



East Devon District Council

**Housing monitoring update to
31 March 2016**

October 2016

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VERSION CONTROL

Version Number	Reason for Update	Date
01	Internal draft	20/09/2016
02	Internal draft 2	06/10/2016
03	Version for Strategic Planning Committee	25/10/2016
04	Corrected table at para 3.12	14/11/2016

1. Introduction

- 1.1 This document provides a housing monitoring update for East Devon District Council to a base date of **31 March 2016**. The report considers the following:
- Housing completions over the last six months (1 October 2015 – 31 March 2016) 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 2016 to 31 March 2021.
- 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; OR
- Planning permission is retrospectively granted to legalise an existing use.

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) was updated in 2014 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 A full schedule of completions and projections with planning permission by site from the start of the plan period (April 2013) can be found at Appendix 1. As shown in the table below, over the last six months (1 October 2015 to 31 March 2016) a total of 515 dwellings have been completed in East Devon. This includes 180 at the district's "West End" and 335 in the Rest of East Devon. Over the course of the year as a whole a total of 1,027 dwellings have been completed with 403 of them at the West End and 624 of them in the Rest of East Devon.

	April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014	Oct 2014 - Mar 2015	Apr 2015 - Sept 2015	Oct 2015 - Mar 2016
West End	184	302	225	306	223	180
RoED	202*	142	235*	263*	289*	335
East Devon TOTAL	386*	444	460*	569*	512*	515
Annual TOTAL	830*		1,029*		1,027	

* Note the RoED completions figures for a number of years have been revised from previously published figures and the subsequent six month and annual totals for the district have also been amended accordingly. In some cases figures have been revised upwards, in others they have been revised downwards. This is as a result of more accurate completion information now being available for specific sites.

- 2.6 Looking at the East Devon total for the past six month period, it has remained largely on a par with the previous six month period, however there has been a significant drop-off in completions at the West End and a simultaneous significant increase in completions in the Rest of East Devon. This has continued the trend seen in the previous six month period whereby West End completions have reduced and completions for the rest of the district have increased. This trend is largely due to a temporary slow down of development at Cranbrook and a number of larger sites in the Rest of East Devon coming on stream.
- 2.7 1,027 completions over the year as a whole means that there have been two years in a row of completions exceeding 1,000 dwellings per annum, a trend which is generally expected to continue for some time (see projections in chapter 3). The Rest of East Devon completions figure for the monitoring year (624) is by far the highest of the plan period so far, and is roughly in line with the highest historical completions data for the district (excluding the West End) over the last twenty years (629 in 2002/03).
- 2.8 It is clear from both the six monthly and annual figures in the table above and completions prior to the current plan period that housing delivery has significantly increased across the district. This has been a result of completions both at the West End and in the Rest of East Devon. The fact that district-wide figures have remained high despite a temporary reduction in completions at the West End is evidence that the upturn in housing delivery is not solely because of Cranbrook and other West End sites. Though clearly, they are a significant factor and once delivery at Cranbrook and other West End sites yet to come on stream increases again then potentially district-wide figures will increase further. This shows that the "step change" in housing delivery that the Government is promoting is being implemented 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

- 2.9 The table below shows the last year (divided into the two six month periods) of completions by parish. Town councils are highlighted in yellow.

Parish	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
All Saints	1	0	1
Awliscombe	0	2	2
Axminster	58*	106	164
Axmouthe	0	0	0
Aylesbeare	0	1	1
Beer	1	0	1
Bicton	0	0	0
Brampford Speke	0	0	0
Branscombe	2	2	4
Broadclyst	49	54	103
Broadhembury	0	0	0
Buckerell	0	1	1
Budleigh Salterton	15	0	15
Chardstock	0	5	5
Clyst Honiton	0	2	2
Clyst Hydon	0	0	0
Clyst St George	1	0	1
Clyst St Lawrence	0	0	0
Clyst St Mary	1	0	1
Colaton Raleigh	0	2	2
Colyton	4	6	10
Combe Raleigh	0	1	1
Combpyne Rousdon	0	0	0
Cotleigh	0	0	0
Cranbrook	176	126	302
Dalwood	7	0	7
Dunkeswell	1	5	6
East Budleigh	0	0	0
Exmouth	29	45	74
Farringdon	0	0	0
Farway	0	0	0
Feniton	26	1	27
Gittisham	0	0	0
Hawkchurch	0	6	6
Honiton	11	8	19
Huxham	7	0	7
Kilminster	0	0	0
Luppitt	1	0	1
Lympstone	1	12	13
Membury	0	0	0
Monkton	1	0	1
Musbury	1	0	1
Newton Poppleford	0	3	3
Northleigh	0	0	0
Offwell	1	0	1
Otterton	0	0	0
Ottery St Mary	35	53	88
Payhembury	2	0	2
Plymtree	2	0	2

Parish	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
Poltimore	0	0	0
Rewe	0	0	0
Rockbeare	0	2	2
Seaton	10	34	44
Sheldon	0	0	0
Shute	0	0	0
Sidmouth	25	16	41
Southleigh	1	0	1
Sowton	0	1	1
Stockland	1	0	1
Stoke Canon	0	0	0
Talaton	2	0	2
Uplyme	0	1	1
Upottery	1	1	2
Upton Pyne	1	10	11
Whimble	7	1	8
Widworthy	2	1	3
Woodbury	28	6	34
Yarcombe	1	1	2
Totals	512*	515	1,027

*More accurate completions data has revealed an additional 12 completions occurred in Axminster during the April 2015 to September 2015 period than were previously reported.

Completions by Built-up Area Boundary and Strategic Allocation

2.10 The table below shows completions over the last six months by Built-up Area Boundaries (BuABs) and Strategic Allocation. The BuABs for the towns of Axminster, Budleigh Salterton, Exmouth, Honiton, Ottery St Mary, Seaton and Sidmouth are defined by the New Local Plan. The New Local Plan identifies 15 settlements at which BuABs will be defined by the Villages Plan DPD (which is currently in production). Until the Draft Villages Plan has progressed further towards Examination the previous BuABs (as defined by the old Local Plan) are being used for this exercise. Lympstone BuAB is defined in the Lympstone Neighbourhood Plan. In addition to these, development within the Strategic Allocations at the West End are recorded. Development outside of the defined BuABs or Strategic Allocations is considered to be in open countryside by the Local Plan.

2.11 Sub-totals for each section (West End Strategic Allocations, towns and Strategy 27 villages) are highlighted in yellow.

BUAB/Allocation	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
West End Strategic Allocations - Totals	220	180	400
Cranbrook	173	126	299
Pinhoe	47	54	101
North of Blackhorse	0	0	0
Towns - Totals	141*	220	361

BUAB/Allocation	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
Axminster	55*	104	159
Budleigh Salterton	15	0	15
Exmouth	29	44	73
Honiton	11	8	19
Ottery St Mary	0	15	15
Seaton	9	34	43
Sidmouth	22	15	37
Strategy 27 Villages - Totals	9	21	30
Beer	1	0	1
Broadclyst	1	0	1
Clyst St Mary	1	1	2
Colyton	0	1	1
East Budleigh	0	0	0
Feniton	0	0	0
Kilminster	0	0	0
Lympstone	1	12	13
Musbury	0	0	0
Newton Poppleford	0	3	3
Sidbury	1	0	1
Uplyme	0	1	1
West Hill	3	2	5
Whimble	1	1	2
Woodbury	0	0	0
			0
Open Countryside	142	94	236
Grand TOTAL	512*	515	1,027

*More accurate completions data has revealed an additional 12 completions occurred in Axminster during the April 2015 to September 2015 period than were previously reported.

2.12 The above table shows that of the 1,027 net completions in the last year, 236 (23%) have been outside of BuABs and strategic allocations. This is likely to be mainly the result of planning permissions either granted by the Council or allowed on appeal in recent years in response to a lack of five year land supply due to the absence of an adopted Local Plan housing target. The table appears to show fairly limited development at the Strategy 27 villages and at key towns such as Ottery St Mary, however this is because permissions granted and currently being built out are simply beyond the BuAB.

Completions by settlement

2.13 The following table shows completions by the settlement which the site is *effectively* at. This is irrespective of policy boundaries (BuABs and allocations) and provides a more accurate picture of housing delivery by settlement without applying policy boundaries. Towns are highlighted in yellow, Strategy 27 villages are highlighted in green and West End settlements are highlighted in blue.

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
Alfington	0	0	0
Awliscombe	0	0	0
Axminster	55*	104	159
Axmouh	0	0	0
Aylesbeare	0	1	1
Beer	1	0	1
Blackhorse	0	0	0
Brampford Speke	0	0	0
Branscombe	0	0	0
Broadclyst	1	0	1
Budleigh Salterton	15	0	15
Chardstock	0	5	5
Church Green	0	0	0
Clyst Honiton	0	2	2
Clyst Hydon	0	0	0
Clyst St George	0	0	0
Clyst St Lawrence	0	0	0
Clyst St Mary	1	1	2
Colaton Raleigh	0	2	2
Colestocks	0	0	0
Colyford	4	5	9
Colyton	0	1	1
Combe Raleigh	0	1	1
Combpyne	0	0	0
Cotleigh	0	0	0
Cowley	0	0	0
Cranbrook	176	126	302
Dalwood	6	0	6
Dulford	0	0	0
Dunkeswell	0	1	1
Dunkeswell (Highfield)	1	3	4
East Budleigh	0	0	0
Ebford	0	0	0
Exmouth	29	45	74
Exton	0	1	1
Farringdon	0	0	0
Farway	0	0	0
Feniton	26	1	27
Gittisham	0	0	0
Harpford	0	0	0
Hawkchurch	0	6	6
Honiton	11	8	19

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
Huxham	0	0	0
Jack in the Green	0	2	2
Kerswell	0	0	0
Kilmington	0	0	0
Luppitt	0	0	0
Lympstone	1	12	13
Marsh	0	0	0
Membury	0	0	0
Monkton	1	0	1
Musbury	0	0	0
Newton Poppleford	0	3	3
Newtown	1	0	1
Northleigh	0	0	0
North of Blackhorse	0	0	0
Offwell	0	0	0
Old Feniton	0	0	0
Otterton	0	0	0
Ottery St Mary	29	49	78
Payhembury	2	0	2
Pinhoe	48	54	102
Plymtree	1	0	1
Poltimore	0	0	0
Rawridge	0	0	0
Raymond's Hill	2	1	3
Rewe	0	0	0
Rockbeare	0	0	0
Rousdon	0	0	0
Rousdon Estate	0	0	0
Salcombe Regis	1	0	1
Seaton	9	34	43
Seaton Junction	0	0	0
Sheldon	0	0	0
Shute	0	0	0
Sidbury	1	0	1
Sidmouth	22	15	37
Smallridge	1	0	1
Smeatharpe	0	0	0
Southleigh	1	0	1
Stockland	0	0	0
Stoke Canon	0	0	0
Street	0	0	0
Talaton	1	0	1

Settlement (at which the development occurs whether within BuAB or not)	1 Apr 15 – 30 Sept 15	1 Oct 15 – 31 Mar 16	2015 – 2016 TOTAL
Tipton St John	0	0	0
Tytherleigh	0	0	0
Uplyme	0	1	1
Upottery	0	0	0
Upton Pyne	1	10	11
West Hill	3	3	6
Weston, Honiton	0	1	1
Weston, Sidmouth	1	0	1
Whimble	5	1	6
Whitford	0	0	0
Wilmington	1	0	1
Woodbury	28	5	33
Woodbury Salterton	0	0	0
Yarcombe	0	0	0
Yawl	0	0	0
Yettington	0	0	0
Other rural areas	26	11	37
Grand TOTAL	512	515	1027

*More accurate completions data has revealed an additional 12 completions occurred in Axminster during the April 2015 to September 2015 period than were previously reported.

- 2.14 The table above shows that whilst a significant portion of completions have been outside of policy boundaries, the majority of completions have been “at” the towns, West End and more sustainable villages.

Greenfield/brownfield split

- 2.15 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 2015 to Sept 2015		Oct 2015 to March 2016		2015 – 2016 TOTAL	
		Dwgs	%	Dwgs	%	Dwgs	%
Greenfield	Greenfield	402	79%	374	73%	776	76%
	Barn Conversions	7	1%	2	0%	9	1%
	Garden Sites	18	4%	31	6%	49	5%
	TOTAL	427	83%	407	79%	834	81%
Brownfield	Redevelopment	54	11%	67	13%	121	12%
	Conversions/COU	31	6%	41	8%	72	7%
	TOTAL	85	17%	108	21%	193	19%
TOTAL		512	100%	515	100%	1,027	100%

2.16 The table above shows that around $\frac{4}{5}$ of completions in the district over the last year were on greenfield sites. This figure has crept up consistently over the last few years presumably as a consequence of the lack of a five year land supply and NPPF requirement to permit greenfield developments that might otherwise have been resisted where this is the case.

2.17 The new Local Plan has a monitoring target to deliver at least 50% of all windfall sites on brownfield land (ie not allocated in the current or previously adopted or draft Local Plans or the Lympstone Neighbourhood Plan). 404 dwellings were completed on non-allocated sites in the last year, with 211 of these on Greenfield sites and 193 on brownfield. This means that 47.7% of windfall completions were on brownfield sites. This position will be monitored but it shows a need to increase brownfield delivery. The Council has started work on a Brownfield Land Register which may help to bring forward more brownfield development.

Affordable completions

2.18 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 2015 to Sept 2015	Oct 2015 to Mar 2016	2015 – 2016 TOTAL
RoED	67*	72	139
West End	52	21	73
East Devon TOTAL	119*	93	212

*More accurate completions data has revealed an additional 4 affordable completions occurred in Axminster during the April 2015 to September 2015 period than were previously reported.

2.19 A reasonable proportion (34.4%) of affordable completions have come from the West End developments at Cranbrook and Old Park Farm, however this dropped off significantly in the second half of the year as the majority of affordable plots on active parcels at Cranbrook have been built out. Clearly there have been a significant number of affordable completions in the rest of East Devon. This has been driven by completions on a number of sites providing purely or mainly affordable housing including Land North of Webbers Caravan Park in Woodbury, Land North of Carter's Farm in Dalwood, Land adjacent Hawkchurch Primary School in Hawkchurch and Land South of Glebe Close in Upton Pyne, as well as large sites such as Land adjacent to and North of Greenway Lane in Budleigh Salterton, Land adjacent to

Louvigny Close in Feniton, Land East of Butts Road in Ottery St Mary and Cloakham Lawns in Axminster amongst others.

Windfall completions

2.20 Windfalls refer to sites built out which are the result of speculative planning applications. They have not been allocated by the current, previously adopted or any emerging Draft Local Plans.

2.21 The table below shows that over the past year 405 of the 1,027 net completions have been windfalls. This equates to 39.4% of all completions in the last year. However, of these 405 net windfall completions 3 were on the Wainhomes site at the West End and the remaining 402 were in the Rest of East Devon. This means that of the 624 net completions in the Rest of East Devon, 64.4% were windfalls.

Gross site capacity	1-2 dwellings	3-5 dwellings	6-9 dwellings	10-20 dwellings	21+	TOTAL
RoED	101	58	50	50	143	402
West End	0	0	0	0	3	3
TOTAL	101	58	50	50	146	405
Percentage	24.9%	14.3%	12.3%	12.3%	35.3%	100%

2.22 In addition to the headline totals, the above table shows how many windfalls have been delivered on sites of different sizes. The gross site capacity refers to the gross 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 gross new dwellings they would be listed in the 3-5 dwellings column.

2.23 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 net windfall completions in the last year on sites other than back gardens. Further analysis of windfalls for the purposes of projections can be found in paragraphs 3.20-3.23 below.

Gross site capacity	1-2 dwellings	3-5 dwellings	6-9 dwellings	10-20 dwellings	21+	TOTAL
RoED	70	53	37	50	143	353
West End	0	0	0	0	3	3
TOTAL	70	53	37	50	146	356
Percentage	19.7%	14.9%	10.4%	14.0%	41.0%	100%

3. Projections

- 3.1 This section is an assessment of projected completions for the remainder of the plan period. The adopted 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.
 - Allocations;
 - These are sites allocated by the adopted East Devon Local Plan or the adopted Lympstone Neighbourhood 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 2016 unless pertinent additional information has arisen since that date to aid understanding of delivery (e.g. commencement information).
- 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 increased 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 or below methodology rates and the commentary column explains the reasoning behind this.
- 3.5 A full schedule of completions and projections with planning permission on a site by site basis can be found at Appendix 1.

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

3.6 The tables below consider large sites (sites of 10 or more gross units) already with planning permission at 31 March 2016 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 2016 and sites whose planning permission is deemed to have lapsed are not included.

Large development sites with planning permission in the Rest of East Devon

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
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	Axminster	Site containing multiple permissions and different parts of the site are at different stages. Building control records and Council Tax show 7 terraced cottages complete with 2 more approaching completion. 8 apartments and 6 townhouses have commenced so assume completion of these in 2016/17. 5 apartments do not yet have approved building control applications so assume completion of these in 2017/18. Total of 9 completions to date.	16	5														21	21
Land At, Dukes Way, Axminster, Devon Phase 2	09/2350/MFUL	Axminster	Axminster	Second phase of Betterment Homes development. Variation to S106 agreed October 2014 to now only require 6 further affordables on this site. Site recommended soon after this and now back on track. 12 homes Council Tax banded by 31 March 2016. Assume remaining homes to be completed in line with SHLAA methodology.	25	25	8													58	58
Land at Cloakham Lawns	10/0816/MOUT AND 13/1489/MRES AND 14/0774/MRES	Axminster	Axminster	Site well underway. Wider site (400 units total) now has reserved matters approval. Completions are ahead of SHLAA rate and could argue for 30-40 per annum but a conservative approach of applying SHLAA rates has been used. 68 completed (27 of which affordable).	25	25	25	25	25	50	50	50	50	7						125	332
Land At Milbrook Valley Stoney Lane Axminster	92/P0998 AND 11/0509/VAR	Axminster	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 still	0	0	0	0	0	12	6									0	18

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply - April 16 - March 21	Overall Projections
				expected to be built out but conservatively beyond the five year period.																	
Chard Road - Phase 3 -south of brook (eastern portion)	10/0132/MFUL	Axminster	Axminster	Phase 3 of Wainhomes site off Chard Road. Previous years completions amended retrospectively. Total of 78 dwellings completed to date including 10 dwellings completed pre-plan period. 25 affordables completed to date. Assume remaining dwellings will be completed in 2016/17.	20															20	20
Axminster Football Club	11/1660/MFUL AND 15/0309/FUL	Axminster	Axminster	Development well advanced with just 14 units remaining. Assume all 14 (11 of which will be affordable) will be completed in 2016/17.	14															14	14
Stoneleigh Holiday And Leisure Village Weston Sidmouth EX10 0PJ	08/2558/MFUL	Branscombe	Weston, Sidmouth	17 additional holiday lets on holiday park site. 1 of the new dwellings already completed and Council Tax banded. Assume others will not be so no projections shown, but will continue to be monitored and any that do become banded will be counted as completions.																0	0
Kerswell Barton Farm Broadclyst Exeter EX5 3AF	12/1285/MFUL	Broadclyst	Rural areas	Not yet implemented. Assume completion will be in 2017/18	0	12														12	12
Land South Of B3178 Budleigh Salterton	11/2629/MFUL	Budleigh Salterton	Budleigh Salterton	Site on North side of Budleigh Salterton allocated in the new Local Plan. Site commenced June 2016. Assume first completions will be in 2016/17 and built out at rate consistent with SHLAA methodology.	12	25	22													59	59
Land West Of Woodbury Road Clyst St George	14/0167/MFUL	Clyst St George	Clyst St George	Large site adjacent to Clyst St George allowed at appeal. Not yet implemented. Assume completion will be in 2017/18 and 2018/19 in line with SHLAA methodology.	0	12	13													25	25
Land North Of Yaffles Coly Road Colyton	13/1401/MOUT	Colyton	Colyton	No reserved matters approval as yet. Current application to vary S106 requirement relating to affordable units. Assume completion will be in 2018/19	0	0	12	4												16	16
Land At, Marcus Road, Exmouth	10/1392/MFUL	Exmouth	Exmouth	All plots underway but as yet none complete. Assume completion in 2016/17.	14															14	14
11 Camperdown Terrace, Exmouth, EX8 1EJ	10/1686/MFUL	Exmouth	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	0	0	0	0	0	12										0	12

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply - April 16 - March 21	Overall Projections
				within the five year period.																	
Hillcrest School St Johns Road Exmouth EX8 4EB	09/2331/MFUL AND 11/2814/MFUL	Exmouth	Exmouth	C G Fry & Son Ltd site on former Hillcrest School, Exmouth. 66 units completed with final one to be completed in 2016/17.	1															1	1
Dunsinane Maer Road Exmouth EX8 2DA	11/0721/MFUL	Exmouth	Exmouth	Former Rolle College halls of residence site on Maer Road. Commenced on site Summer 2013. Flatted development of two blocks so expected to deliver all flats in each block around the same time. 13 complete with remaining 1 expected to be completed in 2016/17.	1															1	1
Pier Head Mamhead View Exmouth	12/2163/MFUL	Exmouth	Exmouth	Site adjacent to Exmouth Docks commenced March 2015. Assume completion in line with SHLAA methodology in 2016/17 and 2017/18.	12	1														13	13
34 Cranford Avenue Exmouth EX8 2QA	13/2647/MFUL	Exmouth	Exmouth	Not yet implemented. Assume completion will be in 2017/18	0	11														11	11
6 Portland Avenue, Exmouth, Devon, EX8 2BS	11/0733/FUL AND 12/2171/FUL	Exmouth	Exmouth	Site commenced. Assume completion will be in 2016/17	6															6	6
34 Douglas Avenue Exmouth EX8 2HB	14/1542/MFUL	Exmouth	Exmouth	Redevelopment of former hotel site to provide 11 dwellings. Commenced 2015. Assume completion will be in 2016/17.	11															11	11
Pankhurst Close Trading Estate Pankhurst Close Exmouth	13/1230/MFUL	Exmouth	Exmouth	Large redevelopment site in Exmouth. Not yet implemented. Assume completion will be from 2017/18 onwards in line with SHLAA methodology.	0	12	25	13												50	50
Land North Of Acland Park Feniton	11/1021/MFUL	Feniton	Feniton	Site allowed at appeal. Commenced demolition works. Assume completion will be from 2017/18 onwards in accordance with SHLAA methodology.	0	12	20													32	32
Land West Of Hayne Lane Honiton	13/2744/MOUT	Gittisham	Honiton	Site approved February 2015. No reserved matters application as yet so assume completions from 2018/19.	0	0	12	25	13	50	50	50	50	25						50	275
Heathfield House, Rosemount Lane, Honiton, EX14 1RN	15/0612/MFUL	Honiton	Honiton	Redevelopment site with permission for 14 (13 net new) dwellings. Site at advanced stage, assume completion will be in 2016/17.	13															13	13
Land Off Of Clapper Lane (Previously Allotments) Honiton	13/2508/MOUT	Honiton	Honiton	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	10													10	10
The Cedars	14/0405/VAR	Honiton	Honiton	No new completions to report. Assume	0	5														5	5

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Otter Valley Park Honiton EX14 4PA				completion will be within the five year period.																	
Lilac Haven Jerrard Close Honiton EX14 1DX	15/0895/MFUL	Honiton	Honiton	Site redeveloping existing plot for 10 dwellings. Site commenced so assume completion will be in 2016/17.	10															10	10
Land South Of The A35 (off George Lane) Gammons Hill Kilminster	14/1905/MFUL	Kilminster	Kilminster	Mainly affordable housing site. Commenced July 2015. Site at advanced stage so assume completion will be in 2016/17.	13															13	13
Land To The West Of Strawberry Hill Lymington	12/0506/MFUL	Lymington	Lymington	Mixed market and affordable site immediately adjacent to Lymington. Appeal for alternative scheme on this site (13/0820/MFUL) recently dismissed and new application seeking alternative access currently pending consideration. Assume completion will be in 2017/18 and 2018/19 in accordance with SHLAA methodology.	0	12	3													15	15
Land South Of Jackson Meadow Lymington Exmouth	12/2625/MFUL	Lymington	Lymington	Plots 1-12 completed January to March 2016. Assume remaining plot 13 will be completed in 2016/17.	1															1	1
Land South Of King Alfred Way Newton Poppleford Sidmouth	13/0316/MOUT	Newton Poppleford	Newton Poppleford	Reserved matters recently refused and is now at appeal. Assume completion from 2018/19 onwards in line with SHLAA methodology.	0	0	12	25	3											40	40
Land Adjacent To North Star Ottery Street Otterton	11/1597/MFUL	Otterton	Otterton	Mixed market/affordable site on the edge of Otterton. S106 finally signed November 2015 after years of negotiation. Assume will now be built out. Not yet implemented so assume completion will be from 2017/18 onwards in line with SHLAA methodology.	0	12	3													15	15
Marist Convent 8 Broad Street Ottery St Mary Devon EX11 1BZ	12/1622/MFUL	Ottery St Mary	Ottery St Mary	Large site in the centre of Ottery St Mary. 2 completed to date. Remainder will be completed in 2016/17.	10															10	10
Land East of Butts Road, Higher Ridgeway, Ottery St Mary	13/0577/MRES	Ottery St Mary	Ottery St Mary	93 completions by end of March 2016, building out ahead of projected SHLAA rate and could argue 40+ per annum but conservatively projected SHLAA compliant rate for future years.	25	12														37	37
Land At Barton Orchard Tipton St John	11/2172/MFUL AND 14/1745/VAR	Ottery St Mary	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. Further variation (15/2753/VAR) approved August 2016 (after	0	12	3													15	15

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
				monitor) and applications to discharge conditions currently being considered. Not yet implemented. Assume completion will be in 2017/18 and 2018/19 in accordance with SHLAA methodology.																	
West Hayes West Hill Road West Hill Ottery St Mary EX11 1UZ	15/1258/MFUL	Ottery St Mary	West Hill	New permission (15/1258/MFUL) for 10 dwellings at 40% affordable approved November 2015. Site understood to have implemented in summer 2016. Assume completion will be in 2017/18.	0	10														10	10
Land North Of Eastfield West Hill	14/2861/MRES	Ottery St Mary	West Hill	Site for 25 dwellings commenced. Assume completion from 2016/17 onwards in line with SHLAA methodology.	12	13														25	25
Land Adjoining The Tumbling Weir Hotel Ottery St Mary	12/2770/MFUL	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 1 of the regeneration area and comprises of 29 retirement apartments. Understood that this part of the site will likely come forward later in the overall development and potentially beyond the five year period so assumed from 2021/22 onwards in line with SHLAA methodology.	0	0	0	0	0	12	17									0	29
Former Town Mills Mill Street Ottery St Mary	12/2771/MFUL	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 2 of the regeneration area and comprises of 30 apartments. Site has commenced but mainly still only on demolitions so assume completion will be from 2017/18 onwards in line with SHLAA methodology.	0	12	18													30	30
Site Of Former Engineering Factory (Mill Buildings) Mill Street Ottery St Mary	12/2772/MOUT	Ottery St Mary	Ottery St Mary	Part of former emerging allocation in the Draft Local Plan (removed from final adopted version as already had permission). This site forms Area 3 of the regeneration area and comprises of 33 dwellings. Site has commenced but mainly still only on demolitions so assume completion will be from 2017/18 onwards in line with SHLAA methodology.	0	12	21													33	33
Former Gerway Nurseries Ottery St Mary EX11 1PN	16/0103/MRES	Ottery St Mary	Ottery St Mary	Large site on the edge of Ottery St Mary. Developer intends to commence on site in summer 2016. Assume completion will be from 2017/18 onwards in line with SHLAA methodology.	0	12	25	8												45	45
Land North Of Higher Ridgeway Ottery St Mary	14/2419/MFUL	Ottery St Mary	Ottery St Mary	Site redeveloping existing allotments and replacing them on adjacent land. Essentially phase 2 to Redrow development off Butts Road (13/0577/MRES) and already on site so assume will carry on where that	0	13	18													31	31

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
				development completes. In reality may well come forward much quicker than projected as completions so far have been well above SHLAA methodology rates.																	
Land South Of Exeter Road Ottery St Mary	14/2553/MRES AND 15/2059/MRES	Ottery St Mary	Ottery St Mary	Site previously allocated in the Draft Local Plan for up to 200 dwellings. Permission is for 165 dwellings plus a 66 bed care home (which equates to 33 dwellings in SHLAA methodology) so total of 198 dwelling equivalents. Reserved matters permission granted for 165 dwellings in March 2015. Care home reserved matters approval in March 2016. Commenced May 2015 with first completions in December 2015. Assume completions in line with SHLAA methodology.	25	25	25	25	25	50	14									125	189
Salston Manor Hotel Ottery St Mary EX11 1RQ	13/0496/MFUL	Ottery St Mary	Rural areas	Site for conversion of former hotel into apartments. Initial notice received November 2015 for 16 of the apartments so assume looking to commence relatively soon. Assume completion will be in 2017/18 and 2018/19 in line with SHLAA methodology.	0	12	15													27	27
Seaton Quay, (Former Racal Site), Riverside Way, Seaton, Devon, EX12 ZUE	13/0304/MOUT	Seaton	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 and recently granted variation (15/1107/VAR) to allow a more viable site layout to be considered through a subsequent reserved matters application which is now being considered (16/0503/MRES). This being the case expect the site to move forward now. No reserved matters permission as yet. Assume completion from 2018/19 in line with SHLAA methodology once approved.	0	0	12	25	13	15										50	65
Land Adjacent Harbour Road Seaton	13/2392/MRES	Seaton	Seaton	Site within Seaton Regeneration Area adjacent to Tesco. NHBC return shows total of 30 completions by 31 March 2016 in line with stated intentions of Bovis as per their latest viability appraisal so just above SHLAA methodology rate.	30	30	30	30	30	30	12									150	192
Land Off Barnards Hill Lane Seaton	15/1195/MOUT	Seaton	Seaton	Site previously allocated in the Draft Local Plan. New permission reducing overall numbers and percentage of affordable homes. No reserved matters approval as yet. Assume completion will be in 2018/19 and 2019/20 in line with SHLAA methodology.	0	0	12	8												20	20
Land To Rear Of, 39 Fore Street, Seaton, Devon, EX12 2AD	14/1960/MRES	Seaton	Seaton	Reserved matters (14/1960/MRES) approved November 2014. Building control plans approved June 2015. Site not yet commenced. Assume completion will be in 2018/19 and 2019/20 in line with SHLAA methodology.	0	0	12	1												13	13

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Fosse Way Court Seaton EX12 2LP	14/0187/MFUL	Seaton	Seaton	Refurbishment of existing apartments plus construction of new block linking existing buildings comprising total 30 additional open market apartments. Not yet implemented and understood to be stalled due to a freeholder/leaseholder issue so assume completion will be beyond the 5 year period.	0	0	0	0	0	0	0	0	12	18						0	30
Land North Of Rowan Drive Seaton	13/1091/MOUT	Seaton	Seaton	Part of site allocated for 30 dwellings by the newly adopted Local Plan. Permission is for 36. Note, site next door (which forms the remainder of the allocation site recently approved (August 2016) for addition 4 dwellings however these are not counted here. No reserved matters approval as yet. Assume completion will be in 2018/19 and 2019/20 in line with SHLAA methodology.	0	0	12	24												36	36
Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY	06/2382/MRES	Sidmouth	Sidmouth	Site commenced 2008 (08/1873/CPE certificate of lawfulness for foundations implementing this development). No further information and assume requires new building control application approval to recommence but expected to happen within the five year period.	0	12	2													14	14
Land At Frys Lane Sidford	12/2222/MOUT	Sidmouth	Sidmouth	No reserved matters approval as yet. Assume completion will be in 2018/19	0	0	12													12	12
Land To The East Of The Village Hall Sidmouth Road Clyst St Mary	15/1269/MRES	Sowton	Clyst St Mary	Large site on the edge of Clyst St Mary. Commenced in mid 2016. Assume completions will be from 2016/17 onwards in line with SHLAA methodology.	12	25	25	18												80	80
Land Adjacent To Trederwen Town Lane Woodbury	14/1380/MOUT	Woodbury	Woodbury	Large site immediately adjacent to Woodbury. Site also has permission for 15 dwellings (11/2490/MFUL) - not expected to be built out. Also new application 16/1249/OUT for only 5 dwellings pending consideration. No reserved matters permission as yet so assume completion will be in 2018/19.	0	0	11													11	11
Land To South Broadway Woodbury	15/1370/MRES	Woodbury	Woodbury	Site immediately adjacent to the BUAB. Reserved matters (15/1370/MRES) approved December 2015. Current application to vary affordable percentage pending consideration. Assume completion in line with SHLAA methodology from 2018/19 onwards.	0	0	12	8												20	20
				REST OF EAST DEVON TOTAL	308	369	430	239	109	231	149	100	112	50	0	0	0	0	0	1,455	2,097
							1,455				642				0						

Large development sites with planning permission at East Devon's West End

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections	
Land At Old Park Farm Pinn Hill Exeter EX1 3TH	12/0130/MRES	Broadclyst	Pinhoe	Developers have advised that expect to complete Old Park Farm 1 by Autumn 2017 depending on sales. 293 units CT banded or awaiting banding by end of March 2016. 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	48														148	148	
Tithebarn Green, Land At Monkerton, Exeter And Redhayes/North Of Blackhorse, East Devon	12/1291/MOUT AND 15/1565/V106	Broadclyst	North of Blackhorse	Large site straddling the M5 between East Devon and Exeter. 580 of the proposed dwellings would be within the EDDC area. Site has outline permission and signed S106. Variation to S106 agreement reducing affordable housing on site from 28% to 25%. Reserved matters for northern end of the link road approved and implemented. Reserved matters for first residential parcel of 248 dwellings submitted but not yet validated and pre-application discussions started for socond parcel. 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 140 per annum as per email from developer.	35	140	105	70	70	70	70	20									420	580
Land South Of Moonhill Copse West Clyst Exeter	15/1240/MRES	Broadclyst	Pinhoe	Site immediately to North of Pinn Court Farm allocation site now with reserved matters permission. Commenced June 2016. Assume completion from 2016/17 in line with SHLAA methodology.	12	23														35	35	
Pinn Court Farm Pinncourt Lane Exeter EX1 3TG	12/0795/MOUT	Broadclyst	Pinhoe	Appeal allowed June 2015. Reserved matters for phase 1 currently being considered. Phasing schedule received June 2015 suggests phase 1 (150 dwellings) to start March 2016 and built out over three years with phase 2 (150 dwellings) starting in June 2019 and phase 3 (130 dwellings) starting in June 2022 but application still not determined so conservatively push all dates back by 1 year. Assume SHLAA compliant 12 dwellings for year 1 then remaining 138 to be delivered over the following 27 months to June 2020 = 5.11 per month = 61.33 per annum so assume 61 maximum build out per year. Future years (beyond June 2020) build	0	12	61	61	66	50	50	50	50	50	40					200	490	

Site	Permission	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
				out reduced to 50 per annum in line with submitted phasing schedule. 2x 60 bed care homes (equivalent to 60 dwellings total) in addition to the 430 dwellings = total of 490 dwellings.																	
Old Park Farm Two West Clyst Exeter	13/0001/MOUT	Broadclyst	Pinhoe	Phase 2 of Old Park Farm for 350 dwellings. Reserved matters (15/2902/MRES) approved May 2016 (after monitor). Site due to be developed out by Redrow rather than David Wilson Homes. Agreement in place for them to be able to access their site ahead of completion of phase 1. Submitted phasing plan shows start on site summer 2016 with first 3 phases (165 dwellings) completed by December 2019 and all dwellings completed by December 2021. This assumes a slightly slower build out than phase 1. Commenced June 2016.	12	50	75	75	75	63										287	350
Site Of New Town Honiton Road Rockbeare Exeter Devon	03/P1900 AND 11/0053/MRES AND 13/1752/MFUL	Cranbrook	Cranbrook	New Community being developed by East Devon New Community Partners (EDNCPs) consortium of developers. Latest build returns shows 1,261 completions by the end of March 2016 so 126 completions since last monitored position. Updating further, there have been 1,325 completions to the end of June 2016. Local Plan Inspector suggested 400 projections per annum a reasonable figure to use for EDNCP sites, however currently experiencing lower build rate due to Persimmon running out of plots on sites with reserved matters approval. It is expected for this issue to be resolved, however, projected a slowly recovering build rate to 400 per annum in 2019/20. Beyond the five year period delivery rate assumed to increase to 475 per annum on EDNCP sites in order to deliver the full Local Plan allocation within the plan period.	200	275	350	400	400	475	156									1625	2256
Land Rear Of The Jack In The Green London Road Rockbeare	14/0300/MFUL	Cranbrook	Cranbrook	Windfall site immediately adjacent to main Cranbrook development. Commenced March 2015. Developer expects site to be completed by January 2017.	19															19	19
				WEST END TOTAL	378	548	591	606	611	658	276	70	50	50	40	0	0	0	0	2,734	3,878
					2,734					1,104					40						

3.7 The tables above show that for the next five years, 1,454 dwellings are projected to be built on large sites with extant planning permissions in the rest of East Devon and 2,734 dwellings on large sites with extant planning permissions at the West End.

3.8 Small sites are shown as a combined total in the table below which shows they are projected to complete a total of 629 net new dwellings over the five year period. There are 479 small sites with extant planning permission (all within the rest of East Devon) expected to deliver between 0 and 9 gross units. 373 of these sites are expected to deliver the 629 net new dwellings in the next five years. 101 of the remaining 106 sites are considered to be currently stalled or otherwise not expected to deliver within the five year period and so these sites have been projected to deliver beyond the five year period (hence the 41 completions projected in 2021-22). The remaining 5 sites are understood to no longer be going ahead and so are not projected to be delivered – these are contained in Appendix 2 for information. All other small sites with planning permission can be found within the table of all completions and projections 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 twelve months, however, in reality some sites take longer and may be delivered in the following year or even the one after that 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.

	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	Five Year Supply – April 16 – March 21	Total outstanding
All small sites with planning permission (all RoED)	259	281	89	0	0	41	0	0	0	0	0	0	0	0	0	629	670

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

	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	Five Year Supply – April 16 – March 21	Total outstanding
Total Rest of East Devon	567	650	519	239	109	272	149	100	112	50	0	0	0	0	0	2,084	2,767
Total West End	378	548	591	606	611	658	276	70	50	50	40	0	0	0	0	2,734	3,878
Combined Total	945	1,198	1,110	845	720	930	425	170	162	100	40	0	0	0	0	4,818	6,645

3.10 The table above shows that 2,084 dwellings with permission in the rest of East Devon and 2,734 dwellings with permission at the West End are projected to be built out within the next five years.

Sites with acknowledged development potential

3.11 Sites with acknowledged development potential are sites that did not have planning permission at 31 March 2016, however, they are expected to gain permission in the future. These are mainly sites that at 31 March had 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 in principle policy compliant.

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	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Webster Garage Site, Axminster	No applications	Axminster	Axminster	This site is identified as having development potential, was allocated in the old 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									0	25
Land adjacent The Fountain Head, Branscombe	10/0921/MFUL	Branscombe	Street	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 period.	0	0	0	0	0	10										0	10
Land Adjoining Withycombe Brook St Johns Road Exmouth	12/1016/MFUL	Exmouth	Exmouth	This scheme was previously approved by DM Committee awaiting S106 agreement. Amendments to application means it is currently being reconsidered. Assume completion from 2018/19 in line with SHLAA methodology.	0	0	12	25	15											52	52
Land South Of Ashcroft Bassetts Gardens Exmouth	15/1490/OUT	Exmouth	Exmouth	Site approved subject to S106 by DM Committee in March 2016. S106 signed and approval granted in April 2016. No reserved matters application as yet. Assume completion will be in 2018/19.	0	0	1													1	1
Land Adjoining 2 Byron Way Exmouth	15/2463/FUL	Exmouth	Exmouth	Site approved subject to S106 by DM Committee in Feb 2016. S106 signed and approval granted in	1															1	1

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
EX8 55A				June 2016. Site commenced in June 2016. Assume completion will be in 2016/17.																	
Land Adjacent To Buckingham Close (Plumb Park) Buckingham Close Exmouth	16/1022/MOUT	Exmouth	Exmouth	Previous allocation for 350 homes at Plumb Park, Exmouth. Previously had permission (13/0297/MOU) but this expired 1 April 2016 (after monitor). New hybrid application (16/1022/MOUT) pending consideration for 350 dwellings (264 for full permission, 86 for outline). Site was only removed from the Local Plan as an allocation because it had permission. Assume completions will be from 2018/19 in line with SHLAA methodology	0	0	12	25	25	25	50	50	50	50	50	13				62	350
Exebank And Danby House Mudbank Lane Exmouth EX8 3EG	16/1978/MFUL	Exmouth	Exmouth	Application site within the Built-up Area Boundary with acknowledged development potential and currently pending consideration for 36 new dwellings (50% affordable) replacing derelict care homes that had not been in use for a number of years.	0	0	12	24												36	36
Land Adjacent Woodside Farringdon Devon	15/2756/FUL	Farringdon	Rural areas	Site approved subject to S106 by DM Committee in March 2016. S106 signed and approval granted in April 2016. Assume completion will be in 2017/18.	0	1														1	1
Land At Ottery Moor Lane Honiton	14/0557/MOUT	Honiton	Honiton	Site allocated in the New Local Plan. Planning application (14/0557/MOUT) resolved to grant permission subject to S106 Agreement June 2015. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2018/19, however, possible issues with restrictive covenant means conservatively projected to deliver outside the 5 year supply at SHLAA methodology compliant rates.	0	0	0	0	0	12	50	50	38							0	150
Land At Pit Orchard Bim Bom Lane Kilminster	15/1746/OUT	Kilminster	Kilminster	Site approved subject to S106 by DM Committee in November 2015. S106 signed and approval granted in April 2016. Reserved matters (16/1586/RES) pending consideration. Assume completion will be in 2018/19	0	0	6													6	6
Land Adjacent Regis House (formerly	14/2801/FUL	Uplyme	Uplyme	Site approved subject to S106 by DM Committee in April 2015.	0	7														7	7

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Lydwell House) Lyme Road Uplyme				Assumed completion will be in 2017/18.																	
Land West Of Herons Brook (Wadley Hill) Venlake Uplyme Lyme Regis Devon DT7 3SG	15/1994/OUT	Uplyme	Uplyme	Site approved subject to S106 by DM Committee in December 2015. S106 signed and approval granted in May 2016. No reserved matters application as yet. Assume completion will be in 2018/19.	0	0	4													4	4
				REST OF EAST DEVON TOTAL	1	8	47	74	40	59	113	100	88	50	50	13	0	0	0	170	643
							170				410					63					

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

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Mosshayne Land North Of Tithebarn Lane Clyst Honiton	14/2761/MOUT	Broadclyst	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 (2023/24) assumed Mosshayne build out rate increases in response.	0	0	35	70	70	70	70	120	140	140	140	45				175	900
Site Of Cranbrook New Community Road Past Till House Farm London Road Broadclyst	No applications	Cranbrook	Cranbrook	Care/extra care home in Cranbrook town centre identified by S106. 50 beds @ 2 bed = 1 dwelling equivalent = 25 dwelling equivalent. Assume completion in 2020/21 and 2021/22 in line with SHLAA methodology.	0	0	0	0	12	13										12	25
				WEST END TOTAL	0	0	35	70	82	83	70	120	140	140	140	45	0	0	0	187	925
							187				553					185					

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.

	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	Five Year Supply – April 16 – March 21	Total outstanding
Total Rest of East Devon	1	8	47	74	40	59	113	100	88	50	50	13	0	0	0	170	643
Total West End	0	0	35	70	82	83	70	120	140	140	140	45	0	0	0	187	925
Combined Total	1	8	82	144	122	142	183	220	228	190	190	58	0	0	0	357	1,568

3.15 Of the above sites it can be seen that 170 dwellings in the rest of East Devon and 187 dwellings at the West End are projected to be built out within the next five years.

Allocations

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

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Land North and East Of Axminster	No applications	Axminster	Axminster	Planning applications (15/0435/MOUT, 15/0436/MOUT and 15/0442/MOUT) pending refused January 2016. Now working in pre-application discussions with all relevant interests on a comprehensive masterplan. Assumed completions from 2019/20 onwards in line with SHLAA methodology.	0	0	0	12	25	100	100	100	100	100	100	13				37	650
Winslade Park	No applications	Clyst St Mary	Clyst St Mary	Brownfield site allocated in the Local Plan. Applications refused May 2016 and understood that new application expected soon. Assume completion will be from 2019/20 onwards in line with the SHLAA methodology.	0	0	0	12	25	50	50	13								37	150
Goodmores Farm, Exmouth	14/0330/MOUT	Exmouth & Lympstone	Exmouth	Site allocated in 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 2018/19 in line with SHLAA methodology.	0	0	12	25	25	50	50	50	50	50	38					62	350
Lympstone Nurseries	No applications	Lympstone	Lympstone	Allocated by the Lympstone Neighbourhood Plan. Assume completion will be in the latter part of the five year period.	0	0	0	0	6											6	6
The Knowle, Station Road, Sidmouth, EX10 8HL	16/0872/MFUL	Sidmouth	Sidmouth	Local Plan allocates 50 dwellings at The Knowle. Pegasus Life have agreed to buy the site and latest plans suggest a total of 118 retirement apartments rather than houses for the site. Conservatively assume that just 50 dwellings will be delivered. The Council has publicly stated its intention to relocate from The Knowle with relocation to be finalised in early 2018. Assumed first completions on this site to be in 2019/20.	0	0	0	12	25	13										37	50
Manstone Depot, Sidmouth	No applications	Sidmouth	Sidmouth	Site allocated in Local Plan and no applications as yet. Assume	0	0	0	0	0	12	8									0	20

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
				completion beyond the five year period.																	
Port Royal, Sidmouth	No applications	Sidmouth	Sidmouth	Site allocated in Local Plan and no applications as yet. Assume completion will occur from the latter part of the five year period in line with SHLAA methodology.	0	0	0	12	18											30	30
				REST OF EAST DEVON TOTAL	0	0	12	73	124	225	208	163	150	150	138	13	0	0	0	209	1,256
							209				896					151					

3.17 The table below shows the 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	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
Cranbrook Expansion Areas (East, West and additional areas to be defined through the Cranbrook Plan DPD)	14/2945/MOUT AND 15/0045/MOUT 15/0046/MOUT 15/0047/MOUT	Cranbrook	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 Cranbrook Plan DPD. Farlands site is a separate developer and anticipated to come forward earlier than other parts of expansion areas with first completions in 2019/20. Remainder of expansion areas assumed to be delivered by the EDNCPs following completion of extant permissions in 2022/23 at a rate of 475 per annum (beyond the five year period). Delivery in years 2022/23-2024/25 includes both EDNCP and Farlands sites. Inspector suggested 400 projections per annum a reasonable figure to use for	0	0	0	12	50	50	369	525	513	475	475	475	475	475	476	62	4,370

Site	Planning application number (if applicable)	Parish	Settlement (at which the development occurs whether within BuAB or not)	Commentary on Site	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	Five Year Supply – April 16 – March 21	Overall Projections
				EDNCP sites, however, beyond the five year period it is assumed that this will increase in order to deliver Local Plan allocations within the plan period.																	
				WEST END TOTAL	0	0	0	12	50	50	369	525	513	475	475	475	475	475	476	62	4,370
					62					1,932					2,376						

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

	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	Five Year Supply – April 16 – March 21	Total outstanding
Total Rest of East Devon	0	0	12	73	124	225	208	163	150	150	138	13	0	0	0	209	1,256
Total West End	0	0	0	12	50	50	369	525	513	475	475	475	475	475	476	62	4,370
Combined Total	0	0	12	85	174	275	577	688	663	625	613	488	475	475	476	271	5,626

3.19 The above assessment shows that of the allocations sites 209 dwellings in the rest of East Devon and 62 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 net windfall completions (excluding gardens) over the last five years (1 April 2011 to 31 March 2016) – which is the period which the Council have the most accurate information on. Net completed windfall dwellings are split into the gross 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 windfall dwellings completed district-wide (excluding garden sites)					
Gross site capacity	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	Average per year
1 - 2 dwellings	32	41	45	37	70	45
3 - 5 dwellings	14	27	23	21	53	28
6 - 9 dwellings	22	12	11	16	37	20
10 - 20 dwellings	54	47	74	58	50	57
21 + dwellings	52	68	92	286	146	129
TOTAL	174	195	245	418	356	278
Total on gross sites of 20 or less dwellings	122	127	153	132	210	149

- 3.21 Taking the combined total windfalls and dividing by the number of years they were delivered in (5 years) gives an average number of dwellings completed on each size of site per annum.
- 3.22 If past trends were reproduced in the future with regards to windfall completions then it would be prudent to assume that 278 windfalls could be built each year in the future. However, the new Local Plan was adopted in January 2016 and as such the larger greenfield windfall sites which have significantly pushed up the average totals in recent years are likely to now be treated as a departure from the plan and are less likely to be granted planning 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 an average of 149 dwellings per year.
- 3.23 In recent years and in support of the new Local Plan at Examination, a figure of 130 dwellings per year was used for projected future windfalls. The Local Plan Inspector was satisfied that this was a suitable projection for future windfalls. However, the above assessment is considered to be robust local evidence that that figure may well be exceeded and as such 149 windfall completions per annum is used as the base windfall assumption for the projections below. Of course this is still a conservative estimate and in reality larger windfall sites will on occasion come forward for development as will garden sites.
- 3.24 Whilst previously the Council has made a fairly arbitrary assumption that there would be no additional projected windfall completions in years one and two and then year three projections would be moderated to account for windfalls that are already in the system, a more considered approach is taken here. The table below shows the annual projections for sites with planning permission and sites with acknowledged development potential which are on windfall sites (i.e. not allocated in the current or

previously adopted or draft Local Plans or the Lympstone Neighbourhood Plan). Where the combined annual projection exceeds the base windfall projection of 149, it is therefore assumed that there will be no additional windfall projections for that year and the windfall projection is 0. Where the combined annual projection is below 149 then the base windfall projection is moderated accordingly so that a total of 149 windfall completions are projected. The table below shows that 293 windfall completions are projected to occur within the next five years.

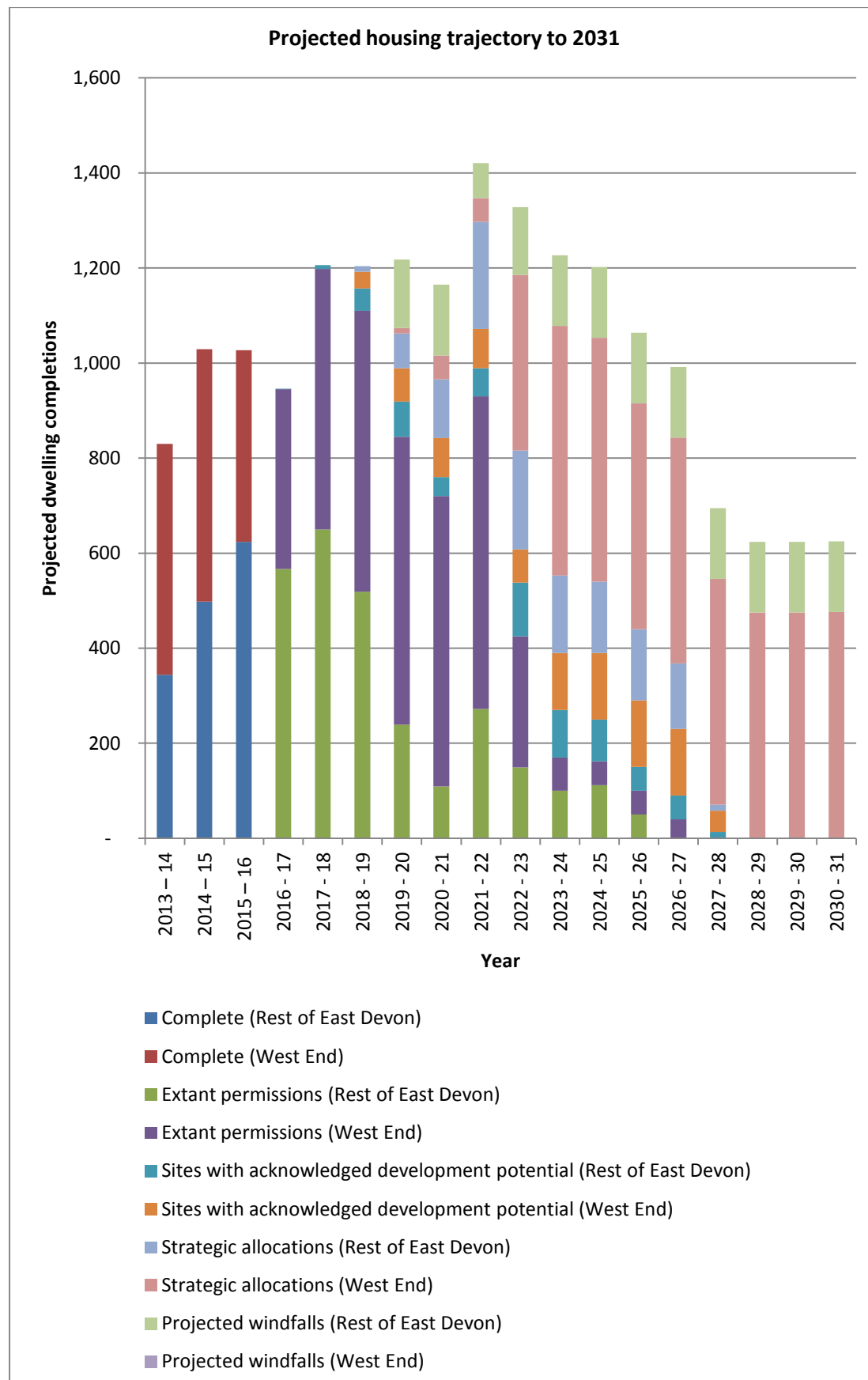
All Windfalls	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	Total supply 2013-2031	Five Year Supply - Oct 15 to Sept 20
Projected completions on windfall sites with permission (excluding sites of 21 or more dwellings and garden sites)	367	373	138	4	0	57	6	0	0	0	0	0	0	0	0		
Projected completions on windfall sites with acknowledged development potential (excluding sites of 21 or more dwellings and garden sites)	1	8	11	0	0	10	0	0	0	0	0	0	0	0	0		
Combined annual projection (excluding sites of 21 or more dwellings and garden sites)	368	381	149	4	0	67	6	0	0	0	0	0	0	0	0		
Base windfall projection	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149	2,232	744
WINDFALL PROJECTIONS	0	0	0	145	149	82	143	149	149	149	149	149	149	149	149	1,709	293

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.

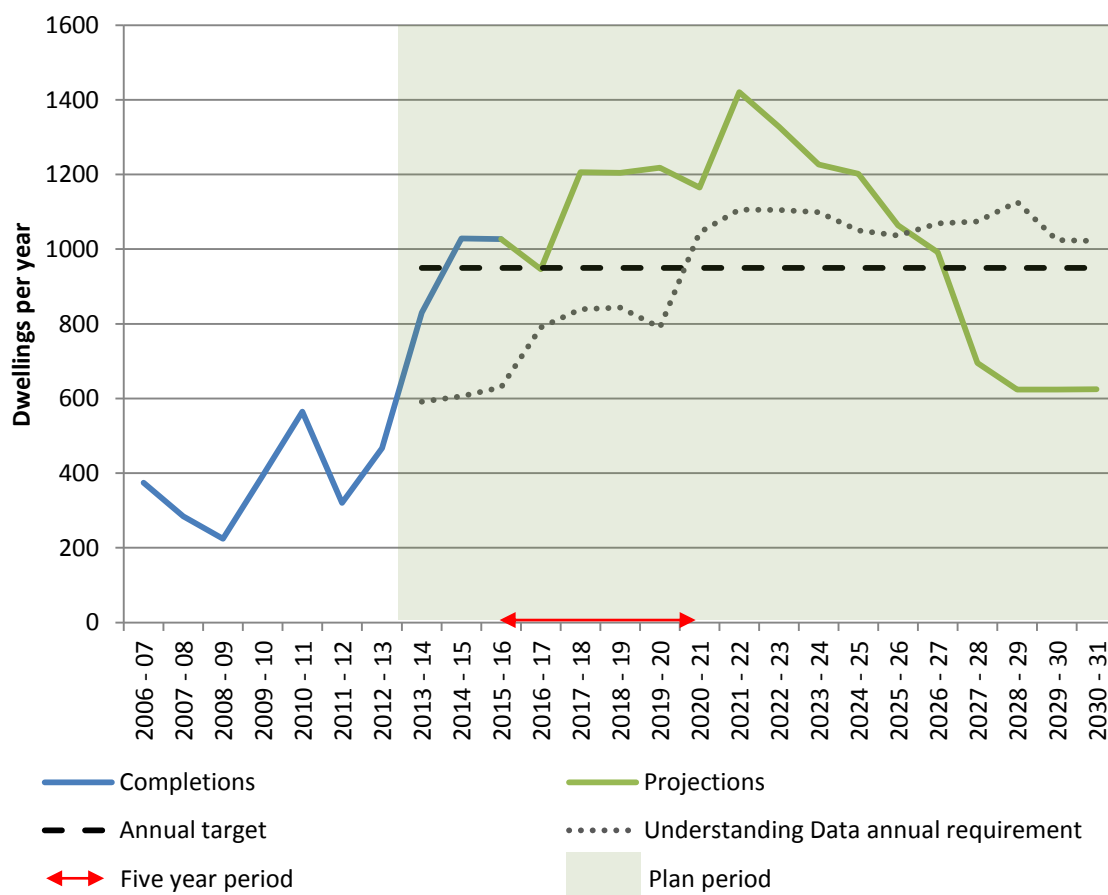
	2013 – 14	2014 – 15	2015 – 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	TOTAL
Complete (Rest of East Devon)	344	498	624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,466
Complete (West End)	486	531	403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,420
Extant permissions (Rest of East Devon)	-	-	-	567	650	519	239	109	272	149	100	112	50	-	-	-	-	-	2,767
Extant permissions (West End)	-	-	-	378	548	591	606	611	658	276	70	50	50	40	-	-	-	-	3,878
Sites with acknowledged development potential (Rest of East Devon)	-	-	-	1	8	47	74	40	59	113	100	88	50	50	13	-	-	-	643
Sites with acknowledged development potential (West End)	-	-	-	-	-	35	70	82	83	70	120	140	140	140	45	-	-	-	925
Strategic allocations (Rest of East Devon)	-	-	-	-	-	12	73	124	225	208	163	150	150	138	13	-	-	-	1,256
Strategic allocations (West End)	-	-	-	-	-	-	12	50	50	369	525	513	475	475	475	475	475	476	4,370
Projected windfalls (Rest of East Devon)	-	-	-	-	-	-	144	149	74	143	149	149	149	149	149	149	149	149	1,700
Projected windfalls (West End)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Total (Rest of East Devon)	344	498	624	568	658	578	530	422	630	613	512	499	399	337	175	149	149	149	7,832
Total (West End)	486	531	403	378	548	626	688	743	791	715	715	703	665	655	520	475	475	476	10,593
TOTALS	830	1,029	1,027	946	1,206	1,204	1,218	1,165	1,421	1,328	1,227	1,202	1,064	992	695	624	624	625	18,425

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 Whilst both the above and below graphs show a flattening out or slight reduction in completions for 2016/17 and projections for 2017/18 is purely a result of the application of the methodology and calculations. In reality completions will not follow this projection line exactly, some sites projected to be completed next year may be completed in 4 years time, and conversely some projected to be built out in 4 years time may be completed next year. The key point is that over the five year period if completions were annualised (averaged out over the period), the projected completions would be significantly above the 950 per annum target set by the Local Plan.
- 3.29 In addition to this, the graph below shows the annual requirement as set out by the Understanding Data report¹ which identifies that annual dwelling requirements over the plan period are not evenly distributed but instead gradually increase over time. Annual projected completions clearly far exceed this secondary annual requirement right up until 2026-27 from which point onwards they drop down significantly. This is evidence of the fact that housing is being brought forward from later in the plan period as required by paragraph 47 of the NPPF.

Projected annual completion trajectory



¹ Demographic advice for East Devon Council (August 2015), Understanding Data, available at: <http://eastdevon.gov.uk/media/1287188/psd2015u-demographicsunderstandingdataaug2015.pdf>

- 3.30 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 above 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. There is no Government guidance on how or when to apply which percentage buffer or what constitutes “persistent under delivery”, which is left to local authorities to determine. The Council has in recent years applied the 20% buffer as a conservative approach, recognising that there was under delivery in the years prior to the current plan period. However, it is now reasonable for the Council to say that it is clearly delivering at around or above requirements and that the trajectory projects it to continue doing so for the next ten years and so the 5% buffer should apply.
- 4.3 Above sections of this report outline how the build out rates, approach to calculating windfalls and detailed site assessments mean that generally the projected housing supply calculations err on the conservative side.
- 4.4 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*”.
- 4.5 Now that the new Local Plan has been adopted the Council is able to rely on all deliverable sites for its five year land supply calculations. Prior to adoption it was accepted that until adoption of the new Local Plan potentially deliverable strategic allocations in the Local Plan that had not yet gained planning permission or a resolution to grant permission could not be relied upon. That is no longer the case as the Inspector has found the plan and the allocations within it to be sound.
- 4.6 The adopted new Local Plan has a housing requirement of 17,100 new homes for the 2013 -2031 plan period, equivalent to an average of 950 dwellings per annum.

Five Year Land Supply calculation

	Item	Calculation	ROED	West End	Combined
A	Requirement (from Strategy 2 of the adopted Local Plan)		6,537	10,563	17,100
B	Annual requirement (basic)	A/18	363	587	950
C	5 Year requirement (basic)	Bx5	1,816	2,934	4,750
D	Requirement to have been delivered by 31 March 2016	Bx3	1,090	1,761	2,850
E	Completions 1 April 2013 - 31 March 2016		1,466	1,420	2,886
F	Shortfall/Surplus	D-E	- 377	341	- 36
G	5 Year requirement (excluding buffer)	C+F	1,439	3,275	4,714
H	5 Year Target (including 5% buffer)	Gx1.05	1,511	3,438	4,950

I	Annual Target (assuming 5% buffer)	H/5	302	688	990
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	Supply element at 31 March 2016 expected to deliver 1 April 2016 - 31 March 2021				
J	Extant permissions (including under construction)		2,084	2,734	4,818
K	Sites with resolution to grant permission or acknowledged development potential		170	187	357
L	Strategic allocations		209	62	271
M	Future windfalls		293	-	293
N	Total deliverable supply	J+K+L+M	2,756	2,983	5,739

O	Surplus/Deficit (assuming 5% buffer)	H-N	-1,244	455	- 789
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P	Years of land supply (assuming 5% buffer)	N/I	9.12	4.34	5.80
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- 4.7 Row P in the above assessment shows that taking account of all deliverable sites across the district as a whole, the Council is able to demonstrate **5.80 years** of land supply.
- 4.8 According to the above calculation, there is a surplus (number of dwellings above the required supply for the next five years) of 789 dwellings (row O) which is a significant buffer (in addition to the required 5% buffer) capable of allowing for non-implementation or reduced build out rates of a number of sites. This averages out at 158 dwellings per year surplus over the five year period.
- 4.9 The calculation also demonstrates the impact that West End sites have on the five year supply. Clearly, due to the scale of development at the West End, a slightly lower than 5 year supply in the West End has a big impact on the overall combined 5 year land supply for the district as a whole.

Full list of completions and projections for sites with planning permission

This table lists all completions and projections for all sites that have planning permission or have been completed within the plan period at 31 March 2016.

Sites with acknowledged development potential, resolutions to grant permission subject to S106 or which are still just allocations are not included.

Sites which gained permission after 31 March 2016, where permissions have lapsed or where development is no longer expected to go ahead are not included in this table.

[illegible]

[illegible]

Full list of sites no longer expected to go ahead

This table lists all sites where planning permission remains extant at 31 March 2016 but development is no longer expected to occur.

[illegible]