

East Devon District Council – Five Year Housing Land Supply

Base date 30 September 2013

This report was last updated on 2 December 2013 and supersedes earlier drafts.

At 30 September 2013, East Devon District Council was able to show a housing supply of **5.19 years**. In accordance with recent appeal decisions, this figure has been calculated against the Draft Regional Spatial Strategy need of 17,100 dwellings over the period 2006-2026, and has not counted allocations that have not already gained permission or a resolution to grant permission.

| Table 1 | | | | | |
|---|--------------|--------------|------------------|-----|----------------|
| Housing Requirements against the Draft RSS | | | | | |
| Strategic Housing Requirements for East Devon (RSS) | ROED | West End | East Devon Total | Row | Formula |
| RSS Requirement | 5,700 | 11,400 | 17,100 | A | Not Applicable |
| Annual Average Requirement | 285 | 570 | 855 | B | Not Applicable |
| Recorded completions from 2006/07 to 2012/13 (7.5 years) | 2,638 | 371 | 3,009 | C | Not Applicable |
| Residual Housing Requirement To Meet RSS Requirements to 2026 (12.5 Years) | 3,062 | 11,029 | 14,091 | D | A-C |
| Annual Average Housing Requirement To Meet 5 Years from 1 October 2013 to 30 September 2018 | 245 | 882 | 1,127 | E | D/13 |
| Five Year Housing Requirement To Meet 5 Years from 1 October 2013 to 30 September 2018 | 1,225 | 4,412 | 5,636 | F | Ex5 |

| Table 2 | | | | | |
|---|--------------|--------------|------------------|-----|----------------|
| Five Year Supply - Sites Predicted to Be Developed Looking Forward for Five Years from 1 October 2013 to 30 September 2018 | | | | | |
| Supply of Sites | ROED | West End | East Devon Total | Row | Formula |
| Sites with Planning Permission and Under Construction | 1,781 | 2,911 | 4,692 | G | Not Applicable |
| Other Large Sites With Clear Acknowledged Development Potential | 684 | 187 | 871 | H | Not Applicable |
| Future Projected Windfall Allowance | 285 | 0 | 285 | I | Not Applicable |
| Proposed Strategic Allocations in the new Local Plan | 0 | 0 | 0 | J | Not Applicable |
| Proposed Non-Strategic Allocations in the new Local Plan | 0 | 0 | 0 | K | Not Applicable |
| Five Year Supply of Developable Sites | 2,750 | 3,098 | 5,848 | L | G+H+I+J+K |

| Table 3 | | | | | |
|---|--------------|-------------|------------------|-----|---------|
| Five Year Assessment Looking Forward 1 October 2013 to 30 September 2018 | | | | | |
| Years Worth of Land Supply | ROED | West End | East Devon Total | Row | Formula |
| Annual RSS Requirement Based on 1/5th of 5 year requirement | 245 | 882 | 1,127 | M | F/5 |
| The Five Year Supply of Deliverable Dwellings | 2,750 | 3,098 | 5,848 | N | L |
| Years Supply of Sites | 11.23 | 3.51 | 5.19 | O | N/M |

When calculating the figure against the New Local Plan need of 15,000 dwellings over the period 2006-2026 and taking all allocations into account, the Council will be able to show a housing supply of **6.43 years**.

| Table 1 | | | | | |
|--|--------------|-----------------|-------------------------|------------|----------------|
| Housing Requirements against the New Local Plan | | | | | |
| Strategic Housing Requirements for East Devon (RSS) | ROED | West End | East Devon Total | <i>Row</i> | <i>Formula</i> |
| Local Plan Reqt 2006 to 2026 | 7,600 | 7,400 | 15,000 | A | Not Applicable |
| Annual Average Requirement | 380 | 370 | 750 | B | Not Applicable |
| Recorded completions from 2006/07 to 30 Sept 2013 (7.5 years) | 2,638 | 371 | 3,009 | C | Not Applicable |
| Residual Housing Requirement To Meet Emerging Local Plan Requirements to 2026 (12.5 Years) | 4,962 | 7,029 | 11,991 | D | A-C |
| Annual Average Housing Requirement To Meet 5 Years from 1 October 2013 to 30 September 2018 | 397 | 562 | 959 | E | D/13 |
| Five Year Housing Requirement To Meet Emerging Local Plan Requirements from 1 October 2013 to 30 September 2018 | 1,985 | 2,812 | 4,796 | F | Ex5 |

| Table 2 | | | | | |
|---|--------------|-----------------|-------------------------|------------|----------------|
| Five Year Supply - Sites Predicted to Be Developed Looking Forward for Five Years from 1 October 2013 to 30 September 2018 | | | | | |
| Supply of Sites | ROED | West End | East Devon Total | <i>Row</i> | <i>Formula</i> |
| Sites with Planning Permission and Under Construction | 1,781 | 2,911 | 4,692 | G | Not Applicable |
| Other Large Sites With Clear Acknowledged Development Potential | 684 | 187 | 871 | H | Not Applicable |
| Future Projected Windfall Allowance | 285 | 0 | 285 | I | Not Applicable |
| Proposed Strategic Allocations in the new Local Plan | 125 | 0 | 125 | J | Not Applicable |
| Proposed Non-Strategic Small Site Allocations | 192 | 0 | 192 | K | Not Applicable |
| Five Year Supply of Developable Sites | 3,067 | 3,098 | 6,165 | L | G+H+I+J+K |

| Table 3 | | | | | |
|---|-------------|-----------------|-------------------------|------------|----------------|
| Five Year Assessment Looking Forward 1 October 2013 to 30 September 2018 | | | | | |
| Years Worth of Land Supply | ROED | West End | East Devon Total | <i>Row</i> | <i>Formula</i> |
| Annual RSS Requirement Based on 1/5th of 5 year requirement | 397 | 562 | 959 | M | F/5 |
| The Five Year Supply of Deliverable Dwellings | 3,067 | 3,098 | 6,165 | N | L |
| Years Supply of Sites | 7.73 | 5.51 | 6.43 | O | N/M |

Projected Completions on sites that have made significant progress through the planning system at 30 September 2013 (including allocation sites with a resolution to grant planning permission)

| Site | Commentary on Site | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017- 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total |
|---|---|---------------------|------------|------------|------------|------------|------------------------|-----------------------|------------|------------|------------|-----------|------------------------|-----------------------|-----------|-----------|--------------|
| Kerswell Barton Farm, Broadclyst, Exeter, EX5 3AF | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 11 | | | | | | | | | | | | | | 11 |
| Badgers, Chard Road, Axminster, EX13 5ED | Awaiting S106. Assume early commencement once signed with completions in 2014/15. | | 2 | | | | | | | | | | | | | | 2 |
| Land South Of Jackson Meadow Lympstone Exmouth | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 1 | | | | | | | | | | | | | 13 |
| Land North Of Webbers Caravan Park Castle Lane Woodbury Devon | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 22 | | | | | | | | | | | | | 34 |
| Land South Of King Alfred Way Newton Poppleford Sidmouth | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 25 | 3 | | | | | | | | | | | | 40 |
| Land To The East Of The Village Hall Clyst St Mary | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 25 | 25 | 18 | | | | | | | | | | | 80 |
| Land Adjacent Ball Knapp (Land South Of Powells Way) Powells Way Dunkeswell | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 2 | | | | | | | | | | | | | 14 |
| Land Opposite Ridgeway Inn Smallridge | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 5 | | | | | | | | | | | | | | 5 |
| Land To South Broadway Woodbury | This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2014/15 in line with SHLAA methodology. | | 12 | 8 | | | | | | | | | | | | | 20 |
| North of Blackhorse / Tythebarn Green | This site has a planning application that straddles the East Devon / Exeter boundary. 350 dwellings are planned for Exeter City side of M5 with 580 dwelling planned for EDDC area. The applicants are promoting an early decision at the site and development accords with the Exeter Core Strategy (that part in the City). Development also accords with emerging East Devon Local Plan policy, albeit the emerging plan phases development to start in 2021. Assuming early agreement of S106 and subsequent RES permission, completions to start from 2014/15. | | 12 | 50 | 50 | 50 | 25 | 75 | 100 | 100 | 100 | 38 | | | | | 600 |
| TOTALS | | 0 | 211 | 263 | 190 | 143 | 64 | 148 | 225 | 225 | 153 | 88 | 25 | 6 | 0 | 0 | 1,741 |

Projected Completions on Strategic Allocation Sites (excluding sites with permission or resolution to grant permission)

| Site | Commentary on Site | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017 - 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total |
|--|--|---------------------|-----------|-----------|-----------|-----------|------------------------|-----------------------|------------|------------|------------|------------|------------------------|-----------------------|------------|------------|--------------|
| East of Town, Axminster | This site is an allocation in the emerging Local Plan and development is predicted to start towards the latter part of the five year supply period. | | | | 12 | 25 | 13 | 37 | 100 | 100 | 100 | 100 | 50 | 50 | 83 | | 650 |
| Goodmores Farm, Exmouth | This site is an allocation in the emerging Local Plan. Discussions have taken place with the principal landowner (a major local developer) and an early application is envisaged. Development is projected to start in the latter part of the 5 year period. | | | 12 | 25 | 25 | 13 | 37 | 50 | 50 | 50 | 50 | 19 | 19 | | | 350 |
| Ottery Moor Lane, Honiton | This site is allocated in the emerging local plan and has land owner expression of development interest through the SHLAA process. Development is projected to start in the latter part of the 5 year period. | | | | | | | 12 | 25 | 50 | 50 | 13 | | | | | 150 |
| Intensification of Development - Regeneration Area, Seaton | Emerging Local Plan policy allocates development at the Seaton Regeneration Area for an intensification of residential development. Whilst this element of supply could come forward in the period to 2018 this is not regarded as a definite likelihood and therefore development is not scheduled until 2020/21 onward. | | | | | | | | | 50 | 25 | | | | | | 75 |
| Cranbrook Expansion | This provision will form part of the longer term development at Cranbrook with development envisaged to start in 2019/20. Land is allocated in the emerging Local Plan for eastern and western extensions of Cranbrook and development could actually happen ahead of projected timescales and potential in before 2017/18. | | | | | | | | 302 | 467 | 467 | 467 | 234 | 233 | 467 | 463 | 3,100 |
| Pinn Court Farm, Pinhoe | This site is allocated in the emerging Local Plan. Refusal of Outline Application (12/0795/MOUT) in October 2013 suggests that development may need to be pushed back until later years. Assume the difference (from 800 allocated at Pinhoe minus 439 at Old Park Farm) of 361 dwelling will come forward on this site. Completions from 2018/19 onwards. | | | | | | | 25 | 50 | 50 | 50 | 50 | 25 | 25 | 50 | 36 | 361 |
| TOTALS | | 0 | 0 | 12 | 37 | 50 | 26 | 111 | 527 | 767 | 742 | 680 | 328 | 327 | 600 | 499 | 4,686 |

Projected Completions on Non Strategic Allocation Sites (excluding sites with permission or resolution to grant permission)

| Site | Commentary on Site | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017- 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total |
|------------------------------------|---|---------------------|-----------|-----------|-----------|----------|------------------------|-----------------------|-----------|-----------|-----------|-----------|------------------------|-----------------------|-----------|-----------|-------|
| The Knowle, Sidmouth | This site is allocated for development in the emerging Local Plan. Outline application refused in March 2013. Assume new application will follow. Assume completions from 2015/16 in line with SHLAA methodology. | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 25 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Manstone Depot, Sidmouth | This site is allocated for development in the emerging Local Plan. | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Port Royal, Sidmouth | This site is allocated for development in the emerging Local Plan. | 0 | 0 | 12 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Land North of Rowan Drive, Seaton | This site is allocated for development in the emerging Local Plan. | 0 | 0 | 3 | 3 | 3 | 1.5 | 1.5 | 3 | 3 | 3 | 3 | 1.5 | 1.5 | 3 | 0 | 30 |
| Land West of Barnards Hill, Seaton | This site is allocated for development in the emerging Local Plan. | 0 | 0 | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 2 | 0 | 20 |
| Alfington | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Awiscombe | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 2 | 0 | 20 |
| Axmouth | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 0 | 10 |
| Aylesbeare | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Beer | Due to permissions / resolution to grant permissions a lower number of homes are now allocated at this settlement. | 0 | 0 | 3.3 | 3.3 | 3.3 | 1.65 | 1.65 | 3.3 | 3.3 | 3.3 | 3.3 | 1.65 | 1.65 | 3.3 | 0 | 33 |
| Brampford Speke | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Branscombe | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Broadclyst | Due to permissions / resolution to grant permissions a lower number of homes are now allocated at this settlement. | 0 | 0 | 1.8 | 1.8 | 1.8 | 0.9 | 0.9 | 1.8 | 1.8 | 1.8 | 1.8 | 0.9 | 0.9 | 1.8 | 0 | 18 |
| Broadhembury | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Chardstock | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clyst Hydon | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1 | 1 | 0.5 | 0.25 | 0 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 0 | 5 |
| Clyst St George | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 2.5 | 2.5 | 2.5 | 1.25 | 1.25 | 2.5 | 2.5 | 2.5 | 2.5 | 1.25 | 1.25 | 2.5 | 0 | 25 |
| Clyst St Mary | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Colaton Raleigh | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Colyford | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 0 | 10 |

| Site | Commentary on Site | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017- 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total |
|-------------------|--|---------------------|-----------|-----------|-----------|----------|------------------------|-----------------------|-----------|-----------|-----------|-----------|------------------------|-----------------------|-----------|-----------|-------|
| Colyton | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 3.5 | 3.5 | 3.5 | 1.75 | 1.75 | 3.5 | 3.5 | 3.5 | 3.5 | 1.75 | 1.75 | 3.5 | 0 | 35 |
| Dunkeswell | Due to permissions / resolution to grant permissions a lower number of homes are now allocated at this settlement. | 0 | 0 | 2.1 | 2.1 | 2.1 | 1.05 | 1.05 | 2.1 | 2.1 | 2.1 | 2.1 | 1.05 | 1.05 | 2.1 | 0 | 21 |
| East Budleigh | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 0 | 15 |
| Ebford | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 2.5 | 2.5 | 2.5 | 1.25 | 1.25 | 2.5 | 2.5 | 2.5 | 2.5 | 1.25 | 1.25 | 2.5 | 0 | 25 |
| Feniton | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hawkchurch | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Kilmington | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 0 | 15 |
| Lypstone | Due to permissions / resolution to grant permissions a lower number of homes are now allocated at this settlement. | 0 | 0 | 1.2 | 1.2 | 1.2 | 0.6 | 0.6 | 1.2 | 1.2 | 1.2 | 1.2 | 0.6 | 0.6 | 1.2 | 0 | 12 |
| Membury | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Musbury | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 0 | 10 |
| Newton Poppleford | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Offwell | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Otterton | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Payhembury | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| Plymtree | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 0 | 15 |
| Rockbeare | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.5 | 0.5 | 1 | 0 | 10 |
| Sidbury | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 1.5 | 1.5 | 1.5 | 0.75 | 0.75 | 1.5 | 0 | 15 |
| Smallridge | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stockland | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |

| Site | Commentary on Site | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017 - 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total |
|--------------------|--|---------------------|-----------|-------------|-------------|-------------|------------------------|-----------------------|-------------|-------------|-------------|-------------|------------------------|-----------------------|-------------|-----------|------------|
| Talaton | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tipton St John | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uplyme | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 2 | 0 | 20 |
| Upottery | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| West Hill | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 3.5 | 3.5 | 3.5 | 1.75 | 1.75 | 3.5 | 3.5 | 3.5 | 3.5 | 1.75 | 1.75 | 3.5 | 0 | 35 |
| Whimple | Due to permissions / resolution to grant permissions a lower number of homes are now allocated at this settlement. | 0 | 0 | 0.9 | 0.9 | 0.9 | 0.45 | 0.45 | 0.9 | 0.9 | 0.9 | 0.9 | 0.45 | 0.45 | 0.9 | 0 | 9 |
| Woodbury | Due to permissions / resolution to grant permissions no further homes are allocated at this settlement. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Woodbury Salterton | This is a proposed provision in the emerging Local Plan with land to be allocated in a Villages Development Plan Document. | 0 | 0 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0.5 | 0.5 | 0.5 | 0.25 | 0.25 | 0.5 | 0 | 5 |
| TOTALS | | 0 | 0 | 58.8 | 64.8 | 46.8 | 23.4 | 47.4 | 79.8 | 59.8 | 46.8 | 46.8 | 23.4 | 23.4 | 46.8 | 0 | 568 |

Overall Past and Projected Future Completions

| | 2006 - 07 | 2007 - 08 | 2008 - 09 | 2009 - 10 | 2010 - 11 | 2011 - 12 | 2012 - 13 | April 2013 - Sept 2013 | Oct 2013 - Mar 2014 | 2014 - 15 | 2015 - 16 | 2016 - 17 | 2017 - 18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019 - 20 | 2020 - 21 | 2021 - 22 | 2022 - 23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024 - 25 | 2025 - 26 | Total | |
|---|------------|------------|------------|------------|------------|------------|------------|------------------------|---------------------|--------------|--------------|--------------|------------|------------------------|-----------------------|--------------|--------------|--------------|------------|------------------------|-----------------------|------------|------------|--------------|-------------|
| West End Figures (projections include sites with permission and allocations) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Past Completions West End | 0 | 0 | 0 | 0 | 0 | 0 | 187 | 184 | | | | | | | | | | | | | | | | | 371 |
| Sites With Planning Permission West End | | | | | | | | | 387 | 567 | 600 | 617 | 506 | 234 | 112 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3023 |
| Sites that have made significant progress through the planning system (West End) | | | | | | | | | 0 | 12 | 50 | 50 | 50 | 25 | 75 | 100 | 100 | 100 | 38 | 0 | 0 | 0 | 0 | 0 | 600 |
| Proposed Strategic Allocations in The Local Plan (West End) | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 352 | 517 | 517 | 517 | 259 | 258 | 517 | 499 | 3461 | |
| Total West End Completions | 0 | 0 | 0 | 0 | 0 | 0 | 187 | 184 | | | | | | | | | | | | | | | | | 371 |
| Total West End Projected | | | | | | | | | 387 | 579 | 650 | 667 | 556 | 259 | 212 | 452 | 617 | 617 | 555 | 259 | 258 | 517 | 499 | 7084 | |
| Rest of East Devon (ROED) Figures | | | | | | | | | | | | | | | | | | | | | | | | | |
| Past Completions (ROED) | 374 | 284 | 224 | 393 | 565 | 321 | 281 | 196 | | | | | | | | | | | | | | | | | 2638 |
| Sites With Planning Permission (ROED) | | | | | | | | | 356 | 788 | 318 | 160 | 108 | 51 | 77 | 98 | 50 | 50 | 50 | 25 | 25 | 31 | 0 | 2187 | |
| Five Year projection (ROED) | | | | | | | | | | | 1,781 | | | | | | 350 | | | | | | 56 | | 2187 |
| Annualised sites with permission (ROED) | | | | | | | | | 178.1 | 356.2 | 356.2 | 356.2 | 356.2 | 178.1 | 35 | 70 | 70 | 70 | 70 | 35 | 11.2 | 22.4 | 22.4 | 2187 | |
| Sites that have made significant progress through the planning system (ROED) | | | | | | | | | 0 | 199 | 213 | 140 | 93 | 39 | 73 | 125 | 125 | 53 | 50 | 25 | 6 | 0 | 0 | 1141 | |
| Proposed Strategic Allocations in The Local Plan (ROED) | | | | | | | | | 0 | 0 | 12 | 37 | 50 | 26 | 86 | 175 | 250 | 225 | 163 | 69 | 69 | 63 | 0 | 1225 | |
| Proposed Non Strategic Small Allocations to be Defined in Policy | | | | | | | | | 0 | 0 | 58.3 | 64.3 | 46.3 | 23.15 | 47.15 | 79.3 | 59.3 | 46.3 | 46.3 | 23.15 | 23.15 | 46.3 | 0 | 563 | |
| Projected New Future Windfalls | | | | | | | | | 0 | 0 | 0 | 90 | 130 | 65 | 65 | 130 | 130 | 130 | 130 | 65 | 65 | 130 | 130 | 1260 | |
| Total ROED completions | 374 | 284 | 224 | 393 | 565 | 321 | 281 | 196 | | | | | | | | | | | | | | | | | 2638 |
| Total Projections ROED (EXCLUDING windfalls) | | | | | | | | | 356 | 987 | 601 | 401 | 297 | 139 | 283 | 477 | 484 | 374 | 309 | 142 | 123 | 140 | 0 | 5116 | |
| Total Projections ROED (Including windfalls) | | | | | | | | | 356 | 987 | 601 | 491 | 427 | 204 | 348 | 607 | 614 | 504 | 439 | 207 | 188 | 270 | 130 | 6376 | |
| Total Projections ROED (annualised and excluding windfalls) | | | | | | | | | 178 | 555 | 640 | 598 | 546 | 266 | 241 | 449 | 504 | 394 | 329 | 152 | 109 | 132 | 22 | 5116 | |
| Total Projections ROED (annualised and including windfalls) | | | | | | | | | 178 | 555 | 640 | 688 | 676 | 331 | 306 | 579 | 634 | 524 | 459 | 217 | 174 | 262 | 152 | 6376 | |
| Grand Totals All of East Devon (Excluding Windfalls) | 374 | 284 | 224 | 393 | 565 | 321 | 468 | 380 | 743 | 1,566 | 1,251 | 1,068 | 853 | 398 | 495 | 929 | 1,101 | 991 | 864 | 401 | 381 | 657 | 499 | 15209 | |
| Grand Totals All of East Devon (Including Windfalls) | 374 | 284 | 224 | 393 | 565 | 321 | 468 | 380 | 743 | 1,566 | 1,251 | 1,158 | 983 | 463 | 560 | 1,059 | 1,231 | 1,121 | 994 | 466 | 446 | 787 | 629 | 16469 | |
| Completions All of East Devon | 374 | 284 | 224 | 393 | 565 | 321 | 468 | 380 | | | | | | | | | | | | | | | | | 3009 |
| Projections (excluding windfalls) All of East Devon | | | | | | | | | 743 | 1,566 | 1,251 | 1,068 | 853 | 398 | 495 | 929 | 1,101 | 991 | 864 | 401 | 381 | 657 | 499 | 12200 | |
| Projections (including windfalls) All of East Devon | | | | | | | | | 743 | 1,566 | 1,251 | 1,158 | 983 | 463 | 560 | 1,059 | 1,231 | 1,121 | 994 | 466 | 446 | 787 | 629 | 13460 | |
| TOTAL COMPLETIONS + PROJECTIONS ALL OF EAST DEVON (exc proj windfalls) | 374 | 284 | 224 | 393 | 565 | 321 | 468 | 380 | 743 | 1,566 | 1,251 | 1,068 | 853 | 398 | 495 | 929 | 1,101 | 991 | 864 | 401 | 381 | 657 | 499 | 15209 | |
| TOTAL COMPLETIONS + PROJECTIONS ALL OF EAST DEVON (inc proj windfalls) | 374 | 284 | 224 | 393 | 565 | 321 | 468 | 380 | 743 | 1,566 | 1,251 | 1,158 | 983 | 463 | 560 | 1,059 | 1,231 | 1,121 | 994 | 466 | 446 | 787 | 629 | 16469 | |

All Housing Completions and Commitments in East Devon at 30 September 2013

(Note table is not a complete record of all site details (notably past completions), and it is a working table, it is the best available current data)

| Parish Name | UPRN | Address | Planning Application Numbers | Planning Application Date Approved | Planning Application Expiry Date | Windfall / Allocated | Gross Capacity | Net Capacity | Commenced? | Projected to occur? | Complete? | Gross Residual Capacity | Net Residual Capacity | Commentary on Site | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | April 2013 - Sept 2013 | Oct 2013 - Mar 2014 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | April 2018 - Sept 2018 | Oct 2018 - March 2019 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | April 2023 - Sept 2023 | Oct 2023 - March 2024 | 2024-25 | 2025-26 | | | |
|---------------|--------------|---|------------------------------|------------------------------------|----------------------------------|----------------------|----------------|--------------|------------|---------------------|-----------|-------------------------|-----------------------|--|------------|------------|------------|------------|------------|------------|------------|------------------------|---------------------|-------------|------------|------------|------------|------------------------|-----------------------|-----------|-----------|-----------|-----------|------------------------|-----------------------|-----------|----------|--|--|--|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Woodbury | 200001768529 | The Drakes Woodbury Exeter EX5 1LZ | 11/0390/FUL | 27-Apr-11 | 26-Apr-2014 | W | 3 | 3 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | | | | | | | | | | | | | | | | | | |
| Woodbury | 10024073305 | Land North Of The Cottage Globe Hill Woodbury | 11/0591/FUL | 25-Jul-11 | 24-Jul-2014 | W | 2 | 2 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | | | | | | | | | | | | | | | | |
| Woodbury | 100040162109 | River Hayes Green Lane Exton Exeter EX3 0PW | 11/2040/FUL | 14-Nov-11 | 13-Nov-2014 | W | 1 | 0 | N | Y | N | 1 | 0 | Not yet implemented. Assume completion will be in 2014/15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 010000267741 | The Old Mill Exton Exeter EX3 0PH | 11/1136/FUL | 30-Nov-11 | 29-Nov-2014 | W | 1 | 0 | Y | Y | N | 1 | 0 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | |
| Woodbury | 10023103495 | Land South Of Sages Lane Woodbury Salterton | 10/0570/MFUL | 24-May-12 | 24-May-2015 | W | 18 | 18 | Y | Y | N | 5 | 5 | Greendale Investments / Cornerstone Housing site. 13 dwellings completed. Other 5 under construction. Assume to be completed in 2013/14. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 5 | | | | | | | | | | | | | | | | | |
| Woodbury | 200001768202 | Greenway Green Lane Exton Exeter EX3 0PW | 12/1595/RES | 12-Sep-12 | 12-Sep-2015 | W | 1 | 1 | Y | Y | N | 1 | 1 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 100040163241 | Lynwood Station Road Exton Exeter EX3 0TR | 12/0592/FUL | 24-Sep-12 | 24-Sep-2015 | W | 1 | 1 | N | Y | N | 1 | 1 | Not yet implemented. Assume completion will be in 2014/15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | |
| Woodbury | 200001696383 | Penryn, Woodbury, Exeter, EX5 1EF | 12/1588/FUL | 02-Oct-12 | 03-Oct-2015 | W | 1 | 0 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| Woodbury | 100040161949 | Nanfield (Land South Of) Exmouth Road Exton Exeter EX3 0PZ | 12/0736/FUL | 13-Dec-12 | 13-Dec-2015 | W | 1 | 1 | Y | Y | N | 1 | 1 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 100040163515 | Bradicks Woodbury Salterton EX5 1PX | 13/0197/FUL | 11-Mar-13 | 10-Mar-2016 | W | 1 | 0 | Y | Y | N | 1 | 0 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | |
| Woodbury | 10000245041 | Byways Bonfire Lane Woodbury EX5 1HT | 13/0550/FUL | 25-Apr-13 | 24-Apr-2016 | W | 1 | 0 | Y | Y | N | 1 | 0 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | |
| Woodbury | 10000247242 | The Orchard (Land To The Rear Of) Merrivale Exton EX3 0PP | 13/0105/FUL | 14-May-13 | 13-May-2016 | W | 1 | 1 | N | Y | N | 1 | 1 | Not yet implemented. Assume completion will be in 2014/15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 10023004581 | Land Adjacent Greendale Farm Shop/Hogsbrook Farm Sidmouth Road Farmington EX5 2JL | 13/0461/FUL | 21-Jun-13 | 20-Jun-2016 | W | 1 | 1 | N | Y | N | 1 | 1 | Not yet implemented. Assume completion will be in 2014/15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 100040163421 | Land To The East Of Elmside Town Lane Woodbury Exeter EX5 1NE | 13/0712/OUT | 20-Sep-13 | 19-Sep-2016 | W | 2 | 2 | N | Y | N | 2 | 2 | No RES application as yet. Assume early completion once RES app comes in and is approved. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | |
| Woodbury | 10024074816 | Land Adjacent Primley Town Lane Woodbury | 11/2490/MFUL | 27-Sep-13 | 26-Sep-2016 | W | 15 | 15 | N | Y | N | 15 | 15 | Mixed market and affordable site immediately adjacent to Woodbury. Not yet implemented. Assume completion in 2014/15 and 2015/16 in line with SHLAA methodology. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | |
| Woodbury | 200001768202 | Copper Beech Place Green Lane Exton Exeter EX3 0PW | 13/1721/FUL | 27-Sep-13 | 26-Sep-2016 | W | 1 | 0 | N | Y | N | 1 | 0 | Not yet implemented. Assume completion will be in 2014/15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| Woodbury | 10000249037 | 2 & 3 The Green, Woodbury, Exeter, Devon, EX5 1LF | 06/3378/FUL | | | W | 2 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 1 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Woodbury | 10000270005 | WITHHAYES FARM, LYPSTONE, EXMOUTH, EX8 5NA, | 08/2110/FUL | | | W | 1 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Woodbury | 10024073586 | THE ANNEXE, CASTLEHAYE, CASTLE LANE, WOODBURY, EXETER, EX5 1EA, | 05/2767/FUL | | | W | 1 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000265673 | The Coaches Yarcombe Honiton Devon EX14 9LS | 05/2002/FUL | 13-Sep-05 | 12-Sep-2008 | W | 1 | 0 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000265419 | Broadley Farm, Stockland, Devon, EX14 9BJ | 06/1955/FUL | 26-Sep-06 | 25-Sep-2009 | W | 1 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 1 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000265837 | Clifthyne Farm, Marsh, Devon, EX14 9AN | 07/2116/FUL | 10-Oct-07 | 09-Oct-2010 | W | 1 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000250040 | Higher Ley Farm, Yarcombe, EX14 9LW | 09/0116/FUL | 14-Apr-09 | 14-Apr-2012 | W | 1 | 1 | Y | Y | Y | 0 | 0 | Completed | 0 | 0 | 0 | 0 | 1 | 0 | 0 | | | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000265636 | Lees Cottage, Yarcombe, Devon, EX14 9BE | 10/0357/FUL | 25-Mar-10 | 25-Mar-2013 | W | 1 | 0 | Y | Y | N | 1 | 0 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | |
| Yarcombe | 010000265626 | Stoneshaves Farm Yarcombe Honiton EX14 9LS | 13/1595/FUL | 16-Sep-13 | 15-Sep-2016 | W | 1 | 0 | Y | Y | N | 1 | 0 | Assume completion will be in 2013/14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | TOTALS* | 442 | 252 | 237 | 378 | 573 | 321 | 468 | 380 | 743 | 1355 | 918 | 777 | 614 | 285 | 189 | 98 | 50 | 50 | 50 | 25 | 25 | 31 | 0 | | | |

*Please note that totals for the years prior to 2011-12 may not be accurate due to changes in housing completion counting methods.