

Site Name	Permission / Application	Settlement	1 Oct 14 - 31 March 15		Notes	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Total 5 year period	Previously assumed 5 year total	Difference
			Projected	Completed										
Land At, Dukes Way Phase 2	09/2350/MFUL	Axminster	6	3	Variation to S106 agreed October 2014 to now only require 6 further affordables on this site. Site recommenced soon after this and now back on track.	3	25	25	17			70	70	0
Chard Road - Phase 3	10/0132/MFUL	Axminster	13	15	15 completed in last six months includes 6 in phase 2C (part of this application) previously missed off monitor and built in 2013/14.	15	25	25	2			67	67	0
Land At Milbrook Valley Stoney Lane Axminster	92/P0998 AND 11/0509/VAR	Axminster	0	0	Site is part of the oldest permission for Chard Road developments, permission therefore remains extant. 2011 variation of condition to enable development without improvements to Stoney Lane. Site expected to be commenced like any other site with planning permission and assumed it will be built out within the five year period, however, moved back from first completions in 2015/16 to 2016/17.	0	0	12	6			18	18	0
Phillips Centre Leacombe House Lyme Close Axminster EX13 5BA	11/0718/MFUL	Axminster	0	0	All new dwellings commenced between October 2014 and February 2015. First completions expected this coming year.	0	12	1				13	13	0
Axminster Football Club	11/1660/MFUL	Axminster	12	15	Development well advanced with nearly all plots commenced and almost half now complete.	15	25	17				57	57	0
Land At Rear Of West Close , West Street, Axminster, Devon	03/P2728 AND 07/1128/MRES AND 08/2300/RES AND 12/2257/FUL AND 13/2612/MFUL	Axminster	12	0	Site containing multiple permissions and different parts of the site are at different stages. Building control records show 9 terraced cottages were approaching completion at February 2015. 8 apartments have approved building control applications. 5 apartments and 6 townhouses do not yet have approved building control applications. Delivery projected to be spread out over a number of years rather than at SHLAA rate based on current status of building control applications but all within the five year period.	0	9	8	11			28	28	0
Land at Cloakham Lawns	10/0816/MOUT AND 13/1489/MRES	Axminster	12	42	Site well underway. Wider site (400 units total) now has reserved matters approval. Completions are significantly ahead of SHLAA rate and so higher delivery rates could be argued but a conservative approach of applying SHLAA rates has been used. Housing Monitoring Update also had an incorrect figure in 2018/19 showing "13" rather than "25" so site delivery within the five year period significantly up.	42	25	25	25	25	13	155	112	43
Rodney Rendall Site, Axminster	11/2643/MFUL	Axminster	12	36	100% affordable site completed Jan 2015 ahead of SHLAA rate.	36						36	36	0
Magnolia Rise Lyme Road Axminster EX13 5BH	12/2678/FUL	Axminster	0	0	Conversion of 10 independent living units (all Council Tax banded) into 22 care bed spaces. Using the SHLAA methodology rate of 2 bed spaces = 1 dwelling this means in the future there will be 11 dwellings on site so a net increase of 1. Site not yet commenced so pushed back to 2016/17.	0	0	1				1	1	0
2 & 3 Bonners Glen Axminster EX13 5EL	12/2132/MFUL	Axminster	10	10	100% affordable site completed November 2014.	10						10	10	0
Land adjacent to and North of 53 Greenway Lane, Budleigh Salterton	12/2507/MRES	Budleigh Salterton	12	14	Site over halfway complete and coming through a little faster than SHLAA rate.	14	21					35	35	0
Land South Of B3178 Budleigh Salterton	11/2629/MFUL	Budleigh Salterton	0	0	Not yet implemented. Current planning application (15/1118/MOUT) pending consideration for phase 2 next door. Site not yet commenced so pushed back to 2016/17.	0	0	12	25	22		59	59	0
Land To The East Of The Village Hall Clyst St Mary	13/0365/MOUT	Clyst St Mary	0	0	Reserved matters (15/1269/MRES) currently pending consideration so 2016/17 considered an appropriate length of time for first completions to come through.	0	0	12	25	25	13	75	75	0
Land Off Mount View Colyton	13/1430/MFUL	Colyton	6	12	100% affordable site completed November 2014 ahead of SHLAA rate.	12						12	12	0
Land North Of Yaffles Coly Road Colyton	13/1401/MOUT	Colyton	0	0	No reserved matters application as yet. Expected to still deliver within the five year period.	0	0	12	4			16	16	0
Land Adjacent Ball Knapp (Land South Of Powells Way) Powells Way Dunkeswell	13/0594/MFUL	Dunkeswell (Highfield)	6	14	100% affordable site completed February 2015 ahead of SHLAA rate.	14						14	14	0

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Land At, Marcus Road, Exmouth	10/1392/MFUL	Exmouth	6	0	All plots underway but none as yet completed. Moved back to 2015/16.	0	12	2				14	14	0
Former Gas Depot, Fore Street, Exmouth	10/0235/MFUL	Exmouth	18	18	100% affordable site completed November 2014 as per above SHLAA rate projection.	18						18	18	0
6 Portland Avenue, Exmouth, Devon, EX8 2BS	11/0733/FUL AND 12/2171/FUL AND 14/0588/FUL	Exmouth	0	0	4 Council Tax banded units looking to be converted into 10 apartments. Site not yet commenced so pushed back to 2016/17.	0	0	6				6		6
11 Camperdown Terrace, Exmouth, EX8 1EJ	10/1686/MFUL	Exmouth	3	0	Building control plans submitted Feb 2014 for 3 of the apartments (plots 9,10 and 11). Excavations on plot 9 began March 2014. Letter on planning file states that this was considered to be a material operation and so planning consent remains extant. Previously assumed that this meant the site would build out now,however, no further information so now conservatively assumed to not deliver within the five year period.	0	0	0	0	0	0	0	12	-12
Seaview, Bonville, Fulford, Courtney8 Douglas AvenueExmouthEX8 2AU	10/2530/MFUL AND 12/1215/MFUL 09/2331/MFUL	Exmouth	10	7	McCarthy & Stone retirement apartments. All units complete or very close to completion. 3 remain not yet Council Tax banded.	7	3					10	10	0
Hillcrest SchoolSt Johns RoadExmouthEX8 4EB	AND 11/2814/MFUL	Exmouth	13	13	53 out of 67 units Council Tax banded by end of March 2015.	13	14					27	27	0
DunsinaneMaer RoadExmouthEX8 2DA	11/0721/MFUL	Exmouth	6	0	Flatted development of two blocks expected to deliver each block in entirety in one go. All units well advanced.	0	14					14	14	0
34 Cranford AvenueExmouthEX8 2QA	13/2647/MFUL	Exmouth	0	0	Site not yet commenced so pushed back to 2016/17.	0	0	11				11	11	0
Pier Head Mamhead ViewExmouth	12/2163/MFUL	Exmouth	0	0	Commenced March 2015.	0	12	1				13	13	0
Land Adjacent To Buckingham Close (Plumb Park)Buckingham CloseExmouth	13/0297/MOUT	Exmouth	0	0	Pre-app meeting regarding reserved matters held September 2014. Email from landowners (Clinton Devon Estates) explains reserved matters planning application for 264 of the 350 homes due to be submitted Summer 2015 and first homes to be completed in 2016. This brings the site forwards by a year.	0	0	12	25	25	13	75	50	25
Land Adjacent To Louvigny CloseStation RoadFeniton	11/2481/MFUL	Feniton	6	17	Building out ahead of SHLAA rate so far but conservatively projected SHLAA rate compliance in future years.	17	25	2				44	44	0
Land North OfAcland ParkFeniton	11/1021/MFUL	Feniton	0	0	Not yet implemented. In the process of clearing pre-commencement conditions.	0	12	20				32	32	0
Heathfield House, Rosemount Lane, Honiton, EX14 1RN	14/0344/MOUT	Honiton	0	0	New planning application (15/0612/MFUL) pending consideration for an increase from 11 to 14 dwellings on site. No reserved matters approval for existing outline as yet so pushed back to 2017/18.	0	0	0	10			10	10	0
Holyshute House Monkton Road Honiton EX14 1PZ	11/2106/MFUL	Honiton	2	1	1 unit outstanding.	1	1					2	2	0
Land Off Of Clapper Lane (Previously Allotments)Honiton	13/2508/MOUT	Honiton	0	0	No reserved matters application as yet so pushed back to 2017/18.	0	0	0	10			10	10	0
The CedarsOtter Valley ParkHonitonEX14 4PA	14/0405/VAR	Honiton	5	0	No new completions to report. Assume completion will be within the five year period.	0	0	5				5	5	0
Land To The West OfStrawberry HillLymptstone	12/0506/MFUL	Lymptstone	0	0	Not yet implemented. Appeal for alternative scheme on site (13/0820/MFUL) recently dismissed. Assume original application will now be implemented but first completions pushed back to 2016/17.	0	0	12	3			15	15	0
Land South OfJackson MeadowLymptstoneExmouth	12/2625/MFUL	Lymptstone	6	0	Commenced February 2015. Previously mistakenly recorded as 12 projections rather than 13 so five year total increased.	0	12	1				13	12	1
Land South Of King Alfred WayNewton PoplefordSidmouth	13/0316/MOUT	Newton Popleford	0	0	Reserved matters (15/0642/MRES) application refused at August 2015 DMC therefore reasonable to push back first completions to 2017/18.	0	0	0	12	25	3	40	40	0

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Marist Convent 8 Broad Street Ottery St Mary Devon EX11 1BZ	12/1622/MFUL	Ottery St Mary	12	0	Site well advanced but no completions to date. Has developed slower than SHLAA rates projected but a number of dwellings close to completion.	0	12					12	12	0
Land East of Butts Road, Higher Ridgeway, Ottery St Mary	13/0577/MRES	Ottery St Mary	12	18	30 completions to end of March 2015, building out ahead of projected SHLAA rate to date but conservatively projected SHLAA compliant rate for future years.	18	25	25	25	25		118	118	0
Land South Of Exeter Road (Island Farm) Ottery St Mary	12/2341/MOUT AND 12/2342/MOUT	Ottery St Mary	0	0	Reserved matters (14/2553/MRES) approved 19/03/2015 for 165 dwellings. Care home reserved matters not yet applied for but presumed this will be built out beyond the five year period. Previously mistakenly projected 13 in 2018/19 rather than 25 and 12 in first half of 2019/20 rather than 13 so five year total increased. Also site commenced June 2015 so moved forward one year.	0	12	25	25	25	13	100	62	38
Land Adjoining The Tumbling Weir Hotel Ottery St Mary	12/2770/MFUL AND 12/2771/MFUL AND 12/2772/MOUT AND 12/2773/OUT	Ottery St Mary	0	0	Application (15/0571/FUL) recently approved (June 2015) for the removal of condition restricting demolition of buildings until contracts for redevelopment are let. This has been hampering marketing of the site and should enable the site to now move forwards. Demolitions commenced July 2015. Developer in place for part of site (McCarthy & Stone). Expecting pre-application discussions for remainder of site soon so previous projections reasonable.	0	0	12	25	25	13	75	75	0
Kerswell Barton Farm Broadclyst Exeter EX5 3AF	12/1285/MFUL	Rural Areas/Small Villages Without BuABs	0	0	Not yet implemented so pushed back to 2016/17.	0	0	12				12	12	0
Land South Of Glebe Close Upton Pyne	13/1617/MFUL	Rural Areas/Small Villages Without BuABs	0	0	Site commenced January 2015 so previous projections reasonable.	0	10					10		10
Land At Princes Cottage Farringdon Exeter EX5 2JZ	10/1591/MOUT	Rural Areas/Small Villages Without BuABs	0	0	No reserved matters application as yet. Site no longer expected to go ahead as funding no longer thought to be available.	0	0	0	0	0	0	0	11	-11
Land To Rear Of, 39 Fore Street, Seaton, Devon, EX12 2AD	12/0492/MOUT	Seaton	0	0	Reserved matters (14/1960/MRES) approved November 2014. Building control quote provided April 2015 so previous projections reasonable.	0	0	12	1			13	13	0
Seaton Quay, (Former Racial Site), Riverside Way, Seaton, Devon, EX12 2UE	13/0304/MOUT	Seaton	0	0	New permission granted in 2013 with 0% affordable housing. Current application (15/1107/VAR) pending consideration to allow a more viable site layout to be considered through a subsequent reserved matters application. Reasonable to push back first completions to 2017/18.	0	0	0	12	25	13	50	75	-25
Land Rear Of 8, 12, 14 Fore Street Seaton	03/P2445 AND 04/3035/FUL AND 11/1650/FUL AND 13/0932/FUL	Seaton	4	4	Site completed March 2015.	4						4	4	0
Land Adjacent Harbour Road Seaton	13/2392/MRES	Seaton	6	19	NHBC returns shows 19 completed by end of March and a further 4 by the end of April 2015. Site building out well ahead of SHLAA rate so far but conservatively projected SHLAA compliant rate for future years.	19	25	25	25	25	13	132	119	13
Land Off Of Barnards Hill Lane Seaton	13/1168/MOUT	Seaton	0	0	No reserved matters application as yet, however, new outline application (15/1195/MOUT) pending consideration for 20 dwellings at 25% affordable instead. Pushed back to 2017/18.	0	0	0	12	9		21	21	0
Parsons Bros Builders Ltd Foundry Yard Sidmouth EX10 8QN	10/1653/MFUL	Sidmouth	6	0	Site commenced July 2014.	0	12					12	12	0
Land At Frys Lane Sidford	12/2222/MOUT	Sidmouth	0	0	No reserved matters application as yet. Reasonable to push back first completions to 2017/18.	0	0	0	12			12	12	0

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Land West Of Combe HayesSidmouth	12/2452/MFUL	Sidmouth	6	0	8 plots commenced.	0	12	6				18	18	0
Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY	06/2382/MRES	Sidmouth	0	0	08/1873/CPE certificate of lawfulness for foundations implementing this development. No further information and assume requires new building control application approval to recommence but expected to happen within the five year period.	0	0	0	12	2		14	14	0
Land At Barton OrchardTipton St John	11/2172/MFUL	Tipton St John	0	0	Variation to permission (14/1745/VAR) approved December 2014 to increase size of open market units. Not yet implemented so reasonable to push first completions back to 2016/17.	0	0	12	3			15	15	0
West HayesWest Hill RoadWest HillOttery St MaryEX11 1UZ	12/2672/MFUL	West Hill	0	0	Variation to permission (14/1127/VAR) approved October 2014 to reduce size of specific plots and reduce affordable housing provision from 60% to 40%. Not yet implemented so reasonable to push first completions back to 2016/17.	0	0	10				10	10	0
Land North OfEastfieldWest Hill	13/1809/MOUT	West Hill	0	0	Reserved matters (14/2861/MRES) approved May 2015. Commenced on site in March 2015 so previous projections are reasonable.	0	0	12	13			25	25	0
Land Adjacent PrimleyTown LaneWoodbury	11/2490/MFUL	Woodbury	0	0	Site also has permission (14/1380/MOUT approved July 2015) for alternative proposal of 11 dwellings rather than 15 but 15 still extant so assumed could be relevant. Not yet implemented to pushed back to first completions in 2016/17.	0	0	12	3			15	15	0
Land North Of Webbers Caravan ParkCastle LaneWoodburyDevon	12/2627/MFUL	Woodbury	6	1	All plots commenced but only one completed at end of March 2015.	1	25	8				34	34	0
Land To SouthBroadwayWoodbury	13/1231/MOUT	Woodbury	0	0	Variation (15/0982/VAR) and reserved matters (15/1370/MRES) pending consideration but reasonable to push back first completions to 2017/18.	0	0	0	12	8		20	20	0
Land Opposite The Oriental PromiseLondon RoadWhimble	12/0754/MRES	Cranbrook	12	26	All dwellings completed May 2015. 3 still remaining at end of March 2015.	26	3					29	29	0
Land Rear Of The Jack In The GreenLondon RoadRockbeare	14/0300/MFUL	Cranbrook	0	0	Site commenced March 2015 so previous projections are reasonable.	0	12	7				19	19	0
Tithebarn Green, Land At Monkerton, Exeter And Redhayes/North Of Blackhorse, East Devon	12/1291/MOUT	North of Blackhorse	0	0	Site has outline permission and signed S106. Variation to S106 agreement reducing affordable housing on site from 28% to 25% being recommended for approval at August DMC. Reserved matters for northern end of the link road currently pending consideration (15/1515/MRES). Developer advises they expect to submit reserved matters for first residential parcel this year and recently submitted phasing plan discharging condition 22 of outline permission shows development of residential parcels 1 and 2 between 2016 and 2018. Previous projections are reasonable. Linked application for Mosshayne development (14/2761/MOUT) has resolution to grant permission subject to S106 which is currently being negotiated. Both developments to be built out simultaneously.	0	0	35	70	70	35	210	210	0
Land At Old Park FarmPinn HillExeterEX1 3TH	12/0130/MRES	Pinhoe	60	75	Site building out well ahead of SHLAA rate and even above projections so far. Previous projections of 100 per annum maximum are conservative.	75	100	100	49			324	324	0
Land South Of Moonhill CopseWest ClystExeter	13/0215/MOUT	Pinhoe	0	0	Reserved matters application (15/1240/MRES) currently pending consideration. Reasonable to push back first completions to 2017/18.	0	0	0	12	23		35	35	0
Webster Garage Site	No Permission	Axminster	0	0	No permission and no applications. Expected to be completed outside the five year period.	0	0	0	0	0	0	0	0	0
Former University of Plymouth, Rolle College Campus	No Permission	Exmouth	0	0	No permission and no applications but broadly policy compliant site potentially able to accommodate as many as 100 dwellings. Pre-application discussions have indicated that likely to receive an application in Autumn 2015. Previously expected to be completed outside the five year period but now presumed some completions within the five year period.	0	0	0	0	12	13	25	0	25
Land Adjoining Withycombe BrookSt Johns Road	12/1016/MFUL	Exmouth	0	0	Site awaiting S106 Agreement. Understood that issues holding up S106 have largely been resolved so now moving forward. Reasonable to push back first completions to 2016/17.	0	0	12	25	15		52	52	0
Pankhurst Close Trading EstatePankhurst Close	13/1230/MFUL	Exmouth	0	0	Site awaiting S106 Agreement. Reasonable to push back first completions to 2016/17.	0	0	12	25	13		50	50	0
Salston Manor Hotel	13/0496/MFUL	Ottery St Mary	0	0	Site awaiting S106 Agreement. Revised scheme for 27 resolved to approve March 2015. Reasonable to push back first completions to 2016/17.	0	0	12	15			27	25	2

