



East Devon District Council

**Housing monitoring update to
31 March 2015**

August 2015

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VERSION CONTROL

Version Number	Reason for Update	Date
01	Version for September Development Management Committee	27 August 2015

1. Introduction

- 1.1 This document provides a housing monitoring update for East Devon District Council to a base date of **31 March 2015**. The report considers the following:
- Housing completions over the last six months (1 October 2014 – 30 September 2015) and collectively for the full 2014/15 year including:
 - Total completions district wide, on a parish by parish and settlement by settlement basis;
 - Breakdown of completions on brownfield and greenfield sites; and
 - Breakdown of completions of affordable housing.
 - Analysis of windfall completions.
 - Housing projections and housing trajectory for the plan period;
 - Five year land supply calculations for the period 1 April 2015 – 31 March 2020.
- 1.2 Section 113 of the Localism Act (2011) removed the requirement of Councils to submit an Annual Monitoring Report (AMR) to the Secretary of State, but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.3 The National Planning Policy Framework (NPPF) requires Councils to be able to demonstrate a five year supply of land for housing plus a 5% or 20% buffer requirement depending on past performance. Paragraph 47 of the NPPF states that local planning authorities should:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

In addition to this, paragraph 49 of the NPPF states:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

- 1.4 This report considers the extent to which extant permissions, sites with a resolution to grant permission or acknowledged development potential, proposed allocations and future windfalls contribute towards meeting the five year requirement.

2. Completions

How do we know if a house has been completed?

2.1 Housing completions are monitored every six months through interrogation of Building Control and Council Tax records against a list of sites with planning permission.

Dwellings are considered to be complete if they fall into one of the following brackets:

- East Devon Building Control have recorded a dwelling as having completed; OR
- East Devon Council Tax have recorded a dwelling as being banded or awaiting banding (sent to the Valuation Office); OR
- A Building Control approved inspector has notified the Council that a dwelling has been completed; OR
- The developer of a site has provided the Council with a build return showing completions.

How is a “dwelling” defined?

2.2 For the purposes of housing monitoring, generally, a dwelling is defined as being a separately Council Tax banded property. As an example, this would mean that if a house that had previously been a single Council Tax banded dwelling were split into four flats, each being separately Council Tax banded, then there would be an assumed three net new dwellings on the site upon completion.

2.3 The above definition means that annexes are not counted as a dwelling unless they become separately Council Tax banded. By becoming Council Tax banded, the annexe is recognised as a self contained dwelling. Despite the fact that it may still be tied conditionally to be used ancillary to the main dwelling, it is serving the purpose of a self contained dwelling and therefore should still be counted as such for the purposes of monitoring.

2.4 In addition to this the Strategic Housing Land Availability Assessment (SHLAA) methodology for the Exeter Housing Market Area (HMA) has recently been updated and now states that care and extra-care homes should contribute towards dwelling numbers despite units not being separately Council Tax banded. The reasoning for this is that as elderly people move into care / extra-care homes they “free up” open market dwellings for others to move into. The methodology conservatively assumes that one dwelling is freed up by every two nursing or care home beds created. This is based on primary research conducted within the HMA whereby existing care homes were contacted to find out numbers of residents, the proportion that were permanent and the proportion that had previously lived alone. This research suggested that on average 50% of residents were permanent and had previously lived alone which suggests that when they permanently moved to the care home they were leaving an empty house. This equates to the rate of two beds equalling one dwelling. Two bed spaces equalling one dwelling is the final confirmed ratio in the updated SHLAA methodology, however previous drafts of the updated methodology have included 1.4 bed spaces equalling one dwelling and 1.67 bed spaces equalling one dwelling. Completions of care/nursing homes in the October 2013-March 2014 monitoring period assumed 1.4:1 as a ratio, completions from April 2014 to September 2014 assumed 1.67:1 as a ratio, and completions/projections from 1 October 2014 onwards now assume 2:1 as the correct ratio. Extra-care homes/sheltered housing is assumed to be a new dwelling in its own right. Generally this type of housing is separately Council Tax banded anyway.

Total completions

2.5 As shown in the table below, over the last six months (1 October 2014 – 31 March 2015) a total of 626 dwellings have been completed in East Devon. This includes 306 at the district's "West End" and 320 in the rest of East Devon.

	April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 – Mar 2015
West End	184	302	225	306
RoED	196	142	238	320
East Devon TOTAL	380	444	463	626
Annual TOTAL	824		1,089	

2.6 It is clear from both the six monthly and annual figures in the table above that housing delivery is significantly increasing both in terms of the West End and the Rest of East Devon. It is evidence of the fact that the upturn in housing delivery is not solely because of Cranbrook and other West End sites, though clearly they are a significant factor. This shows that the "step change" in housing delivery that the Government is promoting is starting to take effect in East Devon and in a more general sense reflects a market desire to build that was less pronounced in previous years.

Completions by parish and settlement

2.7 The table below shows the last six months of completions alongside the previous six months broken down by parish and by settlements that were proposed to have Built-up Area Boundaries in Strategy 27 of the new Local Plan (as submitted for Examination – note the latest draft of the plan has amended Strategy 27 and the settlements with proposed Built-up Area Boundaries) plus the new settlements of Cranbrook, Pinhoe and North of Blackhorse. Rural parish councils are highlighted in green and town councils in blue. Settlements and rural areas within parishes are listed below each parish title to show the make-up of parish completions.

2.8 Please note, for the purposes of monitoring, development at Cranbrook (including that by the New Community Partners, the Wainhomes site at land opposite Oriental Promise, London Road, and at Jack in the Green by Cavanna Homes) is considered to be in the parish and settlement of Cranbrook despite the fact that the town council is now operational and some of that permitted development is within the administrative boundaries Rockbeare Parish Council. Development at Pinhoe is considered as being at Pinhoe settlement but within the parish of Broadclyst.

Parish	April 2014 to Sept 2014	Oct 2014 to March 2015	2014/15 TOTAL
Settlement			
All Saints	0	1	1
Smallridge	0	0	0
Rural areas	0	1	1
Awliscombe	0	0	0
Awliscombe	0	0	0
Rural areas	0	0	0
Axminster	31	125	156
Axminster	30	123	153
Rural areas	1	2	3

Parish	April 2014 to Sept 2014	Oct 2014 to March 2015	2014/15 TOTAL
Settlement			
Axmouth	0	0	0
Axmouth	0	0	0
Rural areas	0	0	0
Aylesbeare	3	3	6
Aylesbeare	3	3	6
Rural areas	0	0	0
Beer	1	9	10
Beer	1	9	10
Rural areas	0	0	0
Bicton	0	0	0
Rural areas	0	0	0
Bishop's Clyst (Clyst St Mary and Sowton)	0	1	1
Clyst St Mary	0	0	0
Rural areas	0	1	1
Bramford Speke	0	0	0
Bramford Speke	0	0	0
Rural areas	0	0	0
Branscombe	0	1	1
Branscombe	0	0	0
Rural areas	0	1	1
Broadclyst	60	76	136
Broadclyst	0	0	0
Pinhoe	60	75	135
Rural areas	0	1	1
Broadhembury	0	0	0
Broadhembury	0	0	0
Rural areas	0	0	0
Buckerell	0	0	0
Rural areas	0	0	0
Budleigh Salterton	21	18	39
Budleigh Salterton	21	18	39
Rural areas	0	0	0
Chardstock	0	0	0
Chardstock	0	0	0
Rural areas	0	0	0
Clyst Honiton	1	0	0
Clyst Honiton	0	0	0
Rural areas	1	0	0
Clyst Hydon	0	0	0
Clyst Hydon	0	0	0
Rural areas	0	0	0
Clyst St George	0	0	0
Clyst St George	0	0	0
Ebford	0	0	0
Rural areas	0	0	0
Clyst St Lawrence	0	0	0
Rural areas	0	0	0

Parish	April 2014 to Sept 2014	Oct 2014 to March 2015	2014/15 TOTAL
Settlement			
Colaton Raleigh	1	1	2
Colaton Raleigh	1	1	2
Rural areas	0	0	0
Colyton	5	13	18
Colyton	1	12	13
Colyford	1	1	2
Rural areas	3	0	3
Combe Raleigh	0	0	0
Rural areas	0	0	0
Compyne Rousdon	1	0	1
Rural areas	1	0	1
Cotleigh	0	0	0
Rural areas	0	0	0
Cranbrook	165	231	396
Cranbrook	165	231	396
Dalwood	0	0	0
Dalwood	0	0	0
Rural areas	0	0	0
Dunkeswell	1	14	15
Dunkeswell	0	0	0
Dunkeswell (Highfield)	0	14	14
Rural areas	1	0	1
East Budleigh	0	0	0
East Budleigh	0	0	0
Rural areas	0	0	0
Exmouth	53	43	96
Exmouth	53	43	96
Rural areas	0	0	0
Farringdon	1	0	0
Rural areas	1	0	0
Farway	0	0	0
Rural areas	0	0	0
Feniton	6	17	23
Feniton	6	17	23
Rural areas	0	0	0
Gittisham	-1	0	-1
Rural areas	-1	0	-1
Hawkchurch	0	0	0
Hawkchurch	0	0	0
Rural areas	0	0	0
Honiton	73	10	83
Honiton	73	10	83
Rural areas	0	0	0
Huxham	1	0	1
Rural areas	1	0	1
Kilminster	0	1	1
Kilminster	0	1	1
Rural areas	0	0	0

Parish	April 2014 to Sept 2014	Oct 2014 to March 2015	2014/15 TOTAL
Settlement			
Luppitt	0	0	0
Rural areas	0	0	0
Lympstone	0	0	0
Lympstone	0	0	0
Rural areas	0	0	0
Membury	0	0	0
Membury	0	0	0
Rural areas	0	0	0
Monkton	0	0	0
Rural areas	0	0	0
Musbury	0	0	0
Musbury	0	0	0
Rural areas	0	0	0
Newton Poppleford	0	1	1
Newton Poppleford	0	1	1
Rural areas	0	0	0
Northleigh	0	0	0
Rural areas	0	0	0
Offwell	0	0	0
Offwell	0	0	0
Rural areas	0	0	0
Otterton	0	0	0
Otterton	0	0	0
Rural areas	0	0	0
Ottery St Mary	15	23	38
Ottery St Mary	13	22	35
West Hill	1	1	2
Tipton St John	0	0	0
Rural areas	1	0	1
Payhembury	0	1	1
Payhembury	0	0	0
Rural areas	0	1	1
Plymtree	0	0	0
Plymtree	0	0	0
Rural areas	0	0	0
Poltimore	0	0	0
Rural areas	0	0	0
Rewe	0	0	0
Rural areas	0	0	0
Rockbeare	0	0	0
Rockbeare	0	0	0
Rural areas	0	0	0
Seaton	15	21	36
Seaton	12	21	33
Rural areas	3	0	3
Sheldon	0	0	0
Rural areas	0	0	0
Shute	0	0	0
Rural areas	0	0	0

Parish	April 2014 to Sept 2014	Oct 2014 to March 2015	2014/15 TOTAL
Settlement			
Sidmouth	2	5	7
Sidmouth	2	5	7
Sidbury	0	0	0
Rural areas	0	0	0
Southleigh	0	0	0
Rural areas	0	0	0
Stockland	0	0	0
Stockland	0	0	0
Rural areas	0	0	0
Stoke Canon	0	0	0
Rural areas	0	0	0
Talaton	0	0	0
Talaton	0	0	0
Rural areas	0	0	0
Uplyme	0	3	3
Uplyme	0	2	2
Rural areas	0	1	1
Upottery	0	2	2
Upottery	0	0	0
Rural areas	0	2	2
Upton Pyne	1	0	1
Rural areas	1	0	1
Whimble	2	3	5
Whimble	2	2	4
Rural areas	0	1	1
Widworthy	0	0	0
Rural areas	0	0	0
Woodbury	5	3	8
Woodbury	0	1	1
Woodbury Salterton	3	0	3
Rural areas	2	2	4
Yarcombe	0	0	0
Rural areas	0	0	0

Greenfield/brownfield split

2.9 The table below shows the breakdown of completions between greenfield and brownfield sites over the past year. Greenfield describes any site on land which has not previously been developed. Brownfield therefore describes sites of previously developed land, the definition of which can be found within the glossary of the NPPF but is reproduced below for ease of reference:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the

permanent structure or fixed surface structure have blended into the landscape in the process of time.”

		April 2014 to Sept 2014		Oct 2014 to Mar 2015		2014/15 Total	
		Dwgs	%	Dwgs	%	Dwgs	%
Greenfield	Greenfield	283	61%	463	74%	746	69%
	Barn Conversions	1	0%	4	1%	5	0%
	Garden Sites	24	5%	24	4%	48	4%
	TOTAL	308	67%	491	78%	799	73%
Brownfield	Redevelopment	104	22%	124	20%	228	21%
	Conversions/COU	51	11%	11	2%	62	6%
	TOTAL	155	33%	135	22%	290	27%
TOTAL		463	100%	626	100%	1,089	100%

Affordable completions

2.10 The table below shows the number of affordable homes completed across East Devon over the last year. Affordable homes are those completed as “affordable rented”, “social rented”, “shared ownership”, “intermediate” or “affordable by design”.

	April 2014 to Sept 2014	Oct 2014 to Mar 2015	2014/15 Total
RoED	20	144	164
West End	54	137	191
East Devon TOTAL	74	281	355

2.11 A significant proportion of affordable completions have come from the West End developments at Cranbrook and Old Park Farm, however clearly there has been and increase in affordable completions in the rest of East Devon. This has been driven by the completion of a number of sites providing purely or mainly affordable housing including Rodney Rendall in Axminster, Land off Mount View in Colyton, Land adjacent to Ball Knapp in Dunkeswell and Beer Quarry Caves in Beer amongst others as well as large sites such as Cloakham Lawn in Axminster taking off.

Windfall completions

2.12 Windfalls refer to sites built out which are the result of speculative planning applications. They have not been allocated by either the current or emerging Local Plans.

2.13 The table below shows that over the past six months 242 of the 626 completions have been windfalls. This equates to 39% of all completions in the last six months. However, of these 204 windfall completions 26 were on the Wainhomes site at the West End and 216 were in the Rest of East Devon. This means that of the 320 completions in the Rest of East Devon, 68% were windfalls.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	41	9	25	34	107	216
West End	0	0	0	0	26	26
TOTAL	41	9	25	34	133	242

2.14 Over the course of the full year 2014/15, 470 of the 1,089 completions have been windfalls. This equates to 43% of all completions. 430 of these were on sites in the rest of East Devon. This means that of the 558 completions in the rest of East Devon, 77% were windfalls.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	83	27	27	58	235	430
West End	0	0	0	0	40	40
2014/15 TOTAL	83	27	27	58	275	470

2.15 In addition to the headline totals, the above table shows how many windfalls have been delivered on sites of different sizes. The net site capacity refers to the net number of dwellings due to be delivered on a site as a whole. As an example, if 2 windfall dwellings were completed in the last six months on a site due to take a total of 5 net new dwellings they would be listed in the 3-5 dwellings column.

2.16 In terms of calculating five year land supply, paragraph 48 of the NPPF allows for future windfalls to be counted towards supply, however the figure should not include residential gardens. This being the case, the assessment below shows the number of windfall completions in the last six months on sites other than back gardens.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	20	6	25	34	107	192
West End	0	0	0	0	26	26
TOTAL	20	6	25	34	133	218

2.17 The table below shows the same assessment over the full year 2014/15. Further analysis of windfalls for the purposes of projections can be found in paragraphs 3.20-3.24 below.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	46	16	27	58	235	382
West End	0	0	0	0	40	40
TOTAL	46	16	27	58	275	422

3. Projections

- 3.1 This section is an assessment of projected completions for the remainder of the plan period. The revised draft new Local Plan runs from 2013 to 2031.
- 3.2 Projections are broken down into:
- Extant permissions;
 - These are sites that already have planning permission (either in full or outline and including sites that are already under construction) and are expected to be built out.
 - Acknowledged development potential;
 - These are sites which either have gained a resolution to grant planning permission subject to a S106 being signed, or sites which are known to be available and which are policy compliant but which do not yet have planning permission.
 - Strategic allocations;
 - These are sites allocated by the strategic policies of the new Local Plan which do not yet have planning permission.
 - Future windfalls.
 - These are an allowance for completions on windfall sites that do not yet have permission. Windfalls are calculated based on historic past windfall completions in line with the NPPF.
- 3.3 Projections are based on the status of sites and extant planning permissions at 31 March 2015.
- 3.4 Projected build out rates for sites generally follow the approach advocated by the Exeter Housing Market Area (HMA) Strategic Housing Land Availability Assessment (SHLAA) methodology market conditions model unless we are aware of an alternative build out rate. The market conditions model assumes currently reduced build out rates for the next five years indicating a lack of market confidence from the SHLAA panel which includes representatives of the development industry. This approach is set out over the page for ease of reference. This is a conservative assumption as seen by the clearly inflated delivery over the past six months and year in comparison to previous months and years. However, they are used to project the delivery of the majority of sites in the interest of consistency. Where an alternative build out rate is used this is because there is clear evidence that the site has and will continue to build at above methodology rates and the commentary column explains the reasoning behind this.

Excerpt from the Exeter HMA SHLAA Methodology: Market conditions model for calculating housing delivery rates

Size of site (no of dwellings)	Commencement of sites			Build out rate	
	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Years 1-5	Years 6+
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1 st year – 12 dwellings maximum 2 nd year onward – 25 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 50 dwellings per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1 st year – 12 dwellings maximum 2 nd year onward – 25 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 50 dwellings per year maximum
501-1000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 12 dwellings maximum 2 nd year onward – 50 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 12 dwellings maximum 2 nd year onward – 75 dwellings per year maximum	1 st year 25 dwellings maximum 2 nd year onward – 150 dwellings per year maximum

N.B. These figures provide a general guideline. Different commencement dates or build out rates may be chosen for selected sites by the SHLAA panel if warranted due to site specific issues, or if landowners have identified sites as being available at a later date.

Extant permissions

3.5 The tables below consider large sites (sites of 10 or more gross units) already with planning permission at 31 March 2015 which are expected to be built out. It discounts any sites which are acknowledged as unlikely to go ahead – these are set out at Appendix 2. Sites which have gained permission since 31 March 2015 and sites whose planning permission is deemed to have lapsed are not included.

Large development sites in the Rest of East Devon

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
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	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. 2 units completed.	9	8	11														28
Land At, Dukes Way, Axminster, Devon Phase 2	09/2350/MFUL	Axminster	Second phase of Betterment Homes development. 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 homes Council Tax banded at 31 March 2015. Assume remaining homes to be completed in line with SHLAA methodology.	25	25	17														67
Chard Road -	10/0132/MFUL	Axminster	Phase 3 of Wainhomes site off	25	25	2														52

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Phase 3 -south of brook (eastern portion)			Chard Road. 46 dwellings completed by 31 March 2015, assume remainder will be built out over the next three and a half years in line with SHLAA methodology.																	
Land at Cloakham Lawns	10/0816/MOUT AND 13/1489/MRES AND 14/0774/MRES	Axminster	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. 42 completed (24 of which affordable).	25	25	25	25	25	50	50	50	50	33							358
Phillips Centre Leacombe House Lyme Close Axminster EX13 5BA	11/0718/MFUL AND 14/1500/VAR	Axminster	All plots commenced. Assume completion in line with SHLAA methodology in 2015/16 and 2016/17.	12	1															13
Axminster Football Club	11/1660/MFUL	Axminster	Development well advanced with nearly all plots commenced and almost half now complete. 29 dwellings completed. Assume remaining dwellings to be completed in line with SHLAA methodology.	25	17															42
Magnolia Rise Lyme Road Axminster EX13 5BH	12/2678/FUL	Axminster	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. Not yet implemented. Assume completion will be in 2016/17	0	1															1

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Land At Milbrook Valley Stoney Lane Axminster	92/P0998 AND 11/0509/VAR	Axminster	Jessopp site adjacent to Wainhomes (Chard Road) site, 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.	0	12	6														18
Land South Of B3178 Budleigh Salterton	11/2629/MFUL	Budleigh Salterton	Site on North side of Budleigh Salterton allocated in the new Local Plan. Current planning application (15/1118/MOUT) pending consideration for phase 2 next door. Site not yet commenced so assume first completions will be in 2016/17.	0	12	25	22													59
Land adjacent to and North of 53 Greenway Lane, Budleigh Salterton	12/2507/MRES	Budleigh Salterton	This site is allocated in the emerging Local plan and now has a planning permission for up to 48 dwellings. Site over halfway complete and so far coming through a little faster than SHLAA rate.	21																21
Land To The East Of The Village Hall Clyst St Mary	13/0365/MOUT	Clyst St Mary	Large site at Clyst St Mary. RES application pending consideration.	0	0	12	25	25	18											80
Land North Of Yaffles Coly Road	13/1401/MOUT	Colyton	No reserved matters approval as yet. Assume completion will be in 2017/18.	0	0	12	4													16

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Colyton																				
Hillcrest School St Johns Road Exmouth EX8 4EB	09/2331/MFUL AND 11/2814/MFUL	Exmouth	C G Fry & Son Ltd site on former Hillcrest School, Exmouth. 53 units completed. All others close to completion. Assume completion between 2015/16.	14																14
Land At, Marcus Road, Exmouth	10/1392/MFUL	Exmouth	All plots underway but as yet none complete. Assume completion in 2015/16 and 2016/17 in line with SHLAA methodology.	12	2															14
11 Camperdown Terrace, Exmouth, EX8 1EJ	10/1686/MFUL	Exmouth	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	9											9
Seaview, Bonville, Fulford, Courtney 8 Douglas Avenue Exmouth EX8 2AU	10/2530/MFUL AND 12/1215/MFUL	Exmouth	McCarthy & Stone site of 52 care assisted apartments. Most appear to be completed but only 49 Council Tax banded as yet. Assume remainders will be banded in 2015/16.	3																3
Dunsinane Maer Road Exmouth	11/0721/MFUL	Exmouth	Former Rolle College halls of residence site on Maer Road. Commenced on site Summer 2013.	12	2															14

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
EX8 2DA			Flatted development of two blocks expected to deliver each block in entirety in one go. All units well advanced. Assume completion from 2015/16 in line with SHLAA methodology.																	
6 Portland Avenue, Exmouth, Devon, EX8 2BS	11/0733/FUL AND 12/2171/FUL AND 14/0588/FUL	Exmouth	Not yet implemented. Assume completion will be in 2016/17	0	6															6
Pier Head Mamhead View Exmouth	12/2163/MFUL	Exmouth	Site adjacent to Exmouth Docks commenced March 2015. Assume completion in line with SHLAA methodology in 2015/16 and 2016/17.	12	1															13
Land Adjacent To Buckingham Close (Plumb Park) Buckingham Close Exmouth	13/0297/MOUT	Exmouth	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.	0	12	25	25	25	50	50	50	50	50	13						350
34 Cranford Avenue Exmouth EX8 2QA	13/2647/MFUL	Exmouth	Not yet implemented. Assume completion will be in 2016/17	0	11															11
34 Douglas Avenue Exmouth EX8 2HB	14/1542/MFUL	Exmouth	Redevelopment of former hotel site to provide 11 dwellings. Pre-commencement conditions cleared July 2015 so assume will be commencing on site soon. Assume completion will be in 2016/17.	0	11															11
Land North Of	11/1021/MFUL	Feniton	Site allowed at appeal. Not yet	12	20															32

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Acland Park Feniton			implemented but in the process of clearing pre-commencement conditions. Assume completion will be from 2016/17 onwards in accordance with SHLAA methodology.																	
Land Adjacent To Louvigny Close Station Road Feniton	11/2481/MFUL	Feniton	23 completed by end of March 2015. Building out ahead of SHLAA rate so far but conservatively projected SHLAA rate compliance in future years. Remaining 27 to be completed in 2015/16 and 2016/17.	25	2															27
Holyshute House Monkton Road Honiton EX14 1PZ	11/2106/MFUL	Honiton	This site gained planning permission on appeal in August 2012 for 41 retirement apartments (net increase of 40 units). 40 completed. Assume remaining one will be completed soon.	1																1
Land Off Of Clapper Lane (Previously Allotments) Honiton	13/2508/MOUT	Honiton	No reserved matters approval as yet. Assume completion will be in 2017/18.	0	0	10														10
Land West Of Hayne Lane Honiton	13/2744/MOUT	Honiton	Site approved February 2015. No reserved matters application as yet so assume completions from 2017/18.	0	0	12	25	25	50	50	50	50	38							300
Heathfield House, Rosemount Lane, Honiton, EX14 1RN	14/0344/MOUT	Honiton	No reserved matters approval as yet. Assume completion will be in 2017/18.	0	0	10														10
The Cedars Otter Valley	14/0405/VAR	Honiton	No new completions to report. Assume completion will be within	0	0	5														5

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Park Honiton EX14 4PA			the five year period.																	
Land South Of The A35 (off George Lane) Gammons Hill Kilmington	14/1905/MFUL	Kilmington	Mainly affordable housing site. Commenced July 2015. Assume completion will be in 2015/16 and 2016/17 in line with SHLAA methodology.	12	1															13
Land To The West Of Strawberry Hill Lymstone	12/0506/MFUL	Lymstone	Mixed market and affordable site immediately adjacent to Lymstone. Appeal for alternative scheme on site (13/0820/MFUL) recently dismissed. Assume original application will now be implemented. Assume completion will be in 2016/17 and 2017/18 in accordance with SHLAA methodology.	0	12	3														15
Land South Of Jackson Meadow Lymstone Exmouth	12/2625/MFUL	Lymstone	Commenced Feb 2015. Assume completion will be in 2015/16 and 2016/17 in line with SHLAA methodology.	12	1															13
Land South Of King Alfred Way Newton Poppleford Sidmouth	13/0316/MOUT	Newton Poppleford	Reserved matters (15/0642/MRES) currently pending consideration and recommended for approval at August Committee. Assume completion from 2017/18 onwards in line with SHLAA methodology.	0	0	12	25	3												40
Marist Convent 8 Broad Street Ottery St Mary Devon EX11	12/1622/MFUL	Ottery St Mary	Site well advanced but no completions to date. Has developed slower than SHLAA rates projected but a number of dwellings close to completion.	12																12

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding	
1BZ			Assume completion will be in 2015/16																		
Land South Of Exeter Road Ottery St Mary	12/2341/MOUT AND 14/2553/MRES	Ottery St Mary	This site is an allocation in the emerging Local Plan for 200 dwellings however permission is for 165 dwellings plus a 60 bed care home (which equates to 30 dwellings in SHLAA methodology). RES permission granted for 165 dwellings but care home RES still outstanding but presumed this will be built out beyond the five year period. Commenced June 2015 so assume completions from 2015/16 in line with SHLAA methodology.	12	25	25	25	25	50	33										195	
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	Local Plan allocation redevelopment of former mill site. Not yet implemented and some elements still require reserved matters approval. 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. Assume completion will be from 2016/17 onwards in line with SHLAA methodology.	0	12	25	25	25	13												100
Land East of Butts Road,	13/0577/MRES	Ottery St Mary	30 completions to end of March 2015, building out ahead of	25	25	25	25													100	

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Higher Ridgeway, Ottery St Mary			projected SHLAA rate to date but conservatively projected SHLAA compliant rate for future years.																	
Former Gerway Nurseries Sidmouth Road Ottery St Mary EX11 1PN	14/1227/MOUT	Ottery St Mary	Site approved December 2014. No reserved matters application as yet. Assume completions from 2017/18 onwards.	0	0	12	25	8												45
Land North Of Higher Ridgeway Ottery St Mary	14/2419/MFUL	Ottery St Mary	Site redeveloping existing allotments and replacing them on adjacent land. Essentially phase 2 to Redrow development off Butts Road so assume will carry on where that development completes.	0	0	0	0	25	6											31
Kerswell Barton Farm Broadclyst Exeter EX5 3AF	12/1285/MFUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2016/17	0	12															12
Land South Of Glebe Close Upton Pyne	13/1617/MFUL	Rural Areas/Small Villages Without BuABs	Site commenced January 2015. Assume completion will be in 2015/16	10																10
Seaton Quay, (Former Racal Site), Riverside Way, Seaton, Devon, EX12 2UE	13/0304/MOUT	Seaton	Seaton Quay development that has been stalled for recent years but has now been permitted with less obligations. 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	0	0	12	25	25	25	3										90

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
			matters application. This being the case expect the site to move forward now. No RES permission as yet. Assume early completion in line with SHLAA methodology once approved.																	
Land Off Of Barnards Hill Lane Seaton	13/1168/MOUT	Seaton	No reserved matters approval as yet. Assume completion will be in 2017/18.	0	0	12	9													21
Land Adjacent Harbour Road Seaton	13/2392/MRES	Seaton	Site within Seaton Regeneration Area adjacent to Tesco. Site building out well ahead of SHLAA rate so far but conservatively projected SHLAA compliant rate for future years.	12	25	25	25	25	50	41										203
Fosse Way Court Seaton EX12 2LP	14/0187/MFUL	Seaton	Refurbishment of existing apartments plus construction of new block linking existing buildings comprising total 30 additional open market apartments. Not yet implemented so assume completion will be in 2016/17 onwards in line with SHLAA methodology rate.	0	12	18														30
Land To Rear Of, 39 Fore Street, Seaton, Devon, EX12 2AD	14/1960/MRES	Seaton	Reserved matters (14/1960/MRES) approved November 2014. Building control quote provided April 2015. Site not yet commenced. Assume completion will be in 2016/17 and 2017/18 in line with SHLAA methodology.	0	12	1														13
Victoria Hotel, The Esplanade,	06/2382/MRES	Sidmouth	Site commenced 2008 (08/1873/CPE certificate of lawfulness for foundations	0	0	12	2													14

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Sidmouth, Devon, EX10 8RY			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.																	
Parsons Bros Builders Ltd Foundry Yard Sidmouth EX10 8QN	10/1653/MFUL	Sidmouth	Site commenced June 2014. Assume completion will be in 2015/16	12																12
Land At Frys Lane Sidford	12/2222/MOUT	Sidmouth	No reserved matters approval as yet. Assume completion will be in 2017/18.	0	0	12														12
Land West Of Combe Hayes Sidmouth	12/2452/MFUL	Sidmouth	8 plots commenced. Assume completion will be in 2015/16 and 2016/17 in line with SHLAA methodology.	12	6															18
Land At Barton Orchard Tipton St John	11/2172/MFUL AND 14/1745/VAR	Tipton St John	Mixed market and affordable site immediately adjacent to Tipton St John. Variation to permission (14/1745/VAR) approved December 2014 to increase size of open market units. Not yet implemented. Assume completion will be in 2016/17 and 2017/18 in accordance with SHLAA methodology.	0	12	3														15
West Hayes West Hill Road West Hill Ottery St Mary EX11 1UZ	12/2672/MFUL AND 14/1127/VAR	West Hill	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	0	10															10

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
			implemented. Assume completion will be in 2016/17.																	
Land North Of Eastfield West Hill	13/1809/MOUT	West Hill	Reserved matters (14/2861/MRES) approved May 2015. Commenced on site in March 2015. Assume completion from 2017/18 onwards in line with SHLAA methodology.	0	12	13														25
Land Adjacent Primley Town Lane Woodbury	11/2490/MFUL	Woodbury	Mixed market and affordable site immediately adjacent to Woodbury. Site subject to current planning application (14/1380/MOUT) for alternative proposal of 11 dwellings rather than 15 but extant permission assumed to be relevant. Not yet implemented. Assume completion will be in 2016/17 and 2017/18 in accordance with SHLAA methodology.	0	12	3														15
Land North Of Webbers Caravan Park Castle Lane Woodbury Devon	12/2627/MFUL	Woodbury	Large mixed market/affordable site at Woodbury. All plots commenced but only one completed at end of March 2015. Assume remaining completions will be from 2015/16 onwards in line with SHLAA methodology.	25	8															33
Land To South Broadway Woodbury	13/1231/MOUT	Woodbury	Site immediately adjacent to the BUAB. Variation (15/0982/VAR) and reserved matters (15/1370/MRES) pending consideration. Assume completion in line with SHLAA methodology once agreed.	0	0	12	8													20
ROED TOTAL				377	390	397	320	236	321	227	150	150	121	13	0	0	0	0	0	2,702

Large development sites at East Devon's West End

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Site Of New Town Honiton Road Rockbeare Exeter Devon	03/P1900 AND 11/0053/MRES AND 13/1752/MFUL	Cranbrook	New Community being developed by East Devon New Community Partners (EDNCPs) consortium of developers. Latest build returns shows 962 completions by the end of March 2015 so 205 completions since last monitored position. Updating further, there have been 1,056 completions to the end of June 2015. Local Plan Inspector suggested 400 projections per annum a reasonable figure to use for EDNCP sites. However, beyond the five year period delivery rate assumed to increase to 421 per annum on EDNCP sites to enable the full build out of Cranbrook within the plan period.	400	400	400	400	400	421	104										2,525
Land Opposite The Oriental Promise London Road Whimble	12/0754/MRES	Cranbrook	Wainhomes site adjacent to Cranbrook. All but three units completed. Assume completion in 2015/16.	3																3
Land Rear Of The Jack In The Green London Road Rockbeare	14/0300/MFUL	Cranbrook	Windfall site immediately adjacent to Cranbrook. Commenced March 2015. Assume completion will be in 2015/16 and 2016/17 in accordance with SHLAA methodology.	12	7															19
Tithebarn Green, Land At Monkerton,	12/1291/MOUT	North of Blackhorse	Large site straddling the M5 between East Devon and Exeter. 580 of the proposed dwellings would be within the EDDC area.	0	35	70	70	70	70	70	70	70	55							580

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Exeter And Redhayes/North Of Blackhorse, East Devon			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. 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 to a total of 135 per annum as per email from developer.																	
Land At Old Park Farm Pinn Hill Exeter EX1 3TH	12/0130/MRES	Pinhoe	Developers have advised that expect to complete Old Park Farm 1 by Autumn 2017 depending on sales. 190 units CT banded or awaiting banding by end of March 2015. Remaining units awaiting completion. Site building out well ahead of SHLAA rate and even above projections so far. Projections for future years may be conservative.	100	100	49														249
Land South Of	13/0215/MOUT	Pinhoe	Site immediately to North of Pinn	0	0	12	23													35

Site	Permission	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Moonhill Cope West Clyst Exeter			Court Farm allocation site. RES application currently pending consideration. Assume completion from 2017/18 in line with SHLAA methodology.																	
West End TOTAL				515	542	531	493	470	491	174	70	70	55	0	0	0	0	0	0	3,411

3.6 The tables above show that for the next five years, 1,720 dwellings are projected to be built on large sites with extant planning permissions in the rest of East Devon and 2,551 dwellings on large sites with extant planning permissions at the West End.

3.7 Small sites are shown as a combined total in the table below. There are 450 small sites with extant planning permission (all within the rest of East Devon) expected to deliver between 0 and 9 gross units. 439 of these sites are expected to deliver 623 net new dwellings in the next five years. The remaining 11 sites are considered to be currently stalled or otherwise not expected to deliver within the five year period so have been projected to deliver the remaining 20 dwellings in 2020-21. A schedule of all of the small sites can be found at Appendix 1. It is important to note that whilst these smaller sites are projected to deliver in specific years based on their status (under construction, not yet implemented or awaiting reserved matters etc), it is in fact perhaps more appropriate to consider them as being deliverable within the five year period as a whole. For instance, a site that is under construction is generally projected to be completed within the next six to twelve months and so is projected to deliver in 2015/16, however, in reality some sites take longer and may be delivered in 2016/17, 2017/18 or later but critically they can reasonably be expected to deliver in the five year period. An implication is that future projected year on year predictions can show variation compared against actual delivery that will be recorded with a bias to higher first year development. But over the longer term, 5 years, peaks and troughs even out and so it is the five year total projection that is the relevant and critical consideration.

	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
All small sites with planning permission	296	251	76	-	-	20	-	-	-	-	-	-	-	-	-	-	643

3.8 The combined totals of large and small sites with planning permission are shown in the table below.

All sites with planning permission	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Rest of East Devon	676	641	473	320	236	341	227	150	150	121	13	0	0	0	0	0	3,348
West End	515	542	531	493	470	491	174	70	70	55	0	0	0	0	0	0	3,411
Combined total	1,191	1,183	1,004	813	706	832	401	220	220	176	13	0	0	0	0	0	6,759

3.9 The table above shows that 2,346 dwellings with permission in the rest of East Devon and 2,551 dwellings with permission at the West End are projected to be built out within the next five years.

Sites with acknowledged development potential

3.10 Sites with acknowledged development potential are sites that did not have planning permission at 31 March 2015, however, they are expected to gain permission in the future. These are mainly sites that have been to Development Management Committee and gained a resolution to grant permission subject to signing a Section 106 Agreement, however there are also sites that are known to be available for development and which are considered to be policy compliant.

3.11 Sites with a resolution to grant permission are assumed to start delivering in the next few years, however, sites that are simply considered to be policy compliant but for which there is no current application are expected to be delivered after the next five years.

3.12 The table below lists the sites with acknowledged development potential in the rest of East Devon and their projected build out rates.

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Webster Garage Site, Axminster	No Application	Axminster	This site is identified as having development potential, is allocated in the existing Local Plan and is fully policy compliant. The 25 dwelling figure is a lower end estimate and whilst development may happen in the five year period the site is conservatively projected to come forward outside of this time period.	0	0	0	0	0	12	13										25
Land adjacent The Fountain Head, Branscombe	10/0921/MFUL	Branscombe	Application (10/0921/MFUL) Delegated recommendation to approve made in May 2011 and awaiting S106 agreement. Unlikely to get S106 signed on this scheme as finances no longer available for affordables. New application (15/1291/MOUT) currently pending consideration for lower number of affordables. Assume development will happen but outside five year	0	0	0	0	0	10											10

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
			period.																	
Land Adjoining Withycombe Brook St Johns Road Exmouth	12/1016/MFUL	Exmouth	This scheme has been approved by DM Committee and is awaiting S106 agreement. Understood that issues holding up S106 have largely been resolved so now moving forward.. Assume completion from 2016/17 in line with SHLAA methodology.	0	12	25	15													52
Pankhurst Close Trading Estate Pankhurst Close Exmouth	13/1230/MFUL	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 2016/17 in line with SHLAA methodology.	0	12	25	13													50
Former University of Plymouth, Rolle College Campus, Exmouth	No Application	Exmouth	This site is being marketed for development purposes. Pre-application discussions have taken place and residential uses are seen as policy compliant with the site potentially able to accommodate up to 100 units with development expected from late in the five year period.	0	0	0	12	25	25	25	13									100
Salston Manor Hotel Ottery St Mary EX11 1RQ	13/0496/MFUL	Rural Areas/Small Villages Without BuABs	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2016/17 in line with SHLAA methodology.	0	12	15														27
Land North of Rowan Drive	13/1091/MOUT	Seaton	DMC resolved to grant permission (13/1091/MOUT) subject to S106 in July 2015 for 36 dwellings.	0	0	12	24													36
			ROED TOTAL	0	36	77	64	25	47	38	13	0	0	0	0	0	0	0	0	300

3.13 The table below lists the sites with acknowledged development potential at the West End and their projected build out rates.

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Site Of Cranbrook New Community Road Past Till House Farm London Road Broadclyst	No Permission	Cranbrook	Care/extra care home in Cranbrook town centre. 50 beds @ 2 bed = 1 dwelling equivalent = 25 dwelling equivalent.						12	13										25
Mosshyane	14/2761/MOUT	North of Blackhorse	Allocation site on further land North of Blackhorse and to the East of Tithebarn Green. Planning application (14/2761/MOUT) resolved to approve subject to S106 Agreement. Developer intention is to build out simultaneous to Tithebarn Green to a total of 140 per annum. Once Tithebarn Green complete (2024/25) assumed Mosshyane build out rate increases in response.		30	70	70	70	70	70	70	70	85	140	140	15				900
Pinn Court Farm Pinncourt Lane Exeter EX1 3TG	12/0795/MOUT	Pinhoe	Appeal allowed June 2015. Pre-application discussions regarding reserved matters have taken place, however no reserved matters application as yet. Recently submitted phasing schedule suggests phase 1 (150 dwellings) to start March 2016 and built out over	0	12	61	61	56	50	50	50	50	50	50						490

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
			three years with phase 2 (150 dwellings) starting in June 2019 and phase 3 (130 dwellings) starting in June 2022 so reasonable to assume first completions in 2016/17 and a rate to allow 150 completions by June 2019. Assume SHLAA compliant 12 dwellings for year 1 then remaining 138 to be delivered over the following 27 months to June 2019 = 5.11 per month = 61.33 per annum so assume 61 maximum build out per year. Future years (beyond June 2019) build out reduced to 50 per annum in line with submitted phasing schedule.																	
Old Park Farm Two West Clyst Exeter	13/0001/MOUT	Pinhoe	Site awaiting S106 Agreement but assumed to continue on where phase one completes. Phase one is completing faster than previously projected so slight change to phase two projections. In fact, potentially could come forward sooner as phase two to be built out by Redrow rather than David Wilson/Barratts and agreement in place to access phase two before phase one complete, however, as site still awaiting S106 agreement and no reserved matters application as yet first completions in 2017/18 may be appropriate.	0	0	51	100	100	99											350
			West End TOTAL	0	42	182	231	226	231	133	120	120	135	190	140	15	0	0	0	1765

3.14 The combined totals of sites with acknowledged development potential at the West End and in the rest of East Devon are shown below.

All sites with acknowledged development potential	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Rest of East Devon	0	36	77	64	25	47	38	13	0	0	0	0	0	0	0	0	300
West End	0	42	182	231	226	231	133	120	120	135	190	140	15	0	0	0	1,765
Combined total	0	78	259	295	251	278	171	133	120	135	190	140	15	0	0	0	2,065

3.15 Of the above sites it can be seen that 202 dwellings in the rest of East Devon and 681 dwellings at the West End are projected to be built out within the next five years. It should be noted that all of the sites with acknowledged development potential that are projected to deliver within the five year period have a resolution to grant planning permission subject to S106 with the exception of the former Rolle College site in Exmouth, however, this site is seen as generally policy compliant and pre-application discussions have recently taken place to suggest that an application is likely to be received this year.

Strategic allocations

3.16 The table below shows the strategic allocations in the rest of East Devon which have not yet gained planning permission or a resolution to grant permission.

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
East of Town	15/0435/MOUT AND 15/0436/MOUT AND 15/0442/MOUT No Permission	Axminster	Planning applications (15/0435/MOUT, 15/0436/MOUT and 15/0442/MOUT) pending consideration for a total of 430 dwellings but larger area than allocation. Additional site within allocation currently at pre-application stage.	0	0	12	50	50	100	100	100	100	100	38						650
Winslade Park	14/2637/OUT AND 14/2640/MFUL AND 14/2642/FUL No Permission	Clyst St Mary	This site is an allocation in the emerging Local Plan. Applications are currently being considered for Winslade Park (Friends Life) and on the adjoining Plymouth Brethren land. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.	0	0	12	25	25	50	38										150
Goodmores Farm	14/0330/MOUT No Permission	Exmouth	This site is an allocation in the emerging Local Plan. An application is currently being considered having been submitted in February 2014. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.	0	0	12	25	25	50	50	50	50	50	38						350
Ottery Moor Lane	14/0557/MOUT No Permission	Honiton	This site is an allocation in the emerging Local Plan. Planning application (14/0557/MOUT) resolved to grant permission subject to S106 Agreement June	0	0	12	25	25	50	38										150

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
			2015 (after 31 March). Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.																	
Lympstone Nurseries	No Permission	Lympstone	40 dwellings allocated at Lympstone through the Neighbourhood Plan but 34 of these already have permission. 6 remaining dwellings allocated by NP on site W119 are projected to be completed in the latter part of the five year period.	0	0	6														6
Council Offices, The Knowle, Station Road, Sidmouth, EX10 8HL	No Permission	Sidmouth	Site allocated in Local Plan for 50 dwellings plus a 50 bed space care home (@ 2 beds to 1 dwelling methodology =25 equivalent dwellings) and not yet with permission. The Council has publicly stated its intention to relocate from The Knowle with relocation to be finalised in mid 2017. Conditional sale of The Knowle agreed and signed in July 2015. Projections for first completions on this site to be in 2017/18.	0	0	12	25	25	13											75
Manstone Depot, Sidmouth	No Permission	Sidmouth	Site allocated in Local Plan and not yet with permission	0	0	12	8													20
Port Royal, Sidmouth	No Permission	Sidmouth	Site allocated in Local Plan and not yet with permission	0	0	12	18													30
			ROED TOTAL	0	0	90	176	150	263	226	150	150	150	76	0	0	0	0	0	1,431

3.17 The table below shows the strategic allocations at the West End that have not yet gained planning permission or a resolution to grant permission and their projected build out rate.

Site	Application number (if relevant)	Settlement	Commentary on Site	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Cranbrook Expansion Areas (East, West and additional areas to be defined through the masterplan)	14/2945/MOUT AND 15/0045/MOUT 15/0046/MOUT 15/0047/MOUT No Permission	Cranbrook	This provision will form part of the longer term development at Cranbrook comprising of allocated East and West expansion areas (totalling 2,820 including 250 on Farlands site by separate developer) plus 1550 on additional land to be defined through the masterplan . Delivery in years 2021/22 and 2022/23 includes both EDNCP and Farlands sites. 30 September 2014 monitor showed 757 completions up to the end of August. Latest build returns shows 962 completions by the end of March 2015 so 205 completions since last monitored position.Updating further, there have been 1,056 completions to the end of June 2015. Inspector suggested 400 projections per annum a reasonable figure to use for EDNCP sites. Farlands site is in addition to this and projected to deliver from 2017/18 onwards. Beyond the five year period delivery rate assumed to increase to 421 per annum on EDNCP sites to enable the full build out of Cranbrook within the plan period.	0	0	12	50	50	50	367	459	421	421	421	421	421	421	421	435	4370
WEST END TOTAL				0	0	12	50	50	50	367	459	421	421	421	421	421	421	421	435	4,370

3.18 The combined projected build out rates for the remaining strategic allocations are shown in the table below.

All strategic allocations	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Rest of East Devon	0	0	90	176	150	263	226	150	150	150	76	0	0	0	0	0	1,431
West End	0	0	12	50	50	50	367	459	421	421	421	421	421	421	421	435	4,370
Combined total	0	0	102	226	200	313	593	609	571	571	497	421	421	421	421	435	5,801

3.19 The above assessment shows that of the strategic allocations sites 416 dwellings in the rest of East Devon and 112 dwellings at the West End are projected to be built out in the next five years.

Windfalls

3.20 Paragraph 48 of the NPPF allows for future windfall completions to be taken into account so long as historic windfall delivery is considered and sites on gardens are not counted. This being the case, the assessment below shows windfall completions (excluding gardens) over the last four years (1 April 2011 to 31 March 2015) which is the period which the Council have the most accurate information on). Completed windfall dwellings are split into the net capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	180	98	115	185	447	1,423
West End	0	0	0	0	40	40
TOTAL	180	98	115	185	487	1,463

3.21 Taking the combined total windfalls and dividing by the number of years they were delivered in (4 years) gives an average number of dwellings completed on each size of site per annum.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
TOTAL	45	24	29	46	122	265

3.22 If past trends were reproduced in the future with regards to windfall completions then it would be prudent to assume that 265 windfalls could be built each year in the future, however, upon adoption of the new Local Plan it can be assumed that the larger greenfield windfall sites which have significantly pushed up the average totals would be treated as a departure from the plan. Upon adoption the Council will be able to demonstrate a five year supply of land for housing and so such schemes will be unlikely to gain permission. Taking a very conservative/cautious approach it is assumed that the only windfalls will be infill, redevelopment and conversion sites. This being the case it is assumed that average total windfall completions of the last four years on sites of 20 dwellings and under might be delivered in the future. This equates to 144 dwellings per year.

3.23 In recent years, a figure of 130 dwellings per year has been used for projected future windfalls. Therefore, this same figure continues to be used in the projections below, however the assessment above shows that this is a conservative estimate and in reality larger windfall sites will come forward for development as will garden sites.

3.24 The table below shows the projected windfalls for the remaining plan period as per the above assessment. It is expected that windfall completions will start to come through from 2017/18 onwards, however the figure for 2017/18 is reduced to take account of sites with permission that are already in the system. The table shows that 350 windfall completions are projected to occur within the next five years.

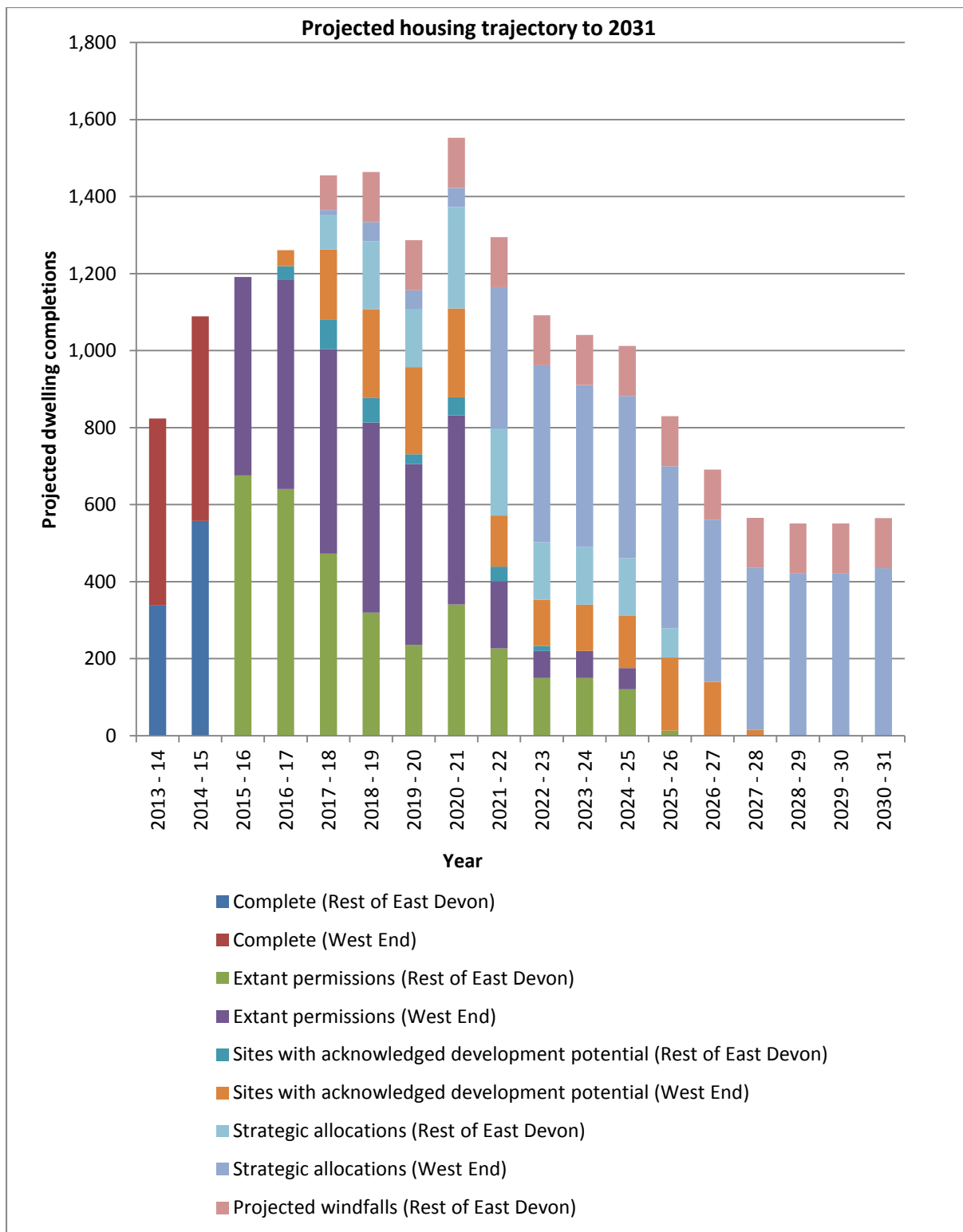
All windfalls	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total outstanding
Windfalls	0	0	90	130	130	130	130	130	130	130	130	130	130	130	130	130	1,780

Overall projections and trajectory

3.25 Having gone through the various elements of supply above, the below table and graph set out the projected development for the plan period to 31 March 2031.

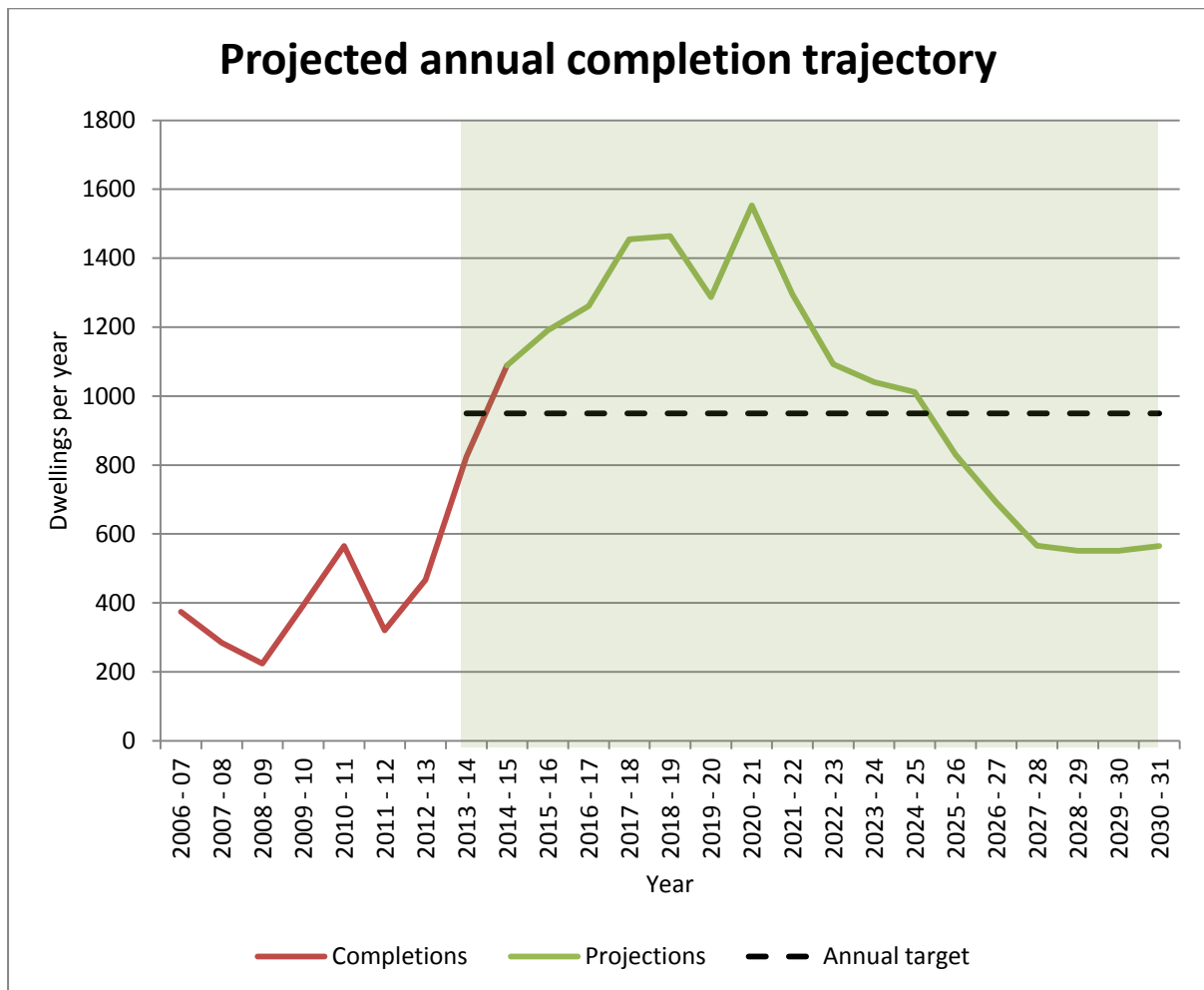
	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total
Complete (Rest of East Devon)	338	558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	896
Complete (West End)	486	531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,017
Extant permissions (Rest of East Devon)	0	0	676	641	473	320	236	341	227	150	150	121	13	0	0	0	0	0	3,348
Extant permissions (West End)	0	0	515	542	531	493	470	491	174	70	70	55	0	0	0	0	0	0	3,411
Sites with acknowledged development potential (Rest of East Devon)	0	0	0	36	77	64	25	47	38	13	0	0	0	0	0	0	0	0	300
Sites with acknowledged development potential (West End)	0	0	0	42	182	231	226	231	133	120	120	135	190	140	15	0	0	0	1,765
Strategic allocations (Rest of East Devon)	0	0	0	0	90	176	150	263	226	150	150	150	76	0	0	0	0	0	1,431
Strategic allocations (West End)	0	0	0	0	12	50	50	50	367	459	421	421	421	421	421	421	421	435	4,370
Projected windfalls (Rest of East Devon)	0	0	0	0	90	130	130	130	130	130	130	130	130	130	130	130	130	130	1,780
Projected windfalls (West End)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total (Rest of East Devon)	338	558	676	677	730	690	541	781	621	443	430	401	219	130	130	130	130	130	7,755
Total (West End)	486	531	515	584	725	774	746	772	674	649	611	611	611	561	436	421	421	435	10,563
TOTALS	824	1,089	1,191	1,261	1,455	1,464	1,287	1,553	1,295	1,092	1,041	1,012	830	691	566	551	551	565	18,318

3.26 The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031.



3.27 It should be noted that projected completions are based on an assessment of available sites and a SHLAA panel/developer assessment of what can and is available to build on. Whether house builders choose to build at these levels will be informed by market demand and commercial attractiveness to build.

3.28 Looking back at previous completions and projected completions it is possible to see the significant increase in annual figures especially in the first ten years of the new plan period (2013 – 2023). The graph below shows that East Devon is providing the “step change” in housing delivery required by the Government.



4. Five Year Land Supply Calculations

- 4.1 Paragraph 47 of the NPPF requires Councils to “*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*”.
- 4.2 The point of demonstrating a five year land supply is to ensure that there is enough housing coming forward to meet requirements. On top of this, the current Government is seeking to increase housing delivery in the immediate future by requiring Councils to demonstrate a minimum of 5% extra provision but in places where delivery has been persistently below requirements 20% extra. East Devon has persistently undersupplied housing since the previous start date of the new Local Plan (2006) when compared against now abolished strategic plan targets. This has been due to delays in Cranbrook getting started. Because Cranbrook did not start when expected, at a time when consumer demand was low and the house building industry worked to reduced build rates, this meant that completions for the period 1 April 2006 to 31 March 2013 were significantly below what the draft Local Plan at the time suggested they should have been. This being the case, the Council is required to apply the 20% buffer.
- 4.3 The NPPF explains that to be considered deliverable in the context of the requirement to demonstrate a five year land supply, “*sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans*”.
- 4.4 This being the case, sites projected to deliver within the next five years from the following sites categories can be considered deliverable (refers to the categories used in Part 3 of this report (Projections):
- Extant permissions;
 - Sites with acknowledged development potential;
 - Future windfalls.
- 4.5 Sites projected to deliver in the next five years from the following site categories cannot be considered deliverable until the new Local Plan has been found sound by the Inspector. This is because there can be no certainty over their delivery until a sound plan formally allocates them.
- Strategic allocations.
- 4.6 East Devon has calculated its five year land supply using the “Sedgefield” method which requires the shortfall in delivery from previous years of the plan to be delivered within the next five years. This means that by the end of the next five years delivery should have caught up with the requirements of the Local Plan. An alternative is known as the “Liverpool” method which requires the shortfall in delivery from previous years of the plan to be delivered over the rest of the remaining plan period. The NPPF

and NPPG do not set out a preferred methodology, and nor is there any official Government guidance on this, however, the Government clearly wishes to increase housing delivery right now, and therefore this could indicate the appropriateness of the Sedgefield method.

- 4.7 In the past, the housing requirement has been set by the draft South West Regional Spatial Strategy, however the Localism Act has revoked all regional plans and in any case, this was never fully adopted. From the revocation of the draft RSS up until the Council received the Inspector's initial thoughts following the Local Plan Examination in April 2014 the Council had used the Local Plan housing target as the requirement, however, the Inspector questioned this figure and the evidence behind it.
- 4.8 The Council has since worked with neighbouring authorities on a new Strategic Housing Market Assessment (SHMA) covering the period 2013 - 2033. The SHMA for East Devon comprises the SHMA Report itself produced by DCA for all the HMA authorities, the Employment Projections supporting technical advice produced by Ash Futures and the 'Policy-on' Sub-Scenario Report produced by Edge Analytics which translates the employment projections into housing numbers. The combined result of these pieces of work is that the objectively assessed housing need for East Devon for the 2013-31 proposed plan period is 17,100 or 950 per annum.
- 4.9 Whilst this overall and annual requirement is still being examined, it clearly provides the most up to date and best available figure in terms of a requirement.
- 4.10 The calculation of five year land supply below has therefore been worked out against a requirement of 17,100 dwellings for the 2013 - 31 period.

Five Year Land Supply calculation

Requirement based on **SHMA 2013 - 31 (17,100)**

	Item	Calculation	Combined
A	Requirement		17,100
B	Annual requirement (basic)	A/18	950
C	5 Year requirement (basic)	Bx5	4,750
D	Requirement to have been delivered by 30 Sept 2014	Bx2	1,900
E	Completions 1 April 2013 - 30 Sept 2014		1,913
F	Shortfall/Surplus	D-E	- 13
G	5 Year requirement (excluding buffer)	C+F	4,737
H	5 Year Target (including 5% buffer)	Gx1.05	4,974
I	5 Year Target (including 20% buffer)	Gx1.20	5,684

J	Annual Target (assuming 20% buffer)	I/5	1,137
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	Supply element at 30 Sept 2014 expected to deliver 1 Oct 2014 - 30 Sept 2019		
K	Extant permissions (including under construction)		4,897
L	Sites with resolution to grant permission		883
M	Strategic allocations		528
N	Future windfalls		350
O	Total deliverable supply	K+L+M+N	6,658
P	Total deliverable supply (excluding allocations without permission or windfalls)	K+L	5,780
Q	Total deliverable supply (excluding allocations without permission but including windfalls)	K+L+N	6,130

R	Surplus/Deficit	I-O	- 974
S	Surplus/Deficit (excluding allocations without permission or windfalls)	I-P	- 96
T	Surplus/Deficit (excluding allocations without permission but including windfalls)	I-Q	- 446

U	Years of land supply	O/J	5.86
V	Years of land supply (excluding allocations without permission or windfalls)	P/J	5.08
W	Years of land supply (excluding allocations without permission but including windfalls)	Q/J	5.39

4.11 Row W in the above assessment shows that taking account of the elements of supply that we are able to right now (see paragraphs 4.4-4.5 above) the Council is able to demonstrate **5.39 years** of land supply for housing even without taking account of Local Plan allocations that do not yet have planning permission or a resolution to grant permission.

4.12 According to the above calculation, there is a surplus (number of dwellings above the required supply for the next five years) of 446 dwellings (row T) which is a significant buffer capable of allowing for non-implementation of a number of sites.

4.13 However, upon adoption of the new Local Plan (2013-31) as drafted it would be possible to demonstrate an even stronger five year land supply of **5.86 years** (row U). The calculation above shows that a surplus of 974 dwellings are expected to be completed over the next five years again providing a significant buffer (row R).

APPENDIX 2

Sites projected not to be built out

Site	Application ref	Settlement	Commentary on Site	Dwellings assumed not to be coming forward
Adjacent B	96/P0871	Newton Popg	Expect not to come forward despite rest of site having been built out.	1
Shute Arm	08/0012/COU	Rural Areas/S	Remaining 2 flats could come forward any time as permission was implemented, however assume they will not do now.	2
Land Adjac	10/1792/FUL	Talaton	Assumed will not be going ahead.	6
Land AtPri	10/1591/MOUT	Rural Areas/S	Site understood to be stalled and unlikely to go ahead now. Funding for affordable homes no longer available.	11
Land adjac	11/1597/MFUL No permission	Otterton	This scheme has been approved by DM Committee and is awaiting S106 agreement however is deemed unlikely to go ahead now.	15
				35