAA methodology market conditions model assumes that for sites of 501-1000 dwellings (where two developers are assumed) a maximum of 12 dwellings might be completed in year 1 and 50 dwellings per year from year 2 onwards (within the first five years). However, these are general guidelines. The methodology clearly allows for the panel to allow adjustments to this if they are “aware of circumstances likely to affect the rate [at which] particular

sites are constructed". The 2011 SHLAA panel assessment suggested that this site could build out at 25 in year one followed by 150 per annum in subsequent years therefore an assessment of 140 per year is conservatively within this limit.

Old Park Farm, Pinhoe

5.17 Old Park Farm was an allocation in the Local Plan as submitted for Examination (now removed as it has planning permission as per comments by the Local Plan Inspector). The site is being built out by David Wilson Homes and Barratt Homes and the first completions came through in summer 2013. The first year of development (2013-14) saw 55 dwellings completed with a further 60 dwellings completed in the first six months of 2014-15. That being the case it is projected that a further 60 dwellings will be completed over the following six month period to 31 March 2015.

5.18 In fact by 31 March 2015 a further 75 dwellings had been completed (Council Tax banded or are awaiting banding) since the Housing Monitoring Report base date of 30 September 2015 so 60 dwellings is reasonable as a projection (its an under-estimate). At the date of writing this report a total of 206 dwellings are Council Tax banded or awaiting banding at Old Park Farm.

5.19 Looking forward, the report projects 100 dwellings to be completed in 2015-16 and in 2016-17 with the remaining 64 to be completed in 2017-18. This is above the rate set out in the SHLAA methodology market conditions model which suggests that for a site of 16-500 dwellings from year two onwards a maximum of 25 dwellings may be built per annum. However, this assumes one developer whereas the site has two plus Old Park Farm 2 now has planning permission for a further 350 homes taking the total for the site up to 789 dwellings so the methodology actually suggests a maximum of 50 per annum from year two onwards. In addition, completions are already outstripping the guideline build rate and the developers have signalled their intention to build out within four years of commencement. In addition to this, the 2011 SHLAA panel assessed the site as capable of delivering 150 per annum from year two onwards so 100 per annum is conservatively low.

West End delivery capacity

5.20 It has been suggested that with so many sites at the West End of East Devon potentially delivering alongside one another that projected build out rates per

development will suffer because there is only a finite capacity in that geographical area. This point is refuted by the Council.

5.21 The various West End sites cater for different markets. Cranbrook is a brand new settlement and will attract a certain market of house buyer. People want to move there because of the upfront investment in education (primary and secondary schools) and transport solutions (station and bus services) and the promise of local shops in the near future, plus the general excitement of being part of something entirely new from its beginning. On the other hand, the Pinhoe sites offer a more traditional urban extension to Exeter and Blackhorse offers something in between with excellent access to employment opportunities at Science Park, Skypark, Exeter Airport and Sowton as well as immediate access to the motorway network.

5.22 The Plan's investment in jobs and infrastructure at the West End alongside housing means that there is a real pull to the area. Indeed, the West End is part of the Exeter and East Devon Growth Point and it is therefore intended and expected to experience significant growth at a rate higher than other surrounding areas.

6. As submitted the Local Plan sought to deliver around 15,000 new dwellings between 2006 and 2026 (20 years x 750 pa). That target is now proposed to be around 17,100 between 2013 and 2031 (18 years x 950 pa). Assuming 17,100 is the right number, does the Plan make adequate provision for its delivery?

Introduction

6.1 As at 30 September 2014, the revised draft New Local Plan proposes 18,303 dwellings to be built from 1 April 2013 to 31 March 2031. This figure can be broken down as follows:

- 1,287 dwellings completed from 1 April 2013 to 30 September 2014;
- 6,315 dwellings with planning permission or under construction;
- 2,010 dwellings with a resolution to grant planning permission subject to S106 or acknowledged development potential;
- 6,781 dwellings allocated by the Local Plan
- 1,910 dwellings projected to come through as windfalls.

6.2 However this figure erroneously includes an additional 50 dwellings at Winslade Park which were removed from the Plan late in the day and accidentally not reflected in the overall numbers. This being the case the Plan really proposes 18,253 dwellings. Please note that in Strategy 2 this means that the “Villages & Rural Areas – Totals” row should have “156” in the “Strategic Allocations” column and subsequently “1,073” in the “Total” column. Subsequently, the “Grant total” row should have “6,731” in the Strategic Allocations” column and “16,353” in the “Total” column. Windfalls are in addition to these totals. Also in Strategy 2 (point 6), the total including windfalls is incorrectly identified as 18,241. This should read 18,253.

6.3 A figure of 18,253 (which includes an inherently conservative figure for future windfalls – see paragraphs 3.20-3.24 of the Housing Monitoring Update for how these were calculated) means that the Plan target is exceeded and allows a buffer in case of sites stalling / unforeseen circumstances.

6.4 The increase in requirement is addressed primarily by formalising the 1,550 dwelling future expansion of Cranbrook in policy as well as allocating Mosshayne and Winslade Park for housing development.

6.5 Mosshayne and Winslade Park are both expected to deliver in the early to middle years of the Plan and have been subject to recent planning

applications (Mosshayne has a resolution to grant permission subject to S106 and Winslade Park is still a current planning application). These sites are suitable, available and achievable making them deliverable.

Delivery at Cranbrook

6.6 The future expansion of Cranbrook is to be defined through the Cranbrook Plan DPD. There is a commitment to deliver around 1,550 homes beyond the proposed East and West expansion allocations, however the precise location of this growth is not yet determined.

6.7 The East Devon New Community Partners (EDNCPs) have a current planning application promoting land to the South of the former A30 to deliver this number, however the Cranbrook Plan is considered to be the appropriate vehicle for understanding where and how this additional future growth should occur. It is projected for development on the final 1,550 dwellings currently planned at Cranbrook to take place from 2026 onwards meaning that it is in years 11-15 of the Plan.

6.8 For years 11-15 (as per NPPF paragraph 47) sites or broad locations for growth should be identified where possible and these have to be developable. According to footnote 12, developable means that "sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged".

- The Cranbrook Plan area is in principle a *suitable* location for housing development (although there may be locations within it that are not suitable due to constraints such as airport noise, flooding etc).
- A number of sites within the Cranbrook Plan area have come forward either as SHLAA sites or planning applications over recent years. In addition to this, the Cranbrook Plan may well look to intensify the development of existing permitted areas and proposed expansion allocations and it is clear that these are available. There is therefore a reasonable prospect that *available* sites can be found within the broad area of search.
- In terms of ensuring that sites can be viably developed beyond 2026, it is difficult to know what the economic climate will be like by then. The affordable housing and CIL viability studies both considered a notional Cranbrook site (rather than specific) for modelling purposes and assumed very low edge of Exeter values as little existed in the way of evidence at the time. In reality, now that significant development has already commenced and indeed started to thrive in the area values might be considerably higher. In addition, by 2026 it is expected that

much of the infrastructure that 'sells' a location (such as schools, leisure centre, town centre, sports facilities, employment and other services) will be in place and established. If that were the case, the future expansions to Cranbrook may in fact be more viable than current developments by virtue of the fact that they may benefit from these investments without necessarily having to contribute towards so much of them financially.

Annual deliverability

6.9 The Plan makes provision to meet the 17,100 Plan target and in fact exceed it. However this means projected delivery rates far exceeding anything delivered in recent years with a maximum projected delivery of 1,549 dwellings in 2020-21. This is a marked increase on previous years, however, the Government has specifically required local authorities to provide for a "step change" in housing delivery and the Plan precisely aims to do so.

6.10 An average of 950 per annum is absolutely achievable. 824 dwellings were delivered in 2013-14, with 463 in the first six months of 2014-15. If the first six months were doubled this would mean that 2014-15 would deliver 926 (just 24 short of the 950 target and this is before a number of large sites with permission/resolution or allocated get started. In fact, it is projected for 2014-15 to deliver 1,210 dwellings. As shown in paragraphs 5.10 and 5.19 of this report, two of the key sites for delivery (Cranbrook and Old Park Farm) are meeting and even exceeding projections.

6.11 Paragraphs 5.8-5.20 above address the ability of West End sites to deliver their projected numbers per annum. The West End is an entirely new strand of supply. Therefore looking back at previous years delivery is not relevant as to how many homes can be delivered in this area. It is part of a Growth Point and it is therefore intended and expected to experience significant growth. Previous delivery rates are only relevant to delivery within the rest of East Devon

6.12 Looking over the past twenty years, the highest annual delivery in East Devon (excluding West End sites) was 629 in 2002-03. The projections for the 2013-2031 Plan period presume a maximum of 942 completions in one year in the rest of East Devon in 2015-16 (see page 38 of the Housing Monitoring Update) and this in itself is a reasonable step up from the historical maximum achieved. However, this reflects the fact that all small sites with planning permission are projected to be built out by 2016-17. In reality, some of these sites may well build out in the years 2017-2019 (still within the five year period). If the 5,204 dwellings projected to be delivered in the rest of East

Devon over the remaining Plan period were averaged out over the remaining 16.5 years this would equate to just 315.4 dwellings per annum. If all of the 1,910 projected windfalls were also built in the rest of East Devon then combined this would give an average of 431.2 dwellings per annum, still easily achievable over the course of the Plan period. If the rest of East Devon projections for the next five years were averaged out, this would equate to 610.4 dwellings per annum for the first five years (693.4 per annum if windfalls were included). This is only just higher than the highest historical annual delivery in the East Devon (excluding the West End) and as such can reasonably be projected to be achieved.

6.13 The Plan evidently provides for the required step change in housing delivery, but does so in a deliverable and achievable way.

Small sites with planning permission and expected to be developed (at 30 September 2014)

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding net projections
New Commercial Inn, Trinity Square, Axminster, Devon, EX13 5AN	07/0808/COU	Axminster	Implemented in 2007 with the rest of internal alterations to form River Cottage. Flats not yet built or seemingly started but permission remains live and may well come forward in next few years. Assume completion in 2015/16	0	4																			**4**
Land Adjoining, Latchmount, Chard Road, Axminster, Devon, EX13 5ED	07/2507/FUL	Axminster	Assume completion will be in 2014/15	2																				**2**
Mike James Electrical, West Street, Axminster, Devon, EX13 5NX	08/0888/FUL	Axminster	Assume completion will be in 2014/15	1																				**1**
Brookhill (land Adj), Chard Road, Axminster, EX13 5ED	10/0894/FUL	Axminster	Assume completion will be in 2014/15	2																				**2**
7 Cridlake, Axminster, EX13 5BT	11/0344/FUL	Axminster	Assume completion will be in 2014/15	1																				**1**
Axe Vale Social ClubChard StreetAxminsterEX13 5EB	11/2496/FUL	Axminster	Assume completion will be in 2014/15	7																				**7**
8 FoxhillAxminsterEX13 5LF	12/0704/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent Loup CourtAxminster	12/1879/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Silverleigh Rest HomeSilver StreetAxminsterDevonEX13 5AF	12/2185/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Belmont HouseLyme StreetAxminsterEX13 5AU	12/2700/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Brookhill (Land To The Rear Of)Chard RoadAxminsterEX13 5ED	13/0600/FUL	Axminster	Assume completion will be in 2014/15	5																				**5**
89 Foxhill, Axminster, Devon, EX13 5LG	13/1211/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
1 Kirby Close, Axminster, EX13 5JA	13/1255/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
29 FoxhillAxminsterEX13 5LT	14/0103/FUL	Axminster	Assume completion will be in 2014/15	1																				**1**
The Net ShopCastle StreetAxminsterEX13 5NP	14/0115/FUL	Axminster	Assume completion will be in 2014/15	2																				**2**
Archway Studio Archway Cottage Market Square Axminster EX13 5NJ	14/0378/PDJ	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Cornwall HouseCastle StreetAxminsterEX13 5NP	14/0544/FUL	Axminster	Assume completion will be in 2014/15	1																				**1**
9 FoxhillAxminsterEX13 5LF	14/0869/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Studio9 Miltons YardWest StreetAxminsterEX13 5FE	14/0917/FUL	Axminster	Assume completion will be in 2014/15	1																				**1**
19 West CloseAxminsterEX13 5PE	14/1521/FUL	Axminster	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Stepps House (Land Adjoining), Stepps Lane, Axmouth, EX12 4AR	12/0768/FUL	Axmouth	Assume completion will be in 2014/15	1																				**1**
United Reform Church (Chapel)Church CloseAylesbeare	11/1794/FUL	Aylesbeare	Assume completion will be in 2014/15	1																				**1**
Aylesbeare InnAylesbeareExeterEX5 2BX	13/0360/FUL	Aylesbeare	Assume completion will be in 2014/15	3																				**3**

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding net projections
22 Village WayAylesbeareExeterEX5 2FD	13/2786/FUL	Aylesbeare	Assume completion will be in 2014/15	1																				**1**
18 The Meadows, Beer, Seaton, Devon, EX12 3ER	08/1011/FUL	Beer	Assume completion will be in 2014/15	1																				**1**
1 Underleys, Beer, Seaton, Devon, EX12 3LY	12/1645/FUL	Beer	Assume completion will be in 2014/15	2																				**2**
Beer Quarry ShedsQuarry BuildingsQuarry LaneBeer	12/1850/FUL	Beer	Assume completion will be in 2014/15	7																				**7**
Karensa (land Adjoining), 10 Lanehead Road, Beer, Seaton, EX12 3HB	13/0355/FUL	Beer	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
YoxallBarlineBeerSeatonEX12 3LW	13/2012/FUL	Beer	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Windward Mare LaneBeerSeatonEX12 3NB	14/0542/FUL	Beer	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Beer News Fore StreetBeerSeatonEX12 3JB	14/0962/FUL	Beer	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Workshop Higher Meadows Beer	14/1121/RES	Beer	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Old Oak BarnBrampford SpekeExeterEX5 5DR	14/0824/FUL	Brampford Speke	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Pippins, Lane To Westerly, Broadclyst, Exeter, Devon, EX5 3HW	09/2097/FUL	Broadclyst	Assume completion will be in 2014/15	1																				**1**
ClystonBroadclystExeterEX5 3HW	11/0941/FUL	Broadclyst	Assume completion will be in 2014/15	1																				**1**
Land South Of Clyst AvenueBroadclyst Station	12/1916/FUL	Broadclyst	Assume completion will be in 2014/15	1																				**1**
Dennismead BroadclystExeterEX5 3EY	13/1755/FUL	Broadclyst	Assume completion will be in 2014/15	0																				**0**
DennismeadBroadclystExeterEX5 3EY	14/1350/FUL	Broadclyst	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Westwater House5 Fountain HillBudleigh SaltertonEX9 6BX	11/2432/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
8 Vales RoadBudleigh SaltertonEX9 6HS	11/2601/FUL	Budleigh Salterton	Assume completion will be in 2014/15	1																				**1**
7 Swains Road, Budleigh Salterton, EX9 6HZ	11/2805/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
7 Swains RoadBudleigh SaltertonEX9 6HZ	11/2805/FUL AND 14/1634/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Lawn Bakery (Bakehouse)Ragg LaneBudleigh SaltertonEX9 6NA	12/2801/FUL	Budleigh Salterton	Assume completion will be in 2014/15	3																				**3**
Land Adjacent To Lee Ford Lodge2 Knowle VillageKnowleBudleigh SaltertonEX9 6AL	13/0181/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Park House Residential Home11 Park LaneBudleigh SaltertonEX9 6QT	13/0934/FUL	Budleigh Salterton	Assume completion will be in 2014/15	-6																				**-6**
Land Rear Of 29 Victoria PlaceBudleigh SaltertonEX9 6JP	13/1916/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land To The Rear Of 3 Lansdowne RoadBudleigh SaltertonEX9 6AH	13/2138/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Rosemary CottageLand To Rear Of 4C Cricket Field LaneBudleigh Salterton	13/2525/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding net projections
1 Ocean House10 Fore StreetBudleigh SaltertonEX9 6NG	14/1081/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	-1																			**-1**
10 Copp Hill LaneBudleigh SaltertonEX9 6DT	14/1376/FUL	Budleigh Salterton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Peartree CottageChardstockAxminsterEX 13 7BN	13/0490/FUL	Chardstock	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Maltsters Arms, Clyst St Mary, EX5 1BL	09/1170/FUL	Clyst St Mary	1 completed. Other 4 (3 net) units not yet implemented. Assume completion will be in 2015/16.	0	3																			**3**
Myrtle CottageClyst St MaryExeterEX5 1BB	13/0946/FUL	Clyst St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Maltsters ArmsClyst St MaryExeterEX5 1BL	14/0530/FUL	Clyst St Mary	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Greenaways ShedExmouth RoadColaton Raleigh	12/1796/FUL	Colaton Raleigh	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent To 1 Bailey CottagesChurch RoadColaton RaleighSidmouthEX10 0LG	13/0263/FUL	Colaton Raleigh	Assume completion will be in 2014/15	1																				**1**
The Forge (land Adjoining)Hawkerland RoadColaton RaleighSidmouthEX10 0HL	13/0590/FUL	Colaton Raleigh	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
3 Elm CottagesFair View LaneColyfordColytonEX24 6QT	11/0983/FUL	Colyford	Assume completion will be in 2014/15	6																				**6**
Litchfield Cottage, Gully Shoot, Colyford, Colyton, EX24 6HF	12/1033/RES	Colyford	Assume completion will be in 2014/15	1																				**1**
Long ViewOrchard CloseColyfordColytonEX24 6QH	13/1741/FUL	Colyford	Assume completion will be in 2014/15	0																				**0**
Land South Of Grange CottageGully ShootColyfordColytonEX24 6HF	14/1018/FUL	Colyford	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent Pear Tree CottageColy RoadColyton	14/1326/FUL	Colyford	Assume completion will be in 2014/15	1																				**1**
1 Burnards Field Road, Colyton, EX24 6PE	11/0327/FUL	Colyton	Assume completion will be in 2014/15	1																				**1**
2 Queens SquareColytonEX24 6JX	11/1476/FUL	Colyton	Assume completion will be in 2014/15	1																				**1**
3 South Street (land Rear Of)ColytonEX24 6ES	13/1684/OUT	Colyton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
29 ColyvaleColytonEX24 6PZ	13/2599/FUL	Colyton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Royal Oak Inn, Dunkeswell, Devon, EX14 4RE	10/0279/COU	Dunkeswell	Assume completion will be in 2014/15	0																				**0**
Oaklands, Dunkeswell, Devon, EX14 4QH	11/1829/FUL	Dunkeswell	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
The Old Forge (land To The South), Dunkeswell, Devon, EX14 4RE	12/1071/FUL	Dunkeswell	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Royal Oak InnDunkeswellHonitonEX14 4RE	12/2027/FUL	Dunkeswell	Assume completion will be in 2014/15	3																				**3**
OaklandsDunkeswellHonitonEX 14 4QH	13/0314/FUL	Dunkeswell (Highfield)	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Recreation Area (Land Rear Highfield Centre)Potters StileDunkeswell	13/1156/FUL	Dunkeswell (Highfield)	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**

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10 Court ViewDunkeswellHonitonEX14 4AB	14/0420/FUL	Dunkeswell (Highfield)	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Higher Thatch, Ebford Lane, Ebford, EX3 0QX	13/0679/FUL	Ebford	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Land North Of Lower Lane And East Of The RidingsLower LaneEbford	13/1616/FUL	Ebford	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Land North Of Ebford LaneBetween Kingston Hill And NetherfieldEbford	13/1740/OUT	Ebford	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
2 Turner Avenue, Exmouth, Devon, EX8 2LF	08/0411/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
2 Salisbury Road, Exmouth, Devon, EX8 1SL	08/1336/FUL	Exmouth	Assume completion will be in 2014/15	2																				**2**
Land Rear Of 5, Seafield Avenue, Exmouth, Devon	09/2220/RES	Exmouth	1 completed Jan 2014. Assume other will complete very soon in 2014/15.	1																				**1**
32 Withycombe Road, Exmouth, EX8 1TG	10/1645/FUL	Exmouth	Assume completion will be in 2014/15	4																				**4**
Merrist House 14 Douglas Avenue Exmouth Devon EX8 2EY	10/1839/FUL AND 12/2253/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
Land Adjoining 72, Byron Way, Exmouth	11/0011/FUL	Exmouth	Temporarily stalled. Assume completion will be in 2015/16.	0	2																			**2**
Elmfield House (Site Adjoining)19 Littlemead LaneExmouthEX8 4RF	11/0261/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
5 Hartley Road, Exmouth, Devon, EX8 2SG	11/1281/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	5																			**5**
13 Colvin Close, Exmouth, Devon, EX8 2HN	11/1827/FUL	Exmouth	Development stalled but likely to resume in 1 or 2 years. Assume completion will be in 2016/17.	0	0	1																		**1**
11 Dagmar RoadExmouthEX8 2AN	11/1861/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
23 St Johns RoadExmouthEX8 4BY	11/1873/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Tumby LawnMaer LaneExmouthEX8 2DD	11/2014/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
SundownLittlemead LaneExmouthEX8 3BU	11/2278/FUL	Exmouth	Assume completion will be in 2014/15	0																				**0**
6 Elm RoadExmouthEX8 2LG	12/0889/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
Land To Rear Of 33-35New StreetExmouth	12/0890/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	6																			**6**
27 Albion StreetExmouthEX8 1JJ	12/0920/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
The Famous ShipHigh StreetExmouthEX8 1NP	12/0967/FUL AND 13/0733/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
24 Windsor Square, Exmouth, EX8 1JY	12/1049/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
6 St Andrews Road, Exmouth, EX8 1AP	12/1274/FUL AND 12/0427/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**

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24B Salterton RoadExmouthEX8 2DU	12/1703/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
5 Copperfield CloseExmouthEX8 4HP	12/1813/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
2 Dukes CrescentExmouthEX8 4RQ	12/1897/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
AngleseaMaer LaneExmouthEX8 2DD	12/1959/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
ThistledownMarley RoadExmouthEX8 4PP	12/2290/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
1 Elm Road ExmouthEX8 2LG	12/2539/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
SpindriftMaer RoadExmouthEX8 2DB	12/2552/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
10 Cranford AvenueExmouthEX8 2HT	12/2796/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
2 Fairfield CloseExmouthEX8 2BN	13/0016/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
1 Lower Knoll, Douglas Avenue, Exmouth, EX8 2JE	13/0032/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16.	0	2																			**2**
45 Canterbury WayExmouthEX8 5QQ	13/0191/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
Sunny Slope, Bicton Villas, Exmouth, EX8 1JW	13/0239/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
The Headland19 Foxholes HillExmouthEX8 2DF	13/0402/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Littlemead & Eight Bells (Land Rear Of), Littlemead Lane, Exmouth, Devon, EX8 3BU	13/0428/RES	Exmouth	Development stopped but likely to resume in 1 or 2 years. Assume completion will be in 2016/17.	0	0	4																		**4**
Timberlawn (Land At Rear Of)Littlemead LaneExmouthEX8 3BU	13/0511/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
30 Salterton Road, Exmouth, EX8 2ED	13/0682/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
79 Exeter RoadExmouthEX8 1QD	13/0687/COU	Exmouth	Assume completion will be in 2014/15	1																				**1**
Rose Lodge2 Isca RoadExmouthEX8 2EZ	13/1121/FUL AND 13/1910/FUL	Exmouth	Assume 9 bed unit will go ahead. Equates to 3 net new dwellings when applying SHLAA methodology of 1 dwelling per 2 bed spaces and taking account of spaces already on site. Assume completion will be in 2014/15.	3																				**3**
Outbuilding To The North-East Of Elmfield House19 Littlemead LaneExmouthEX8 4RF	13/1141/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
40 Moorfield RoadExmouthEX8 3QN	13/1179/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Rear Of 4B Littleham RoadExmouthEX8 2QG	13/1353/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
35A ParadeExmouth	13/1404/PDJ	Exmouth	Assume completion will be in 2014/15	2																				**2**
Land To The Rear Of AramLittlemead LaneExmouthEX8 3BU	13/1517/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Hillbrae (land To Rear Of), Maer Lane, Exmouth, EX8 2DE	13/1537/OUT	Exmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Buildings At Rear Of 120Exeter RoadExmouth	13/1566/FUL	Exmouth	Assume completion will be in 2014/15.	1																				**1**

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15 Burch Close (Land At)ExmouthEX8 4BR	13/1603/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
12 Windsor SquareExmouthEX8 1JX	13/1644/FUL	Exmouth	Assume completion will be in 2014/15.	0																				**0**
Bicton Street Auction RoomsBicton StreetExmouthEX8 2RT	13/1651/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Land At 4 Isca RoadExmouthEX8 2EZ	13/1884/OUT	Exmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
24 Normandy CloseExmouthEX8 4PB	13/2003/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Barn Hotel4 Foxholes HillExmouthEX8 2DF	13/2023/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
16 Cranford Avenue, Exmouth, EX8 2HU	13/2114/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
Land At South StreetExmouthEX8 2SX	13/2446/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	5																			**5**
74 Victoria RoadExmouthEX8 1DP	13/2507/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	5																			**5**
207 Exeter RoadExmouthEX8 3DZ	13/2550/FUL	Exmouth	Assume completion will be in 2014/15	-1																				**-1**
Land To The South Of ElginBassetts GardensExmouthEX8 4EE	13/2589/OUT	Exmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
10 Cyprus RoadExmouthEX8 2DZ	13/2649/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjoining Elmleigh CottageElm LaneExmouthEX8 2RE	13/2700/FUL	Exmouth	Assume completion will be in 2014/15.	1																				**1**
22 Rolle StreetExmouthEX8 1NJ	13/2787/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land To The Rear Of St MichaelsLittlemead LaneExmouthEX8 3BU	14/0137/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Bentleys Garage (devon) Ltd12 High StreetExmouthEX8 1NN	14/0337/PDJ	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
24 Richmond RoadExmouthEX8 2NB	14/0438/FUL	Exmouth	Assume completion will be in 2014/15	0																				**0**
45 Halsdon RoadExmouthEX8 1SR	14/0490/FUL	Exmouth	Assume completion will be in 2014/15	2																				**2**
Land Adjacent To 16 Keats CloseExmouthEX8 5SR	14/0636/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
24 Littleham RoadExmouthEX8 2QQ	14/0840/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent To 88Littleham RoadExmouth	14/1110/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land To The Rear Of 6 Portland AvenueExmouthEX8 2BS	14/1332/FUL	Exmouth	Assume completion will be in 2014/15	1																				**1**
The Famous ShipHigh StreetExmouthEX8 1NP	14/1357/COU	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
2 Leslie RoadExmouthEX8 1TW	14/1466/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
9 Claremont GroveExmouthEX8 2JW	14/1699/COU	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	-1																			**-1**

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Former Baptist ChapelFenitonHonitonEX14 3DE	12/1640/FUL	Feniton	Assume completion will be in 2014/15	1																				**1**
Post Office (land Adjacent)FenitonHonitonEX14 3BB	13/2170/FUL	Feniton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent Hawkchurch Primary SchoolHawkchurchAxminsterEX13 5XD	13/2056/FUL	Hawkchurch	Not yet implemented. Assume completion will be in 2015/16	0	9																			**9**
Land Adjacent 18 High Street(land At Rear Of 10,12, 14 & 18 High Street)Honiton	11/0208/FUL	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Public Conveniences, Northcote Lane, Honiton, Devon	11/0964/FUL	Honiton	Assume completion will be in 2014/15	4																				**4**
200 High StreetHonitonEX14 1AJ	11/1947/COU	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Lilac HavenJerrard CloseHonitonEX14 1DX	11/2803/OUT	Honiton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	7																		**7**
16 Clapper LaneHonitonEX14 1QH	12/0575/FUL	Honiton	Assume completion will be in 2014/15	1																				**1**
Land North Of Field ViewRear Of 46/52 High StreetHoniton	12/0614/FUL AND 12/0622/FUL	Honiton	1 completed. Assume remaining 8 dwellings are not far behind.	8																				**8**
37 Streamers Meadows, Honiton, Devon, EX14 2DN	12/0949/RES	Honiton	Assume completion will be in 2014/15	1																				**1**
42 Rosemount LaneHonitonEX14 1RJ	12/1570/FUL	Honiton	Assume completion will be in 2014/15	1																				**1**
61 High StreetHonitonEX14 1PW	12/1699/FUL AND 14/0653/FUL	Honiton	1 completed. Assume 2014 permission to be implemented and therefore remaining single dewelling will follow in 2014/15	1																				**1**
6 Lee CloseHonitonEX14 1NS	12/2045/FUL	Honiton	Assume completion will be in 2014/15	2																				**2**
160 High Street (Land To The Rear Of), Honiton, EX14 1JX	12/2118/FUL	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	7																			**7**
21 High StreetHonitonEX14 1PR	13/0152/FUL	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Royal British Legion51 Dowell StreetHonitonEX14 1NB	13/0288/OUT	Honiton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	8																		**8**
JKS Ltd14 New StreetHonitonEX14 1EY	13/0373/COU	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
118 High Street (rear Of)Honiton	13/1115/FUL	Honiton	Will require new B/C application so assume will be completed 2015/16	0	2																			**2**
Honiton DIYChapel StreetHonitonEX14 1EU	13/1215/FUL	Honiton	Assume completion will be in 2014/15	2																				**2**
15 New StreetHonitonEX14 1HA	13/1259/FUL	Honiton	Assume completion will be in 2014/15	1																				**1**
50 Millers WayHonitonEX14 1JB	13/1693/FUL	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Old Apple YardKerslakes CourtHonitonEX14 1FL	13/1965/FUL	Honiton	Assume completion will be in 2014/15	1																				**1**
112 High Street, Honiton, EX14 1JP	13/2431/FUL	Honiton	Assume completion will be in 2014/15	3																				**3**
Churchill House23-25 Church HillHonitonEX14 2DB	13/2487/FUL	Honiton	1 Completed. Assume remaining 3 dwellings are not far behind.	3																				**3**

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Central Place, High Street, Honiton, EX14 1LP	13/2811/OUT	Honiton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	6																		**6**
Flat 3 245 High Street Honiton EX14 1AH	13/2813/PDJ	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
60 High StreetHonitonEX14 1PQ	14/0773/FUL	Honiton	Assume completion will be in 2014/15	1																				**1**
157 High StreetHonitonEX14 1LJ	14/1319/FUL	Honiton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
StonehavenWhitford RoadKilmingtonAxminsterEX13 7RG	13/0695/FUL	Kilmington	Assume completion will be in 2014/15	1																				**1**
Land Adjacent WoodlandsKilmingtonAxminsterEX13 7ST	14/0029/FUL	Kilmington	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Kilmington Cross Garage, Kilmington, Axminster, EX13 7RB	14/0279/OUT	Kilmington	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	4																		**4**
The Old Inn, Kilmington, Axminster, EX13 7RB	14/1410/FUL	Kilmington	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Kilmington Baptist ChurchKilmington	14/1700/FUL	Kilmington	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Roseneath, Church Path Terrace, Lympstone, Exmouth, EX8 5HJ	10/2168/FUL	Lympstone	Assume completion will be in 2014/15	0																				**0**
Land To South Of Lympstone HouseStrawberry HillLympstoneExmouthEX8 5JZ	12/0147/FUL	Lympstone	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Off Longmeadow RoadLympstoneExmouthEX8 5LF	13/0093/FUL	Lympstone	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Michael HouseGreenhill AvenueLympstoneExmouthEX8 5HW	13/2356/FUL	Lympstone	Assume completion will be in 2014/15	0																				**0**
Land To South East Of Nos. 15 And 16 Jackson MeadowLympstone	13/2747/FUL	Lympstone	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Candys Burgmanns HillLympstoneEX8 5HP	14/0632/OUT	Lympstone	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
TadpolesLongmeadow RoadLympstoneExmouthEX8 5LF	14/1131/OUT	Lympstone	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
The Old Reading RoomAxminster RoadMusburyEX13 8AZ	12/1860/FUL	Musbury	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land To The Rear Of High NookeLittledown LaneNewton PopplefordSidmouthEX10 0BG	11/1318/FUL	Newton Poppleford	Assume completion will be in 2014/15	1																				**1**
HolmleighBack LaneNewton PopplefordSidmouthEX10 0EY	11/2679/FUL	Newton Poppleford	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Land Adjacent Little Orchard, Exmouth Road, Newton Poppleford	13/0134/OUT	Newton Poppleford	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Brook FarmVenn Ottery RoadNewton PopplefordSidmouthEX10 0BU	13/0380/FUL	Newton Poppleford	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
1 HillsideBurrowNewton PopplefordSidmouthEX10 0BR	13/1970/OUT	Newton Poppleford	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
South View Exmouth RoadNewton PopplefordSidmouthEX10 0BE	14/0954/FUL	Newton Poppleford	Assume completion will be in 2014/15	0																				**0**

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding net projections
Adjacent Badger Close	96/P0871	Newton Poppleford	Expect not to come forward despite rest of site having been built out.																					**0**
Colt HouseOffwellHonitonEX14 9RY	14/0353/FUL	Offwell	Assume completion will be in 2014/15	0																				**0**
Colehayes CottageBehind HayesOttertonEX9 7JQ	11/1602/FUL	Otterton	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Coles Furnishers, 11 Silver Street, Ottery St Mary, EX11 1DB	10/1873/FUL	Ottery St Mary	Assume completion will be in 2014/15	2																				**2**
Thorne FarmCadhay LaneOttery St MaryEX11 1QZ	11/1455/FUL	Ottery St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
29 Slade CloseOttery St MaryEX11 1SY	12/0378/FUL	Ottery St Mary	Assume completion will be in 2014/15	1																				**1**
Ridgeway HouseRidgewayOttery St MaryEX11 1DT	13/0937/COU	Ottery St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The Crusty Cob21 Broad StreetOttery St MaryEX11 1BY	13/1136/FUL	Ottery St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
48 Raleigh RoadOttery St MaryEX11 1TG	13/1425/FUL	Ottery St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Sunny CornerHind StreetOttery St MaryEX11 1BW	13/1701/COU AND 13/1247/FUL	Ottery St Mary	Will result in the net loss of 1 dwelling. Assume completion will be in 2014/15.	-1																				**-1**
Land To The North Of4 - 14 Sandhill StreetOttery St Mary	13/2731/FUL	Ottery St Mary	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Barnfield House (land Adj)Cadhay LaneOttery St MaryEX11 1QZ	14/0317/RES	Ottery St Mary	Assume completion will be in 2014/15	2																				**2**
The OrchardYonder StreetOttery St MaryEX11 1HG	14/0973/FUL	Ottery St Mary	Assume completion will be in 2014/15	1																				**1**
HomeleaPayhemburyHonitonEX14 3HA	13/2030/FUL	Payhembury	Assume completion will be in 2014/15.	2																				**2**
BrookdalePayhemburyHoniton EX14 3EZ	13/2449/OUT	Payhembury	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	1																			**1**
Pencepool FarmPlymtreeCullomptonEX15 2JY	13/1935/FUL	Plymtree	Assume completion will be in 2014/15	1																				**1**
Land Adjacent Blacksmiths ArmsPlymtree	14/1102/FUL	Plymtree	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Broomfield ViewLondon RoadRockbeareExeterEX5 2FP	11/1035/FUL	Rockbeare	Assume completion will be in 2014/15	2																				**2**
Woodside Metcombe Ottery St Mary Devon, EX11 1SS	05/0943/FUL	Rural Areas/Small Villages Without BuABs	Implemented in 2006 but seems to have stalled. Will need to re-apply for B/C so assume completion in 2015/16.	0	0																			**0**
Yellands Farm, Whimple, Exeter, Devon, EX5 2QX	05/2385/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	2																				**2**
Hembury Fort HouseBroadhemburyDevonEX14 3LD	07/0105/MFUL	Rural Areas/Small Villages Without BuABs	Implemented in 2010 but may require new B/C to continue. Assume completion in 2015/16.	0	5																			**5**
Ting Tong Bungalow, Dalditch Lane, Budleigh Salterton, Devon, EX9 7AS	07/1340/RES	Rural Areas/Small Villages Without BuABs	Implemented 2009 but seems to have stalled. Will need to apply for B/C so assume completion in 2015/16.	0	0																			**0**
Land Adjacent To, Orchard House, Woodbury Salterton, Exeter, Devon, EX5 1EL	07/2205/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Belfield Farm, Poltimore, Devon, EX4 0AE	07/2275/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**

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Rye Errish, Southleigh, Devon, EX24 6JB	07/2491/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Shute Arms Hotel, Whitford, Devon, EX13 7PW	08/0012/COU	Rural Areas/Small Villages Without BuABs	Remaining 2 flats could come forward any time as permission was implemented, however assume they will not do now.																					**0**
Loveday Lye, Shute, Devon, EX13 7PY	08/0861/FUL AND 08/0863/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Land At Quarry Lodge , Crewkerne Road, Axminster, Devon	08/0872/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Stockham Farm, Southleigh, Colyton, Devon, EX24 6JA	08/1779/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
The Firs, Rockbeare, EX5 2FP	09/0222/FUL	Rural Areas/Small Villages Without BuABs	1 unit complete, Assume other 2 will be completed in 2014/15.	2																				**2**
Tower Poultry Unit, Long Lane, Dunkeswell, EX14 4XR	09/0436/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Thorns Farm, Cotleigh, Honiton, Devon, EX14 9SY	09/1357/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2015/16	0	0																			**0**
Edge Farm Cottage, Branscombe, Devon, EX12 3BL	09/1901/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Northcombe Farm, North Combe Road, Offwell, Devon, EX14 9SP	09/2308/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Land Adjoining Kepel Gate, Higher Ridgeway, Ottery St Mary	09/2482/FUL	Rural Areas/Small Villages Without BuABs	Main house not completed but annexe is and is Council Tax banded. Taken as a completed because when main building is finished the annexe will not be a separate independent dwelling. Site remaining live in table so that if annexe remains a separately Council Tax banded property then can count as separate dwelling, however it is not projected to be as such. Assume completion will be in 2014/15.	0																				**0**
Lees Cottage, Yarcombe, Devon, EX14 9BE	10/0357/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Heronsmead, Dalwood, Axminster, EX13 7EH	10/0844/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Western Fields, Ebford, Exeter, EX3 0PA	10/1059/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Perdon Fields, Land West Of Little Fort, Payhembury	10/1103/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Whare Koa, Gerway Lane, Ottery St Mary, EX11 1PW	10/1197/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Land Adjacent To The Club House, Upton Pyne, Exeter, EX5 5JA	10/1260/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Land Adjacent Porchfield, Smallridge, Axminster	10/1514/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
BlueberryChard RoadAxminsterEX13 5ED	11/0362/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	2																				**2**

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Kings GateCooks LaneAxminsterEX13 5SQ	11/0573/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	1																			**1**
The LonghousePlymtreeCullompton EX15 2JW	11/0988/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Buckland Farm (Land Adjacent To)Charmouth RoadAxminsterEX13 5SZ	11/1032/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
The Old MillExtonExeterEX3 0PH	11/1136/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Preston FarmUpotteryHonitonEX14 9PF	11/1196/FUL	Rural Areas/Small Villages Without BuABs	1 of the 3 units is purely holiday units and so cannot be counted unless becomes council tax banded. 2 units will be dwellings. Assume completion 2014/15.	2																				**2**
BulfordLyme RoadUplymeLyme RegisDT7 3XA	11/1274/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Little BurcombeWiggatonOttery St MaryEX11 1PU	11/1494/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
The ForgeLondon RoadRockbeare	11/1720/OUT	Rural Areas/Small Villages Without BuABs	RES application pending decision. Assume completion will be in 2016/17	0	0	4																		**4**
Sidbrook FarmSidburySidmouthEX10 0QN	11/1740/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	0																		**0**
Goose Green FarmWhimpleExeterEX5 2PR	11/2004/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
RiverhayesGreen LaneExtonExeterEX3 0PW	11/2040/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Challenger FarmMemburyAxminsterEX13 7JT	11/2729/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
GreendaleWhimpleExeterEX5 2PL	11/2787/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Fair Oak FarmUpotteryHonitonEX14 9RQ	11/2809/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Bluehayes Farm (Buildings North Of)BluehayesBroadclystExeterEX5 3BA	12/0200/FUL AND 14/1116/FUL	Rural Areas/Small Villages Without BuABs	1 unit to be dwelling. Other 2 to be ancillary or holiday units depending on scheme implemented. Assume completion will be in 2014/15.	1																				**1**
Orchard Farm CaravanPlymtreeCullomptonEX15 2LW	12/0312/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Green End HouseDalwoodAxminsterEX13 7EJ	12/0453/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
The Old BarnDulford	12/0547/VAR	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Borolands FarmAxmouthSeatonEX12 4BP	12/0634/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Nanfield (Land South Of)Exmouth RoadExtonExeterEX3 0PZ	12/0736/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**

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LarksfieldOak RoadAylesbeareExeterEX5 2DD	12/0747/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Land At Porch FarmSmallridgeAxminsterEX13 7JH	12/0767/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Furzehill Farm (land At)HawkchurchAxminsterEX13 5TZ	12/1247/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The OaksBuckerellHonitonEX14 3ER	12/1444/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
South RidgeBlackpool CornerAxminsterEX13 5UH	12/1520/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Park ViewChardstockAxminsterEX13 7BT	12/1521/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
GreenwayGreen LaneExtonExeterEX3 0PW	12/1595/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Mimosa CottagePayhemburyHonitonEX 14 3HT	12/1697/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Otterside, Tipton St John, Devon, EX10 0AF	12/1793/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Kingsdown Business ParkSalcombe RegisSidmouthEX10 0PD	12/1805/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	2																				**2**
The Don Hatch NurseryCombe Raleigh	12/1846/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	4																		**4**
Tiphayes (land At)UpotteryHonitonEX14 9NZ	12/1865/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Woodmans Hill FarmTalatonExeterEX5 2RW	12/2111/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Land South East Of Bittery CrossTalewaterTalaton	12/2125/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The FirsClyst HonitonExeterEX5 2AN	12/2136/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Apple Tree FarmBroadhemburyHonitonEX 14 3JZ	12/2146/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Higher Orchard Burgmanns HillLympstoneExmouthEX8 5HP	12/2296/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Buckshayes FarmUpotteryHonitonEX14 9RQ	12/2411/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Kerswell Farm, Kerswell, Cullompton, EX15 2EJ	12/2556/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	5																			**5**
Colestocks FarmColestocksHonitonDevonE X14 3JR	12/2581/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**

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Land To The North Of Old Highwood Farm, Dunkeswell, Devon	12/2654/FUL	Rural Areas/Small Villages Without BuABs	4 of the 5 units are purely holiday units and so cannot be counted unless become council tax banded. 1 unit will be a dwelling. Not yet implemented. Assume completion will be in 2015/16.	0	1																			**1**
Land North East Of Gittisham Farm CrossGittisham	13/0112/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Park FarmMemburyAxminsterEX13 7TB	13/0143/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Braddicks Woodbury SaltertonEX5 1PX	13/0197/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Dunscombe BarnSalcombe RegisSidmouthEX10 0PN	13/0325/FUL	Rural Areas/Small Villages Without BuABs	Existing Council Tax banded annexe to be replaced by 2 holiday lets so loss of one dwelling. Not yet implemented. Assume completion in 2015/16.	0	-1																			**-1**
Land West Of Martin Gate (Land At Lower Hawkerland)Sidmouth RoadAylesbeare	13/0449/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Land Adjacent The FirsRidgeway LaneColyton	13/0505/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Toads FollyToadpit LaneWest HillOttery St MaryEX11 1LQ	13/0578/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Leathermill CottageWest Hill RoadWest HillOttery St MaryEX11 1TP	13/0622/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Godford MillAwliscombeHonitonEX14 3PN	13/0935/COU	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Hill View Farm, Combe Raleigh, Devon, EX14 4SF	13/1070/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Watchford FarmYarcombeHonitonEX14 9LZ	13/1282/FUL	Rural Areas/Small Villages Without BuABs	Assume each dwelling to be built out in turn. First dwelling under construction and assume completion in 2014/15. Assume completion of remaining 2 in 2015/16.	1	2																			**3**
Cliff EdgeBeer HillSeatonEX12 2QD	13/1327/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Maidenhayne Farm CottageMaidenhayne LaneMusburyAxminsterEX13 8AG	13/1360/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land North Of Carters Farm(land Adj The Knapp)Dalwood	13/1460/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	6																				**6**
1 & 2 Stout CottageYarcombe	13/1475/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Curscombe FarmFenitonHonitonEX14 3EU	13/1584/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Stoneshelves FarmYarcombeHonitonEX14 9LS	13/1595/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Musbury ChapelWhitford RoadMusburyAxminsterEX13 7AP	13/1689/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Barns At Nags Head FarmGittishamHonitonEX14 3AW	13/1692/FUL	Rural Areas/Small Villages Without BuABs	Assume will require new Building Control application to continue. Assume completion will be in 2015/16.	0	1																			**1**

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Strete Ralegh FarmStrete RaleghWhimpleExeterEX5 2PP	13/1704/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Copper Beech PlaceGreen LaneExtonExeterEX3 0PW	13/1721/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
ChestnutsSt Mary'sTrinity Hill RoadAxminsterEX13 5SL	13/1737/FUL AND 14/1198/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Stable BlockThe StablesYettingtonBudleigh SaltertonEX9 7BP	13/1811/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Stafford BartonSwan Hill RoadColyfordColytonEX24 6HE	13/1848/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15.	2																				**2**
39 Pinn HillExeterEX1 3TH	13/1867/FUL	Rural Areas/Small Villages Without BuABs	Previously mistakenly taken as completed in Feb 2013. Assume completion will be in 2014/15.	1																				**1**
AshmountGreen LaneAxminsterEX13 5TD	13/1873/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
The Grange, Higher Metcombe, Ottery St Mary, EX11 1SH	13/1963/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
FirsideRawridgeHonitonEX14 9PT	13/1968/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Harcombe CrossHarcombe RoadAxminsterEX13 5TB	13/1975/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Little BrockBrockhillStation RoadBroadclystExeterEX5 3AR	13/2087/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Shortlands, Wilmington, Honiton, EX14 9SF	13/2112/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
BramleysWilmingtonHonitonEX14 9JU	13/2131/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
BridlewaysHolyford LaneColyfordColytonEX24 6HW	13/2152/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Cherryhayes FarmSmeatharpeHonitonEX14 9RD	13/2289/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Yarcombe Baptist ChurchPound LaneYarcombe	13/2319/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Melberry House Moor LanePoltimoreExeterEX4 0AQ	13/2380/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Dalditch StablesDalditch LaneBudleigh SaltertonEX9 7AS	13/2409/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Exton Park FarmExmouth RoadExtonExeterEX3 0PT	13/2445/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Ferndale Whitford RoadMusburyAxminsterEX13 7AP	13/2514/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding net projections
Twist Farm Cottage, Brinscombe Lane, Membury, Axminster, EX13 7JY	13/2528/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Tudor CottageRockbeareExeterEX5 2EF	13/2570/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Land North West Of The Old WorkshopsThe DriveFarringdonExeterEX5 2JD	13/2699/OUT	Rural Areas/Small Villages Without BuABs	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	2																		**2**
Marrickville (Land To Rear Of)London RoadRockbeareExeterEX5 2EA	13/2717/OUT	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Maidenhayne Farm CottageMaidenhayne LaneMusburyAxminsterEX13 8AG	13/2771/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Ashfield CottageAwliscombeHonitonEX14 3NP	13/2780/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Golden FarmSheldonHonitonEX14 4QP	14/0005/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Site Of Former Rousdon Water TowerRousdon	14/0084/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land On The North Side OfPark LaneExeter	14/0104/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Station House, Seaton Junction, Axminster, EX13 7PW	14/0143/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
West HolmeLondon RoadRockbeareExeterEX5 2DZ	14/0151/RES	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land At BrickyardRockbeare	14/0182/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Crosshill FarmWestonHonitonEX14 3PF	14/0266/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land On The West Side Of ChurchsideClyst Honiton	14/0321/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
The Grange London RoadRockbeareExeterEX5 2FP	14/0497/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Aller GroveCombe RaleighHonitonEX14 4UJ	14/0505/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Units 1 And 2Copplestone FarmCopplestone LaneColaton Raleigh	14/0549/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
HighwaysHarcombe RoadAxminsterEX13 5TB	14/0666/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Scotts FarmSanctuary LaneWoodburyExeterEX5 1EU	14/0673/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Northmostown Farm NorthmostownSidmouthEX10 0NL	14/0701/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**

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Land To The South Of The SmithyLondon RoadRockbeareExeterEX5 2EA	14/0721/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Wayside ShuteAxminsterEX13 7PZ	14/0746/CPL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	-1																			**-1**
Elderflower CottageOakhayes RoadWoodburyExeterEX5 1JT	14/0868/COU	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	-1																			**-1**
White LodgeOttertonBudleigh SaltertonEX9 7BD	14/0880/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	0																				**0**
Birchill FarmBirchillAxminsterEX13 7LB	14/0886/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
The LeysLane To The BriaryExton LaneExtonExeterEX3 0PN	14/1010/DEM AND 14/1238/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
Fairway (Land Rear Of)London RoadRockbeareExeterEX5 2EA	14/1088/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Edge FarmBranscombeSeatonEX12 3BL	14/1117/FUL	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
SilvermineCooks LaneAxminsterEX13 5SQ	14/1179/RES	Rural Areas/Small Villages Without BuABs	Assume completion will be in 2014/15	1																				**1**
The Orchard Land To The Rear Of MerrivaleExtonEX3 0PP	14/1193/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Trout LodgeWeycroftAxminster	14/1259/VAR	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Brimley193 Beer RoadSeatonEX12 2QB	14/1313/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Andrewshayes Caravan Park DalwoodAxminsterEX13 7DY	14/1366/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Gelsmoor Yawl Hill LaneUplymeLyme RegisDT7 3RW	14/1415/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Moorland RidgeTrinity Hill RoadAxminsterEX13 5SS	14/1472/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Coombe OrchardTipton St JohnSidmouthEX10 0AX	14/1483/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Perhams FarmHarcombeLyme RegisDT7 3RN	14/1550/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Little HayesGreen LaneAxminsterEX13 5TD	14/1824/FUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
19 Queen Street, Seaton, Devon, EX12 2NY	08/2960/FUL	Seaton	Assume completion will be in 2014/15	1																				**1**
Blue HavenFremington RoadSeatonEX12 2HX	11/2157/FUL	Seaton	Assume completion will be in 2014/15	1																				**1**
Ingon House (land Adjacent), Old Beer Road, Seaton, Devon, EX12 2PZ	12/0515/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**

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Land At Rear Of Chestnut HouseBunts LaneSeaton	12/0966/OUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
58 Queen StreetSeatonEX12 2RB	12/1875/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
H S B CThe SquareSeatonEX12 2JY	12/1904/FUL	Seaton	3 completed. Assume final dwelling will be completed in 2014/15.	1																				**1**
140 Harepath Road, Seaton, Devon, EX12 2DX	12/1956/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	4																			**4**
Glen-Roy (Land Adj), Westwood Way, Seaton, Devon, EX12 2DH	12/2512/OUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
The Boatyard2 The HarbourAxmouthSeatonEX12 4AA	13/1117/MOUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	2																		**2**
Land Adj Tregenna, Seaton, EX12 2PR	13/1288/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
St Clares CentreFore StreetSeatonEX12 2AN	13/2486/FUL	Seaton	Assume completion will be in 2014/15 and 2015/16 in line with SHLAA methodology.	6	3																			**9**
25 Court LaneSeatonEX12 2AR	13/2689/FUL	Seaton	Assume completion will be in 2014/15.	1																				**1**
Thornfield CottageHarepath RoadSeatonEX12 2SU	14/0019/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	7																			**7**
33 Eyewell GreenSeatonEX12 2BN	14/0110/OUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Bramble HillSeaton Down HillSeatonEX12 2JD	14/1219/FUL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Flat 114 Seafield RoadSeatonEX12 2QS	14/1447/COU	Seaton	Assume completion will be in 2014/15	-1																				**-1**
Land Adjacent West RisingFremington RoadSeatonEX12 2HX	14/1555/OUT AND 14/1559/OUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	4																		**4**
3,4,7 & 8 Powell CloseSeatonEX12 2BR	14/1726/CPL	Seaton	Not yet implemented. Assume completion will be in 2015/16	0	-2																			**-2**
Long Close CottageFore StreetSidburySidmouthEX10 0RS	12/1514/FUL	Sidbury	One completed, other one not far behind. Assume completion in 2014/15	1																				**1**
Plot Adjacent Bickwell House Stadway Meadow Sidmouth Devon	06/2899/RES	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Site Adjacent To 36 Ladymead, Sidmouth, EX10 9XN	10/0806/FUL	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Land Adjacent To, 129 Sidford Road, Sidford, Devon	11/1354/FUL	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Westcliff Hotel, Manor Road, Sidmouth, EX10 8RU	11/1521/FUL	Sidmouth	Start made on site but not on the new dwellings as yet. Assume completion will be in 2015/16.	0	8																			**8**
84 Alexandria RoadSidmouthEX10 9HG	11/2299/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
14 Summerfield Sidmouth Devon EX10 9RY	11/2397/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	4																			**4**
Land Adjacent To 89 Sidford High StreetSidfordSidmouthEX10 9SA	11/2832/FUL	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Stanhope Drive, Sidmouth, Devon, EX10 9JE	12/0263/FUL	Sidmouth	3 completed. Assume final dwelling still requires new B/C application so completion will be in 2015/16.	0	1																			**1**

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Land Adjacent 119 Woolbrook RoadSidmouthEX10 9DZ	12/0835/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
87 Sidford High StreetSidfordSidmouthEX10 9SA	12/0899/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	3																		**3**
Heydons Hall, Heydons Lane, Sidmouth, EX10 8NJ	12/0904/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	2																			**2**
30 Ladymead, Woolbrook, Sidmouth, EX10 9XN	12/1365/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent To, 148 Sidford Road, Sidford, Sidmouth, Devon, EX10 9PE	12/1671/FUL	Sidmouth	Assume completion will be in 2014/15	2																				**2**
12 PathwhorlandsSidmouthEX10 9HF	12/1851/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
The CabinChurch StreetSidfordSidmouthEX10 9RN	12/1934/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
The Hill, Muttersmoor Road, Sidmouth, EX10 8RH	12/2003/FUL	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Land Rear Of 98 To 100 High Street, Sidmouth, EX10 8EF	13/0503/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Winslade Central48 Winslade RoadSidmouthEX10 9EX	13/0534/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	6																			**6**
60 High StreetSidmouthEX10 8EH	13/1068/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land At 28 Temple Street (Elysian Works)SidmouthEX10 9BA	13/1119/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
Land At Ashprington5 Sidmount GardensSidmouthEX10 8XQ	13/1238/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Cathedral Financial Management LtdFortfield ChambersStation RoadSidmouthEX10 8NY	13/1461/PDJ	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Plot 3 Land At Bickwell HouseStadway MeadowSidmouthEX10 8TB	13/1746/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Plot 4Land At Bickwell HouseStadway MeadowSidmouthEX10 8TB	13/1747/OUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
6 Peaslands RoadSidmouthEX10 9BD	13/2054/FUL	Sidmouth	Assume completion will be in 2014/15	0																				**0**
Windrush12 Primley RoadSidmouthEX10 9LD	13/2166/RES	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
20 - 22 All Saints RoadSidmouth	13/2180/COU	Sidmouth	6 completed. Assume last 3 will be completed in 2014/15.	3																				**3**
Land Adjacent To HillsSid RoadSidmouth	13/2450/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Mondays ChildOld Fore StreetSidmouthEX10 8LS	13/2553/FUL AND 13/1961/PDJ	Sidmouth	Assume completion will be in 2014/15	2																				**2**
Woolbrook ReservoirBalfoursSidmouthEX10 9EF	13/2788/FUL	Sidmouth	Assume completion will be in 2014/15	1																				**1**
Bay TreesCotmaton RoadSidmouthEX10 8ST	14/0468/FUL	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Woolbrook ReservoirBalfoursSidmouthEX10 9EF	14/1022/RES	Sidmouth	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**

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Ballard DownSmallridgeAxminsterEX13 7LY	11/2510/FUL	Smallridge	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land OppositeRidgeway InnSmallridge	13/0923/OUT	Smallridge	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	5																		**5**
Land Adjacent To Malls OrchardSmallridgeAxminsterEX 13 7LY	13/2705/FUL	Smallridge	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land Adjacent The Firs Blackdown ViewTalaton	10/1792/FUL	Talaton	Assumed will not be going ahead.																					**0**
Stevens CottageTalatonExeterEX5 2RW	13/2344/OUT	Talaton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
TetherdownWhalley LaneUplymeLyme RegisDT7 3UP	11/0253/FUL	Uplyme	Not yet implemented. Assume completion will be in 2015/16	0	0																			**0**
Post OfficeLyme RoadUplymeLyme RegisDT7 3TQ	11/2179/FUL	Uplyme	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Land Adjacent Lydwell House, Lyme Road, Uplyme, Devon	12/1309/FUL	Uplyme	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Land AdjoiningGore LaneUplymeLyme RegisDT7 3UU	13/0419/FUL	Uplyme	Assume completion will be in 2014/15	1																				**1**
WandasVenlakeUplymeLyme RegisDevonDT7 3SE	14/0218/FUL	Uplyme	Assume completion will be in 2014/15	0																				**0**
Greenties, Lyme Road, Uplyme, Lyme Regis, Dorset, DT7 3TJ	14/1554/FUL	Uplyme	Assume completion will be in 2014/15	1																				**1**
Tilebarn, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UF	10/1191/FUL	West Hill	1 completed April 2013, but 0 net due to demolition of exisitng dwelling. Other 2 assume completion 2014/15.	2																				**2**
Holly Bank Lower Broad Oak Road West Hill EX11 1UF	11/2796/FUL	West Hill	Assume completion will be in 2014/15	1																				**1**
Broad Hayes Toadpit Lane West Hill Ottery St Mary Devon EX11 1TR	12/0834/OUT	West Hill	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
Land Adjacent White Lodge, West Hill Road, West Hill, Devon	12/2103/FUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Whiteoaks, Higher Broad Oak Road, West Hill, Devon, EX11 1XD	13/0200/FUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
W I Hall, West Hill Road, West Hill, Devon	13/0579/RES	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	3																			**3**
The Old Vicarage, Bendarroch Road, West Hill, Ottery St Mary, EX11 1UW	13/0921/OUT	West Hill	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	1																		**1**
WhirlowHawkins LaneWest HillOttery St MaryEX11 1XG	13/1076/FUL	West Hill	Assume completion will be in 2014/15	0																				**0**
Land Adjacent Greytops (Cooper Court)West Hill RoadWest Hill	13/1248/OUT AND 14/0262/RES	West Hill	2 dwellings with RES approval, 2 still pending consideration. None implmented as yet. Assume completion in 2015/16 and 2016/17.	0	2	2																		**4**
Orchard CottageHigher Broad Oak RoadWest HillOttery St MaryEX11 1XJ	13/1469/FUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Potters Country MarketWest Hill RoadWest HillOttery St MaryEX11 1TY	13/1841/CPL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	2																			**2**
Knapp CottageLower Broad Oak RoadWest HillOttery St MaryEX11 1XH	13/2459/FUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Land To Rear Of CrantockWest Hill RoadWest HillOttery St MaryEX11 1TU	14/0160/FUL	West Hill	Assume completion will be in 2014/15	2																				**2**

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HighlandsWest Hill RoadWest HillOttery St MaryEX11 1TU	14/0191/OUT	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
MarinersWest Hill RoadWest HillOttery St MaryEX11 1TY	14/0861/RES	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
RustlingsLower Broad Oak RoadWest HillOttery St MaryEX11 1UF	14/1225/FUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
Little FieldToadpit LaneWest HillOttery St MaryEX11 1TR	14/1406/OUT	West Hill	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	0																		**0**
Former Railway Goods Yard, Whimple, Devon	09/2446/FUL AND 11/1265/FUL	Whimple	Assume completion will be in 2014/15	6																				**6**
Land South Of HindcottBramley GardensWhimpleExeterEX5 2SJ	13/2727/FUL	Whimple	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
SherwayWhimpleExeterEX5 2TS	14/0618/FUL	Whimple	Assume completion will be in 2014/15	1																				**1**
24 Dince Hill CloseWhimpleExeterEX5 2TE	14/1738/FUL	Whimple	Assume completion will be in 2014/15	0																				**0**
Penryn, Woodbury, Exeter, EX5 1EF	10/2179/FUL	Woodbury	Assume completion will be in 2014/15	1																				**1**
Land To The East Of ElmsideTown LaneWoodburyExeterEX5 1NE	13/0712/OUT	Woodbury	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	2																		**2**
Orchard HouseGlobe HillWoodburyExeterEX5 1JP	13/0971/FUL	Woodbury	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**
35 Long ParkWoodburyExeterEX5 1JB	14/0904/FUL	Woodbury	Not yet implemented. Assume completion will be in 2015/16	0	1																			**1**