



Strategic Housing Land Availability Assessment
2012

July 2013

Contents

1.0	Introduction	2
2 .0	The Purpose and Content of the Assessment.....	4
3.0	Involvement of Stakeholders in the SHLAA	6
4.0	The Planning Background	8
5.0	Condition of the housing market.....	10
6.0	The Scope of the Assessment.....	12
7.0	Findings of the East Devon SHLAA	19
8.0	Consultation on the SHLAA findings	23

1.0 Introduction

What is a SHLAA?

1.1 Strategic housing land availability assessments (SHLAAs) were introduced in national planning guidance and are key components in the process of housing delivery. A SHLAA is a strategic assessment of the housing potential of specific brownfield and greenfield sites. SHLAAs are undertaken in partnership with key stakeholders in the housing field, and require regular monitoring and updating.

1.2 The National Planning Policy Framework (NPPF) notes that local planning authorities should have a clear understanding of housing needs in their area. It notes local planning authorities should:

'prepare a Strategic Housing Land Availability Assessments to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period'

1.3 Guidance within the NPPF is a continuation of previous advice in Planning Policy Statement 3: Housing. Planning Policy Statement 3: *Housing* (PPS3) advised (paragraph 54) that local planning authorities (LPAs), drawing on evidence from SHLAAs and other relevant evidence, should identify sufficient specific sites to deliver the housing needed in the first five years of the plan period. A LPA should:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this topped up in response to market information;
- Identify specific, developable sites for years 6 - 10 and ideally years 11-15.

1.4 The guidance goes on to say that where it is not possible to identify specific sites for years 11-15 of the plan, then broad locations for future growth should be identified.

1.5 To add detail to the advice on housing delivery in PPS3, the Government published SHLAA Practice Guidance ('CLG Guidance') in July 2007. The Planning Officers Society prepared further guidance on how best to coordinate the preparation of SHLAAs with the DPD preparation process. This guidance was published by the Planning Advisory Service ('PAS Guidance') in January 2008 and updated in July 2008.

1.6 As part of the planned provision of housing, SHLAAs should be brought into the process of preparing development plan documents (DPDs). They are an important part of the evidence base and their robustness may be subject to

scrutiny during the public examination of the relevant DPD. CLG Guidance notes that when the standard methodology is followed there should not be a need for a local planning authority to justify the approach taken in preparing its SHLAA, including at independent examination.

- 1.7 Past SHLAA reports covering East Devon have already been used in the preparation of the Local Plan and Village Development Boundaries Document. This SHLAA will add to the evidence base for plan work. The SHLAA's importance in policy work is that it forms a database of sites that land allocations can be drawn from. The SHLAA process provides technical background information on sites to inform policy choices. It is stressed that inclusion of a site or land area in the SHLAA does not mean that it is allocated for development; rather it highlights a land owner's aspiration and becomes a possible site choice for the Council when allocating sites.
- 1.8 The [South West Regional Housing Strategy 2005 - 2016](#) sets out indicative boundaries for 14 sub-regional housing market areas (HMAs) in the region, and the HMAs were translated into the nearest equivalent district authority boundaries for practical purposes. Joint working across the whole of an HMA to assess levels and types of housing is seen as essential. *Strategic Housing Market Assessments* (SHMAs) provide evidence of the level and type of need in a sub-regional housing market area.
- 1.9 East Devon is in the Exeter HMA, which also includes Exeter, Mid Devon, Dartmoor National Park and Teignbridge local planning areas. The SHMA Report for Exeter HMA (also covering Torbay HMA) was published in 2007. An update report for East Devon was published in 2011.

Approach and Methodology

- 1.10 The LPA partners in the Exeter HMA have worked together to develop a SHLAA methodology and draw up a constitution and terms of reference for a SHLAA Panel. That methodology is firmly based on the advice set out in the practice guidance referred to earlier.
- 1.11 The methodology and Panel terms of reference were subject to public consultation and the final documents were published in September 2008. The methodology applies to sites throughout East Devon. The methodology (including the Panel constitution and Terms of Reference) was updated in October 2010 and can be seen on the East Devon website. The SHLAA methodology is currently being reviewed and will be updated in due course.

- 1.12 East Devon published its first SHLAA report in April 2010 and this is available on the Council's web site. A SHLAA update was published in March 2011.
- 1.13 This review has been carried out in conjunction with the SHLAA Panel of Stakeholders. Further details of what the review has involved are included in this report.

Non Residential Uses

- 1.14 The SHLAA does not report on potential sites which may be available for non-residential uses e.g. employment.

2 .0 The Purpose and Content of the Assessment

Purpose and minimum requirements of a SHLAA

- 2.1 The SHLAA serves two primary purposes:
- It identifies suitable sites with potential for housing; assesses that potential and estimates when sites are likely to be developed.
 - It assesses the 5 year supply of deliverable housing sites
- 2.2 The report is a technical study that will be used as part of the evidence base in the process of plan making.
- 2.3 The Practice Guidance sets out the minimum requirements of SHLAAs. They are required to:
- Provide lists of sites, cross-referenced to maps showing locations and boundaries of specific sites (or broad locations where necessary);
 - Assess the deliverability / developability of each identified site (i.e. in terms of its suitability, achievability and availability) to show when sites could realistically be expected to be developed;
 - Assess the potential quantity of housing that could be delivered on each identified site (or within each identified broad location) or on windfall sites (where justified);
 - Identify the constraints to delivery on individual sites; and
 - Make recommendations on how and when any constraints could be overcome.

Deliverable and developable sites

- 2.4 PPS3 provides a definition of **deliverable** sites. At the point of adoption of the local development document, deliverable sites are those that are:

- **available** - at that time
- **suitable** - in a location where development would contribute to a sustainable mixed community
- **achievable** - where there is a reasonable prospect that housing will be delivered on the site within five years.

2.5 Part of the SHLAA process is the assessment of sites to determine whether they are deliverable within the five year horizon. It is the intention that eventually the SHLAA report and the annual review, taken in conjunction with policy amendments if required, will provide the evidence for demonstrating the five year supply.

2.6 Looking beyond the five year deliverable sites, there will be sites considered to be potentially **developable** in the 15 year planning period. Those sites are defined as 'in a suitable location for housing development and there should be a reasonable prospect that the site is available for and could be developed at the point envisaged'.

Monitoring and review

2.7 The five year supply will typically be updated on an annual basis. However, a full resurvey (or 'call for sites') should not be needed every year. Sites that are brought to the attention of the Authority over the course of year will be assessed, along with a further appraisal of sites formerly dismissed to see if the constraints have changed.

Status of SHLAA report and identified sites

2.8 At its meeting on 31st August 2012 the SHLAA Panel considered new site submissions and resubmission of known sites. Sites submitted after this date have also been considered by the Panel so the analysis could be used to inform the emerging Village Development Boundaries Document. Sites submitted up to the 15th October were considered. The sites considered in this review were:

- New sites
- Sites resubmitted from the 2010 assessment
- Sites resubmitted that were not developable in previous assessments

2.9 Sites that were found to be developable in the 2011 SHLAA were not re-assessed as they were considered to still be available and therefore developable.

Planning Status of Identified Potential Sites

2.10 The following points are made to provide clarity about the status of potential sites identified within the SHLAA. This helps to avoid confusion and misunderstanding.

- The SHLAA does not pre-empt future plan making or related decisions.
- The SHLAA is not Development Plan policy.
- The SHLAA is not formal or informal Council policy.
- The SHLAA is technical evidence. It is only one piece of evidence in the Local Plan evidence base.
- The SHLAA does not prejudge the relative suitability of sites for development or rank them in order of preference.
- Identified sites may be further tested through the plan making process for Development Plan Documents where judgments will be made about whether sites should be allocated through plan policy. This will include rigorous testing through sustainability appraisal/strategic environmental assessment, habitats regulation assessment, stages of public participation and independent examination.
- The SHLAA does not indicate that planning permission will be granted for new housing.
- Planning applications on sites identified in the SHLAA report will be judged on their merits against the NPPF and relevant development plan policies taking into account material considerations. The SHLAA report may be a material consideration in the determination of such planning proposals.
- The SHLAA does not preclude sites being developed for other suitable uses.
- The SHLAA does not preclude other sites that have not been identified in the SHLAA being developed for housing.
- Development proposals, planning applications and land allocations may correspond to SHLAA submissions, be bigger than them or smaller. It might be that variations on sites could overcome site constraints identified through the SHLAA process.

3.0 Involvement of Stakeholders in the SHLAA

Joint Methodology for the Exeter Housing Market Area

3.1 Following the publication of the Practice Guidance the local authorities in the Exeter Housing Market Area Sub-Region established a steering group comprising of officers from each authority. The steering group has been responsible for the preparation of the joint SHLAA Methodology. The methodology passed through various draft stages, which included a public consultation stage, and was finalised in September 2008. The methodology,

including the Panel Constitution and terms of reference was updated in October 2010. The methodology comprises ten stages:

1. Planning the assessment;
2. Determining which sources of sites will be included in the Assessment;
3. Desktop review of existing information;
4. Determining which sites and areas will be surveyed;
5. Carrying out the survey;
6. Estimating the housing potential of each site;
7. Assessing when and whether sites are likely to be developed. There are four sub-stages: (7a) assessing suitability for housing, (7b) assessing availability for housing, (7c) Assessing achievability for housing, (7d) overcoming constraints;
8. Review of the assessment;
9. Identifying and assessing the housing potential of broad locations (where necessary);
10. Determining the housing potential of windfall (where justified).

3.2 The methodology can be viewed on our [SHLAA page](#)

3.3 In order to produce robust and reliable assessments, the Government advises that the assessments be prepared in collaboration with stakeholders in the housing sector. Where housing market areas cover more than a single authority's area, the relevant authorities are advised to work in partnership to prepare joint assessments or use a consistent methodology. A joint methodology has been prepared and used by partners in the Exeter HMA. As the partner authorities are at different stages in their plan preparation programmes, it has not been possible to prepare a joint assessment.

The SHLAA Panel

3.4 During the process of developing the SHLAA Methodology the steering group established a Panel of housing stakeholders. The members of the Panel act on a voluntary basis. The Panel is shared by the authorities in the Exeter Housing Market Area, although there are a couple of members who sit only on the East Devon Panel to reflect geographic interests. Although the membership of the Panel has changed over time, there has been a good degree of continuity. This has led to increasing confidence and consistency in the application of the methodology to individual SHLAAs. Panel members have also provided detailed advice on the current condition of the housing market, and contributed generally to the work of the local authorities in the Exeter Housing Market Area. The role and responsibilities of the Panel are explained in further detail in the 2010 *Methodology* and the accompanying *Panel Constitution and Terms of Reference*.

SHLAA Panel membership

- 3.5 Invitations for membership of the Panel went out to a wide range of large, medium sized and small house building companies, architects, estate agents, and planning consultants and a representative local Panel was established. The Panel also includes a range of statutory agencies, such as the Environment Agency, Highway Authority, Highways Agency, and Natural England. The local community is represented, in the case of East Devon, by East Devon District Council's Deputy Leader (an elected Member). The composition of the Panel that conducted the assessment of sites in East Devon is set out in Appendix 1. Panel members are required to make declarations of interest where any personal, financial or prejudicial interests apply.
- 3.6 Given their combined development industry experience, Panel members have played a key role in the preparation of this SHLAA by assessing whether specific sites are deliverable and developable for residential development. In accordance with the Practice Guidance, the Panel's advice has been informed by factors including:
- The current housing market conditions and predictions for future market performance;
 - Site preparation costs, bearing in mind physical constraints identified in the assessment of suitability and during any site visits that members of the Panel may have made; and
 - Development costs related to existing and emerging policy including affordable housing provision, infrastructure requirements and Code for Sustainable Homes.
- 3.7 Residential valuation models have not been applied to examine site viability due to the large number of sites identified by the assessment.

4.0 The Planning Background

National planning policy

- 4.1 *The Planning and Compulsory Purchase Act 2004* introduced major changes to the way the planning policy system works, replacing the former system of county level structure plans and local authority level local plans with regional spatial strategies and local authority level local development frameworks. (the RSS's are currently being abolished). The legislation also defines the overall aim of spatial planning, which is to help further the aims of sustainable development.

- 4.2 *The Localism Act* was introduced by Government in November 2011. The Localism Act sets out a series of measures with the potential to achieve a substantial and lasting shift in power away from central Government and towards local people. The Act contains provision to make the planning system clearer, more democratic and more effective.
- 4.3 *The National Planning Policy Framework (NPPF)* was introduced by government in March 2012. The NPPF replaced Planning Policy Statements and Guidance into a succinct Framework to guide sustainable development. The NPPF refers to the use of SHLAA in determining five year land supply. It also establishes the need to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period (Paragraph 48).

Regional planning policy

- 4.4 On 6th July 2010 the Government announced the revocation of Regional Spatial Strategies, but in November 2010 there was a successful High Court Challenge. In response the Chief Planning Officer for the Department of Communities and Local Government sent a letter to Chief Planning Officers stating that:-

'The effect of this decision is to re-establish Regional Strategies as part of the development plan. However the Secretary of State wrote to Local Planning Authorities and to the Planning Inspectorate on 27 May 2010 informing them of the Government's intention to abolish Regional Strategies in the Localism Bill and that he expected them to have regard to this as a material consideration in planning decisions.'

The Secretary of State (Eric Pickles) also issued a letter stating that:-
'Whilst respecting the court's decision this ruling changes very little. Later this month, the Coalition Government will be introducing the Localism Bill to Parliament, which will abolish the last Government's regional strategies.'

- 4.5 There is no approved Regional Spatial Strategy for the South West because the first RSS had not proceeded beyond the Secretary of State publishing proposed changes to the draft RSS for further consultation in July 2008. However a recent appeal decision in East Devon indicates that the evidence behind the RSS is still relevant to planning decisions and five year housing supply.
- 4.6 A Strategic Environmental Assessment (SEA) about revoking the South West Regional Strategy published on 30th November 2012 has found that the

abolition of the plan would have a largely similar environmental effect to its retention.

Local Planning Policy

- 4.7 The East Devon Local Plan was adopted in July 2006 and work on the New local Plan has reached the publication stage. The emerging Local Plan will set out the strategic directions for growth and strategic housing allocations to 2026. The consultation period on the Proposed Submission Local Plan was from 16th November 2012 to 14th January 2013.
- 4.8 The Proposed Submission document sets out proposals for around 15,000 homes between 2006 and 2026.

5.0 Condition of the housing market

Government advice

- 5.1 CLG Guidance notes that the effect of market conditions on economic viability should be taken into account in assessing the deliverability and developability of potential housing sites to produce a realistic and reliable assessment.
- 5.2 As elsewhere in Britain, the South West region's economy is affected by global and national economic challenges. For the housing industry this means a lowering of consumer confidence, difficult access to funding, and lower outputs and turnover. In April 2008, the Regional Economic Profile painted a grim picture of the housing industry in the SW region. There had been a rapid decline in the number of properties started in the second half of 2008. The fall in new house building projects was expected to have knock-on effects for activity in related industries; such as construction and property-related services. In the baseline recession scenarios for the South West the construction sector was predicted to experience annual growth in 2009 of -6.1%, the lowest of all broad business sectors and lower than the UK forecast of -1.9%.
- 5.3 However, in October 2009 the South West RDA saw some reasons for a degree of optimism. The region's housing market appeared to be showing some signs of stabilisation and possibly recovery. Although transactions were still at low levels, they had moved off the bottom and prices appeared to have stopped falling. However, it noted that repossessions were still climbing, house building remained very subdued and that the recovery was likely to be weak, volatile and protracted.
- 5.4 More recently, the Devon Strategic Housing Group has published the Devon State of the Market Report for January-June 2010. The report found that

mortgage repossessions had fallen, and mean average house price by sales had risen by 15.4% in East Devon between June 2009 and June 2010. The number of house sales in East Devon was up 22.9% from 2008-2009. However, there were still considerably fewer house sales than there were at the peak in 2006: in East Devon house sales between Q3 2006 and Q2 are – 40.9%. Overall, the report showed that there were signs of recovery in the housing market, but these are fragile and the market is far from fully recovered.

- 5.5 An updated Devon State of the Market Report for May 2011 by the Devon Strategic Housing Group has also been published. The report found that the mean average house price in East Devon between the first and final quarter of 2010 had fallen by 9.6%. The Report indicates that the number of house sales increased significantly between Q1 and Q4 2010 but are still around half that of the peak in Q3 2006. East Devon saw an increase of 27.3% between the first and last quarter of 2010. Overall the Report suggested that Economic growth in Devon is predicted to be slow in 2011 and changing government policy in relation to funding, changes in the planning system and welfare reform will affect affordable housing delivery. Affordability remains a critical issue, as house prices in Devon are still high compared to average earnings.
- 5.6 The SHLAA Panel has taken the current housing market factors into account in coming to their decisions on the developability and deliverability of housing, which is reflected in their conclusions. The Panel has also provided some general advice on how the current market conditions should be reflected in the delivery of housing in the sub-region. This advice relates to the adjustment of build out rates on sites where development has and has not started, and takes site specific information into account when appropriate (Appendix 2).
- 5.7 The Panel members have recently offered the Exeter HMA local authorities some further advice on the current market:
- In the current economic climate, developers will be running down land banks, but looking for opportunities to have a quick turn around on smaller sites.
 - Large sites will probably not be brought forward and there may be pressure to sub-divide them.
 - The mix of affordable and open market housing needs to be carefully assessed; too high a proportion of affordable housing may make a development unviable, but a fully funded affordable housing development can front load a mixed tenure development.
- 5.8 Market conditions will change over time as confidence and optimism in the economy generally and the housing market in particular ebb and flow. It will be particularly important therefore that the housing market statement is updated along with each review of the SHLAA. The Comprehensive Spending Review

and the Localism Act will also have significant impacts on the development industry, including the availability of funding for affordable housing, changes to the planning process and the importance therefore that the housing market statement is updated along with each review of the SHLAA.

6.0 The Scope of the Assessment

Stage 1: Planning the assessment

6.1 The agreed methodology for the Exeter Housing Market Area sets out locations considered to be unsuitable for development, including Sites of Special Scientific Interest, Flood Zone 3b and development in locations unrelated to settlements defined through existing / emerging development plan policies that may not contribute towards the creation of sustainable, mixed communities. However, East Devon members have been concerned that all sites submitted by landowners/agents be fully assessed so in this assessment no sites have been discounted under 'Stage A' (or Stage 1) of the methodology. In view of the lack of an up to date adopted Local Plan this approach is consistent with government advice that "Except for the more clear cut designations such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives" (Communities and Local Government SHLAA Practice Guidance paragraph 21). Once a Local Plan is in place it will be possible to filter out sites that do not comply with the strategy when the SHLAA is updated to inform the housing land supply figures. Meanwhile it is important to stress that inclusion of a site in the SHLAA does not indicate that it is likely to be acceptable for development in terms of planning policy.

6.2 Production of the East Devon SHLAA review has followed earlier work on the East Devon SHLAA and earlier work in the Exeter HMA.

Stage 2 – Determining which sources of sites should be included in the assessment

6.3 The CLG Guidance provides information on the sources of sites with potential for housing. The sources comprise sites already in the planning process and those that are outside. They include:

Sites in the planning process;

- Sites with unimplemented / outstanding planning permissions for housing;
- Housing sites where construction has commenced;
- Existing housing allocations and site development briefs;
- Land allocated (or with permission) for employment or other land uses that are no longer required for those uses; and

Sites not currently in the planning process;

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use that may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas, such as underused garage blocks;
- Sites in rural settlements and rural exceptions sites;
- Urban extensions;
- Large scale redevelopment and redesign of existing residential areas.

Stage 3: Desktop review of existing information

6.4 The review was undertaken to provide sites for the consideration of Parish Councils as part of the Village Development Boundaries Document. There was no fresh general 'call for sites'. All those who submitted sites for consideration have had their sites assessed by the SHLAA Panel.

6.5 Site information from this work was recorded and assessed in the manner set out in the Exeter HMA Methodology. The information was collated for consideration by members of the SHLAA Panel.

Site size threshold

6.6 To manage the SHLAA process effectively, a minimum site size threshold of five dwellings or 0.15 ha has been applied throughout the planning area. Sites which have been considered and found by the Panel to yield less than 5 dwellings have been discounted from the yields given.

6.7 Paragraph 5 of the Practice Guidance indicates that the SHLAA report should not include an allowance for windfalls in the first 10 years of the development plan, unless there are justifiable local circumstances that prevent specific sites being identified. However, when a windfall site comes forward and planning permission is granted it may be included in the housing supply. The SHLAA Panel has had the opportunity to consider the supply existing planning permissions for the 5 year housing supply figures and the housing trajectory. No future windfall contribution has been attributed to years 6 to 10 or 11 to 15.

Stage 4: Determining which sites and areas will be surveyed

6.8 All sites in East Devon, except those falling below the 0.15 ha size threshold were assessed through the SHLAA process.

Stage 5: Carrying out the survey

6.9 Completing the appraisal for individual sites involved undertaking a variety of technical investigations and site surveys. A great deal of information on heritage characteristics, biodiversity, land use, flood risk etc. is accessible on the Authority's geographic information system (GIS). Site characteristics recorded included site size, site boundaries, current uses and physical constraints (e.g. slope, access, flood risk, natural, archaeological and historic features).

Stage 6: Estimating the housing potential of the site

6.10 To estimate the housing potential of sites, the Methodology applies 'gross to net developable area ratios' and 'density standards across the housing sub-region. The standards are set out below:

<u>Site size</u>	<u>Gross to net ratio standards</u>
Up to 0.4 ha	100%
0.4 – 2 ha	80%
Over 2 ha	60%

6.11 The ratios take into account the proportion of the total site area needed to provide roads, pavements and other services and facilities.

6.12 **Density standards** are applied to the net developable area of each site. For the majority of sites in East Devon, those set out in the SHLAA Methodology for 'suburban / rural settlement' types of development are used. The figures are 30 to 50 dwellings per hectare, which are set out in the tables as minimum and maximum yields for each site. The exception to this approach is sites in town centres where the town centre figure of 51 to 100 is used. A midpoint yield is also shown in the tabulations and is the figure used in the housing trajectory.

6.13 In order to apply appropriate annual levels of housing delivery to the SHLAA housing trajectory, annual '**build out**' rates must be applied to sites where

development would take place over a number of years. The SHLAA Methodology sets out an agreed approach to build out rates for the Exeter HMA area. The rates may be moderated by market condition factors or other known circumstances that may affect housing completion rates. The rates applied are:

- Up to 25 dwellings - assumed to be completed in year 1;
- A maximum of 50 dwellings per year for a single developer;
- Sites up to 500 dwellings: assume a single developer completing no more than 50 dwellings per year.

6.14 The development factors set out in Appendix 2, which reflect the current depressed market conditions, have been applied to the assumed completion rates

6.15 In the case of **Cranbrook** higher build out rates have been applied to reflect the number of developers that are likely to be involved in the new settlement. Some Panel members, drawing from experience of new settlements elsewhere, felt that the build out rate for Cranbrook may build to 480 a year after 3 years.

Stage 7: Assessing when and whether sites are likely to be developed

6.16 PPS3 states that in order to be considered deliverable, sites should, at the point of adoption of the relevant DPD:

*Be **Available** – the site is available now;*

*Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;*

*Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years. (Paragraph 54)*

6.17 Footnote 11 of Paragraph 47 of the NPPF also notes that:

‘To be considered deliverable, 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’.

6.18 Assessing the suitability, availability and achievability of sites will provide the information that is needed to judge the deliverability and developability of those

sites, within plan making contexts. CLG Guidance sets out the following criteria for those two important factors:

Deliverable – a site is available now, offers a suitable location for housing development and there is a reasonable prospect that housing will be delivered on the site within five years of adoption of the relevant DPD.

Developable – a site should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

The Guidance also notes that the assessment of deliverable and developable sites should be made irrespective of the level of housing provision that is actually needed over the plan period.

6.19 In considering developability, the Panel applied the following conventions.

For a site to be considered as 'developable' in the first 5 year SHLAA period:

(i) Planning permission for the development of the site or a planning application nearing approval must exist.

(ii) There must be no legal or ownership constraints (or lease or tenancy obligations) or other barriers that would compromise the availability of the site.

(iii) The site should either be controlled by a housing developer, a land owner who has expressed an intention to sell, or be owned by a public body (e.g. parish council, district council) willing to see the site developed.

(iv) A brownfield site with the potential to make a contribution to housing delivery during the 5 year period.

Sites that do not have planning permission or are not compliant with existing local plan policy are not considered deliverable until the 6-10 year SHLAA period or, if there appeared to be significant constraints on delivery, the 11-15 year period. The Panel agreed that this approach was particularly relevant in the light of the current depressed housing market. In the case of sites in the settlements of **Ottery St. Mary, West Hill and Tipton St. John** where major investment is required to provide sewerage capacity all sites found to be developable have been put in the 11-15 year period. Major sites to the **east of Exeter** which the Panel considered to be dependent on major public infrastructure investment were also placed in the 11-15 year period and it will be important to review these judgements as the situation is clarified. No sites in Feniton were considered to be developable in this SHLAA review because of uncertainties over surface water flooding. It is anticipated that better information will be available for the next review and the issue can be reconsidered then.

Stage 7a – Assessing suitability for housing

6.20 CLG Guidance states a site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. It goes on to say that sites allocated in existing plans and those with an extant planning permission will generally be suitable, subject to any

changes in circumstances. For other sites it lists a range of factors to be considered in assessing a site's suitability:

- Policy restrictions;
- Physical problems or limitations;
- Potential impacts;
- Environmental conditions.

6.21 The SHLAA Methodology expands those factors, applying a two stage approach to assessing the suitability of a site. Stage A consists in assessing sites against a range of strategic considerations. If a site fails at Stage A, it is deemed to be in an unsuitable location for housing development and does not proceed to the more detailed stage B assessment. However, for the reasons set out in paragraph 6.1 no sites were discounted at Stage A in East Devon.

6.22 A Stage B assessment consists of checking sites against a wider range of development factors. Those factors are:

- The potential for impact on biodiversity, the historic, built and cultural environments, landscape character, mineral resources, air quality, (water) Source Protection Zones, open space and recreation opportunities, employment land;
- Access to public transport, services and facilities;
- Highway access, pedestrian and cycle links;
- Land status;
- Constraints to delivery;
- Infrastructure capacity; and
- Compatibility with existing and / or proposed surrounding uses.

6.23 Sites that were considered to be suitable were then assessed against the 'availability' and 'achievability' criteria by the Panel. The professional expertise and experience of Panel members has added considerably to the thoroughness and rigour of the assessments.

Stage 7b - Assessing availability for housing

6.24 The SHLAA Methodology contains a site submission questionnaire. Part of the information that is sought includes asking landowners to indicate if the proposed site is available and when it may come forward. There may be legal or ownership problems, such as lease, tenancy or licence obligations, multiple ownerships, ransom strips that will affect availability, and it is important that those matters are known about when sites are considered. Where a site has not been confirmed as available it has been excluded on the grounds that it does not meet with the requirements set out footnote 11 of Paragraph 47 of the NPPF.

Stage 7c - Assessing achievability for housing

6.25 'Achievability' is defined as whether there is a reasonable prospect that housing will be developed within specified time periods. This will be affected by market conditions, the costs associated with the development and the phasing of development schemes.

6.26 To help the Panel form its views on achievability, information has been provided on physical and community infrastructure requirements and other factors that need to be taken into account when considering sites. Achievability may also be affected by other problems identified such as multiple ownerships.

Stage 7d - Overcoming constraints

6.27 Where constraints to development on otherwise suitable sites have been identified, consideration has been given to how these might be overcome, such as mitigation measures, extending development time-scales or adjusting site envelopes to enable access problems or other spatial constraints to be overcome.

Stage 8: Review of the assessment

6.28 CLG Guidance notes that once the initial survey of sites and the assessment of their deliverability / developability have been made, the housing potential of all the sites should be shown as an indicative housing trajectory. At this stage, judgements may be made on whether sufficient sites to provide for at least the first ten years of housing development needed in the plan period have come forward, how quickly development is likely to proceed, and whether any more detailed analysis (by area or time of development) of the housing potential is needed. Any changes in housing market or development viability factors will need to be considered.

6.29 CLG Guidance points out that if there appear to be insufficient sites, then the shortfall be planned for, either by identifying broad locations for growth inside or outside settlements or using a windfall allowance.

6.30 PAS Guidance indicates that a SHLAA should function as an ongoing database, updated regularly. The Guidance goes on to state that where there are likely to be sufficient sites available, there is no need to update the study to assess further sites for consideration when preparing a site allocations DPD. Panel Members agreed that it should normally be possible to update the database without the need for a further comprehensive study.

Stage 9: Identifying and assessing the housing potential in broad locations (where necessary)

6.31 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. It is a way of indicating to local communities about where future development will be pointed, and indicates to developers where development will be encouraged.

Stage 10: Determining the housing potential of windfalls

6.32 Paragraph 48 of the NPPF states that *'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'*

6.33 It should however be noted that on the basis of past completion rates windfall sites will continue to make a contribution towards housing requirements. In East Devon we have had a long and consistent pattern of Windfall completions. There is every reason to expect that windfall completions will follow similar patterns and account for a significant part of future housing completions. The East Devon Local Plan Housing Provision and Supply Technical Paper (May 2013) anticipates that 130 dwellings per year can be expected to be delivered on windfall sites.

7.0 Findings of the East Devon SHLAA

Five year supply of ready to develop housing land

7.1 Paragraph 47 of the National Planning Policy Framework promotes the need for a 5 year housing land supply and 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 requirement with an additional buffer of 5% 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% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*

7.2 The five year housing land supply has previously been considered against Devon Structure Plan requirements, but following a recent appeal at Ottery St

Mary the five year land supply will be assessed against the RSS evidence base figure for East Devon.

- 7.3 Table 2 below compares RSS evidence base requirements against past and required completion rates to secure a five year supply.
- 7.4 It should be noted that the five year land supply assessment undertaken for the SHLAA was based on best available information at the time of research and report production. Further work will be undertaken by the Council on five year land supply.

Table 2 – Five Years Land Supply Requirements in East Devon Under Regional Spatial Strategy evidence

Five Years Land Supply Requirements in for the Five Year Period - 1 April 2013 to 31 March 2018				
	Strategic Housing Requirements for East Devon (RSS)	Rest of East Devon	West End	East Devon Total
	RSS Requirement	5,700	11,400	17,100
	Annual Average Requirement	285	570	855
	Recorded completions from 2005/06 to 2012/13 (7 years)	2,444	187	2,631
	Residual Housing Requirement To Meet RSS Requirements to 2026 (13 Years)	3,256	11,213	14,469
	Annual Average Housing Requirement To Meet 5 Years from 2013 to 2018	250	863	1,113
	Five Year Housing Requirement To Meet 5 Years from 2013 to 2018	1,252	4,313	5,565

- 7.5 For the 20 year period from 2006 to 2026 the RSS evidence provides for 5,700 dwellings in the Rest of East Devon and 11,400 in the West End. This provides a gross total requirement of 17,100 dwellings. The table calculates average completion rates in past years and calculates future five year requirements. The five year future assessment indicates a requirement for 1,252 dwellings in the rest of East Devon and 4,313 in the West End making a total requirement of 5,565.

7.6 Table 3 (below) reveals that, under SHLAA terms of reference and methodology, there is a projected deliverable supply of dwellings in East Devon over the five years from 1st April 2013 to 31st March 2017 of 4681 dwellings. This figure includes a Windfall Allowance. The build out rate applied to sites over 15 is half the normal rate to reflect recessionary conditions as set out in the Housing Market condition Model set out in Appendix 2.

Table 3 – Sites in the Planning System

Five year assessment - Sites over 15				
	Years 1 to 5	Years 6 to 10	Years 11-15	Total
West End (Cranbrook and Broadclyst)	2661	579	0	3240
Rest of East Devon	883	250	25	1158
Total	3544	829	25	4398

Five year assessment - Sites under 15				
	Years 1 to 5	Years 6 to 10	Years 11-15	Total
Rest of East Devon	727	43	0	770

Five year assessment - Total Figures				
	Years 1 to 5	Years 6 to 10	Years 11-15	Total
Rest of East Devon	1610	293	25	1928
West End (Cranbrook & Broadclyst)	2661	579	0	3240
Windfall Allowance	410	650	390	1450
Total	4681	1522	415	6618

7.7 Table 4 shows more than 8 years supply of deliverable sites outside the West End. The 2661 deliverable supply at the West End represents 3.08 years of deliverable sites.

7.8 Table 4 contains future projected windfall allowance. The SHLAA methodology notes that *‘No allowance will be made for potential housing development through windfall sites in the first ten years of a SHLAA unless there is robust evidence of genuine local circumstances that prevent specific sites being identified’*. The SHLAA methodology will need to be updated to reflect Paragraph 48 of the NPPF which states *‘Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens’*.

Table 4 Five Year Land Supply

Five Year Land Supply			
	Rest of East Devon	West End	Total
Annual Regional Spatial Strategy evidence base requirement based on 1/5th of 5 year requirement	250	863	1113
<i>The five year supply of deliverable dwellings</i>	<i>1610</i>	<i>2661</i>	<i>4271</i>
<i>Future projected windfall allowance</i>	<i>410</i>	<i>0</i>	<i>410</i>
Total Housing	2020	2661	4681
Years supply of sites	8.08	3.08	4.21

Assessment of SHLAA Sites

7.9 Over 160 sites were assessed as part of the SHLAA Review. Schedules showing conclusions on the developability of the sites included are in Appendix 4 and 5. The overall yield of these sites based on mid yield calculations are shown in Table 5 broken into three time bands.

Table 5 SHLAA Sites 2012

SHLAA Sites 2012				
	Years 1 to 5	Years 6 to 10	Years 11 to 15	Total
East Devon	2	3995	1558	5555

Table 6 SHLAA Sites 2011

SHLAA Sites 2011				
	Years 1 to 5	Years 6 to 10	Years 11 to 15	Total
East Devon	0	7214	5105	12319

7.10 The total yield from potentially developable sites that were assessed or reassessed as part of this review is 5555. Most sites submitted in this review were as a result of work being undertaken to inform the Village Development Boundaries Document. Developable sites from the 2011 SHLAA totalled 12,319. The total number of Developable SHLAA sites in East Devon is 17,874.

Potential 15 year supply of sites

7.11 By combining Table 3 (Sites in the Planning System) and Table 5 and 6 (SHLAA Sites), it can be seen that there is a potential supply of around 24,492 new homes compared with the 15,000 planned for in the Proposed Submission East Devon Local Plan.

7.12 Table 7 combines sites in the planning system and developable sites from the 2011 and 2012 SHLAA. 2011 sites are still considered to be available for the purposes of potential supply. It was agreed by the SHLAA Panel at East Devon's Panel meeting on 31st August 2012 that sites submitted to the 2010 assessment are not considered to be available and therefore not developable anymore.

Table 7 SHLAA sites with sites in planning system

Combination of SHLAA and Sites in the Planning System				
	Years 1 to 5	Years 6 to 10	Years 11 to 15	Total
Planning System Total	4681	1522	415	6618
SHLAA 2012 Total	2	3995	1558	5555
SHLAA 2011 Total	0	7214	5105	12319
Total	4683	12731	7078	24492

8.0 Consultation on the SHLAA findings

8.1 The East Devon SHLAA will not itself be subject to specific public consultation. This technical assessment is intended as evidence to support decisions taken by the Council in respect of future housing allocations. As such the SHLAA only identifies sites with the potential for housing development. The Council will take decisions on which sites will be allocated through the Local Plan process.

8.2 The Local Plan process allows for various stages of public consultation and it is during this process that the SHLAA and any other evidence that the Council will rely on in support of its proposals will be subject to public scrutiny.

The SHLAA report does not define any policy principles nor does it indicate how the Council as Local Planning Authority will respond to any planning applications or other planning issues.

Appendix 1 – East Devon SHLAA Panel Membership

Category	Organisation
National Volume House builder	Barratt Homes
Regional House Builder	Devonshire Homes
Regional House Builder	Midas Homes
Small Scale House Builder	K F Farleigh Ltd
Small Scale House Builder	Stevens Group
Small Scale House Builder	Gadd Group
Land Agent	Staggs
Land Agent	Fulfords
Registered Social Landlord	Devon and Cornwall Housing
Registered Social Landlord	Sovereign Housing Group
Development Professional	Bell Cornwell
Development Professional	Tim Smith (Individual membership)
Statutory Agency	Environment Agency
Statutory Agency	Highways Agency
Statutory Agency	Natural England
Statutory Agency	Highways Authority (Devon County Council)
Community representatives	East Devon District Council Member

SHLAAs in the Exeter Housing Market Area

2011 'Market Conditions Model' for adjusting five year housing land supply calculations to reflect the deliverability of sites in current adverse economic conditions

Development status	Contribution towards the deliverable supply of housing land	Justification / assumptions
Sites where dwellings are under construction	<p>All sites are considered deliverable and will contribute towards the supply of housing in years 1-5.</p> <p>Apply half the completion rate set out in paragraph 5.22 of the SHLAA Methodology.</p>	<p>Finances are already in place for the development of the site and there is a business case to complete construction in order to secure a return on the investment. Therefore it is likely that the site will continue to be built out.</p> <p>The build out rate is reduced to reflect suppressed demand for housing due to mortgage restrictions / difficulty in borrowing (e.g. increased deposits, reduced loan to property value).</p>

<p>Sites where the construction of dwellings has not yet started</p>	<p><u>Discount sites of 15 dwellings or more</u> where site-specific information indicates the development will not commence in years 1-5.</p> <p>All other sites are likely to be deliverable and contribute towards the housing supply in years 1-5, but:</p> <p>Apply half the completion rate set out in paragraph 5.22 of the SHLAA Methodology.</p>	<p>Due to current adverse economic conditions, there are likely to be difficulties arising for developers to secure finances for the development of the site and to sell completed dwellings. The impact of current market conditions may be most acute on sites with planning permission tied to S106 Agreements requiring the provision of affordable housing and / or financial contributions towards infrastructure and community facilities.</p> <p>However, sites subject to S106 Agreements are likely to contribute to the supply of housing in years 1- 5 where grant funding has been secured for affordable housing and / or where the terms of the Section 106 Agreement may be subject to re-negotiation pending a resubmission of planning proposals or determination by the Local Planning Authority.</p> <p>For all other sites there is no substantive evidence in the EHMA that development will not take place within 5 years.</p> <p>The build out rate is reduced to reflect suppressed demand for housing due to mortgage restrictions / difficulty in borrowing (e.g. increased deposits, reduced loan to property value).</p>
---	--	---

Note: site-specific information could include advice from: the developer, LA Housing Officer, LA Development Management Team, SHLAA key stakeholder Panel.

Appendix 3 – Schedule of Sites over 15 units in the Planning System

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Axminster	Chard Road - Phase 1 - land north of the brook.	-	85 council tax banded properties within phase 1. 12 never built appear to be part of phase 3 (10/0132/MFUL) so are not counted here.	97	02/P2376																	
Axminster	Chard Road - Phase 2 -south of brook (western portion)		As at Nov 2010 there were 30 Council tax banded properties plus 6 with 'U' classification. 87 council tax banded within phase 2.	87	07/1635/MFUL		31															

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Axminster	Land At Dukes Way, Axminster, Devon	Proposed construction of 41 dwellings including roads, services and amenities (includes amendments to planning permission 05/2665/MFUL comprising changes to plots 1 and 25, removal of footpath, increased height of adjoining car park, alterations to brick type and bank/retaining walls).	This site forms western part of Local Plan allocated site - AX002. See also 05/2665/MFUL. B/C app says all have been started.	41	11/0143/MFUL	Started completing dwellings in 11-12, Most if not all of remaining dwellings will complete in Oct12-Sept13.	4	12	25													
Axminster	Land At, Dukes Way, Axminster, Devon	Construction of 70 dwellings, provision of open space and associated roads	Betterment Homes Site. Same B/C app as 11/0143/MFUL. B/C says not started on this part of site yet.	70	09/2350/MFUL	Betterment Homes have not yet started on this phase of the development.			12	25	25	8										
Axminster	Chard Road - Phase 3 -south of brook (eastern portion)	Development of 98 two and three storey dwellings, access road and associated works (Phase 3).	Previous application was for 127 dwellings. Commenced September 2012.	98	10/0132/MFUL	Wainhomes commenced on phase 3 in Summer 2012.		7	27	25	25	14										

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Axminster	Rodney Rendall Farm Service & Dairy Engineer, Chard Road, Axminster, Devon, EX13 7LL	Proposed Live/work redevelopment (renewal of outline planning permission ref. 05/2331/MOUT)		20	09/0747/MOUT																	
Axminster	Land At Milbrook Valley Stoney Lane Axminster	Variation of Condition 11 of planning permission 92/P0998 as varied on appeal (T/APP/U1105/A/99/1026929/P7) to enable construction of Phase 1B (18 houses) without improvements to Stoney Lane.		18	11/0509/VAR	Jessopp site adjacent to Wainhomes (Chard Road) site and part of old application (rest of which has been built out - Halletts Way). New application to vary condition so assume will now build out this phase in next few years.				12	6											
Axminster	Axminster Football Club	Residential development comprising 71 no. 1, 2, 3 and 4 bedroom houses and apartments together with associated access and other works including off-site highway improvements.	B/C says commenced September 2011!?	71	11/1660/MFUL	Early development and completion at this site is expected. The site is being developed by Devonshire Homes.				12	25	25	9									

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Axminster	Land At Rear Of West Close , West Street, Axminster, Devon	Erection of 16 houses and 8 flats (reserved matters on planning approval ref: 03/P2728 - 05.09.05)	See also 03/P2728 - Purzebrook House Land Next To, Musbury Road, Axminster Devon - uprn 100041041883. Note series of permissions superseding one another. Commenced. 16 houses and 8 flats awaiting completion - but stalled. Think they only started to keep permission live, not likely to complete any time soon. Linked to Foyer development 08/2300/RES and 08/3465/FUL for which permission expired without start.	24	07/1128/MRES	A start is understood to have been made on this site.			2	12	10											

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Axminster	Land at Cloakham Lawns	Outline application for a mixed use urban extension to provide 400 dwellings (maximum), 10-12,000 sq.ft. of managed employment floor space, provision of public open space, retention of existing recreational facilities and access.	See also 12/1821/MOUT (invalid upon receipt). Judicial Review in progress against permission being granted for 2010 outline app. Until there is a result of the JR then legally the site has permission to develop.	400	10/0816/MOUT	This site is an allocation in the emerging Local Plan and has planning permission and development is expected to start on site in 2013-14.				25	25	25	50	50	50	50	50	50	25			
Axminster	Rodney Rendall Site, Axminster	Demolition of existing buildings and re-development with 36 no. dwellings and associated access, parking and landscaping	See also (09/0747/MOUT) for live/work units which expired July 2012. New permission for residential only. B/C inspection March 2013 shows commencement on demolition of works buildings. B/C quote request received Jan 2013, full B/C app received March 2013 but invalid. Shows keen to make a start.	36	11/2643/MFUL	Demolition has commenced but building work on new dwellings may be some time off. Take as not yet implemented so assume completion in 2014/15 and 2015/16 in line with SHLAA methodology.				12	24											

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Broadclyst	Land at Old Park Farm, Pinn Hill, Exeter, EX1 3TH	Reserved matters application for 439 residential units, village centre, open space, landscaping and cycle and pedestrian links pursuant to outline planning permission 10/0641/MOUT (incorporating details of appearance, landscaping, layout and scale).	See also 10/0641/MOUT. Sam Thomas expects developers to build out all residential units in one go probably over two years. Should be on site and commencing by end of 2012.	438	12/0130/MRES	Developers (David Wilson Homes) are already on site and looking to get building and completing asap. May come through faster than anticipated.			90	150	150	48										
Budleigh Salterton	Land adjacent to and North of 53 Greenway Lane, Budleigh Salterton	Residential development comprising up to 48 dwellings, retention and expansion of allotments and access.	This site is allocated in the emerging Local plan and now has a planning permission (11/1251/MOUT) for up to 48 dwellings approved 03/08/2012. Early development on site is expected.	48	11/1251/MOUT	This site is allocated in the emerging Local plan and now has a planning permission (11/1251/MOUT) for up to 48 dwellings approved 03/08/2012. Early development on site is expected.				12	25	11										
Combyrne Rousdon	Land North Home Farm, Rousdon Est. Rousdon	Demolish Sports Hall, erect 23 Dwellings	3 Dwellings completed 2005-06	20	01/P1085																	

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Dunkeswell	Land North Of Powells Way, Powells Way, Dunkeswell, Devon	Erection of ten affordable dwellings & Erection of six affordable dwellings & Erection of nine affordable bungalows & Construction of two bedroom affordable dwelling.	Multiple applications for different parts of the same site.08/0016/MFUL (10 dwellings) and 08/0015/FUL (6 dwellings B/C says completed in 09/10 and 10/11.10/2174/FUL (9 dwellings) and 10/2327/FUL (1 dwelling) B/C says completed March 2012.	26	08/0016/MFUL & 08/0015/FUL & 10/2174/FUL & 10/2327/FUL		0	10														

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Exmouth	Former Gas Depot, Fore Street, Exmouth	Construction of 18 flats, comprising of 7 one bedroom & 11 2 bedroom (Renewal of 06/1369/MFUL)	See also 06/1369/MFUL 'Construction of 18 flats (3 one bedroom flats and 15 two bedroom flats). And See also 02/P1004. 10 or 11 will be affordable housing depending on number of dwellings built at Exmouth Docks?	18	10/0235/MFUL	Development of this site is expected to start in the very short term future as it is legally tied (off-site affordable housing provision) to development of the prestigious (and very expensive and valuable) Exmouth Docks development.				12	6											
Exmouth	Land At Hasledene, Cyprus Road, Exmouth,	Demolition of existing student accommodation and construction of 30 dwellings and 10 flats with associated roadways, parking and landscaping	Completed January 2012	40	08/2871/MFUL		32															

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Exmouth	Seaview, Bonville, Fulford, Courtney 8 Douglas Avenue Exmouth EX8 2AU	Demolition of existing buildings and construction of 51 care assisted apartments for the elderly including communal facilities, associated car parking and landscaping.	Only 2 of buildings being demolished are residential - rest are hotel/guest houses. See also 12/1215/MFUL (pending consideration for 1 extra apartment). B/C app for demolition of existing buildings in September 2011. B/C says 52 apartments commenced January 2012.	50	10/2530/MFUL	Development has commenced on this site. Early completion is envisaged.		7	43													
Exmouth	Hillcrest School St Johns Road Exmouth EX8 4EB	Revisions to house types, layout and appearance approved pursuant to planning permission 09/2331/MFUL	See also 09/2331/MFUL. 9 converted flats commenced May 2011. 58 dwellings in grounds commenced August 2012.	66	11/2814/MFUL	Development has commenced at this site and early completion is envisaged.			12	25	25	4										

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Feniton	Land Adjacent To Louvigny Close Station Road Feniton	Erection of 50 dwellings with associated roads, sewers, landscaping, parking and garages and the provision of allotments, play space and community building.	Refused - APPEAL ALLOWED.	50	11/2481/MFUL	Wainhomes site, looking to start on site asap. Assume will be completed over next few years.			12	25	13											
Honiton	Holyshute House Monkton Road Honiton EX14 1PZ	Construction of 41 sheltered housing apartments for the elderly with communal facilities, access, parking and landscaping.		40	11/2106/MFUL	This site gained planning permission on appeal in August 2012 for 41 retirement apartments (net increase of 40 units). Early development on site is envisaged.				12	25	3										
Ottery St Mary	Land East of Butts Road, Higher Ridgeway, Ottery St Mary	Outline planning permission for up to 130 residential dwellings together with associated public open space, play space and infrastructure (means of access to be determined only)	See also RES app (13/0577/MRES) pending consideration.RES permission not granted as yet.	130	12/0277/MOUT	No RES application as yet. Assume early completion once RES app comes in and is approved.				12	25	25	43									

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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	
Rockbeare	Site of New Town, Honiton Road, Rockbeare, Devon	A new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school);	8 dwellings council tax banded at end of September 2012.	2,900	03/P1900	First completions came through in Summer 2012. High build out rate expected as site has moved on very quickly in last 6 to 9 months.		187	300	467	467	467	467	467	112								
Rockbeare	Land Opposite The Oriental Promise, London Road, Whimble	Construction of 55 dwellings (details of appearance, landscaping, layout and scale) pursuant to Planning Consent 11/1898/MOUT	See also 11/1898/MOUT and 05/1791/MOUT. B/C says commenced September 2012.	55	07/0754/MRES	Wainhomes site adjacent to Cranbrook. Developers already on site and dwellings under construction. Assume early completion.			12	25	18												
Seaton	Seaton Quay, (Former Racal Site), Riverside Way, Seaton, Devon, EX12 2UE	Erection of 90 apartments (2 bedroom), new access, public quayside and flood protection	DM Committee (18/09/2012) considered re-negotiation of Section 106 as site has stalled but rejected as would mean 0 affordable housing on site. Now assume will not go ahead.	90	08/2627/MOUT																		

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Sidmouth	Land North Of, Woolbrook Road, Sidmouth, Devon	Erection of 103 dwellings (including 1 & 2 bedroom apartments and 2,3,4 & 5 bedroom houses) with associated parking, highway works, landscaping open space and drainage.	This is the Persimmon Site that construction started on in 2010 and houses started being completed 2010/11. It should be noted that app 10/2093/MFUL bought about amendments reducing the site capacity to 95 dwellings. 45 completed 2010-11, 31 completed in 2012-13 at Sept 2012, 17 completing 2011-12.	95	09/2093/MFUL	Persimmon and Charles Church site. All of Persimmon part (Eastern half) has been developed and a few of Charles Church have, rest under construction. Assume early completion.	47	40	8													
Sidmouth	Land Off Howarth Close, Sidmouth, Devon	Residential development consisting of 133 dwellings to include 1 & 2 bedroom apartments and 2,3 & 4 bedroom houses. Including associated parking, highways, landscaping, open space and drainage works	This is the Devon and Cornwall site next to Waitrose. At September 2012, 32 completed and 22 awaiting completion in 2012-13. Gross housing tenures for 2011-12 guessed by working out 67% affordable housing at 70% affordable rent and 30% shared ownership.	133	09/1820/MFUL	Devon & Cornwall Housing Association site. Majority completed and remaining 22 under construction. Assume early completion.	52	51	3													

Parish Name	Address	Proposed Use/s - as detailed in Planning Applications and Other Records	Comments and Notes	Total Net Capacity	Planning Reference	Commentary on Site	2011 - 12	2012 - 13	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
Sidmouth	Fortfield Hotel Fortfield Place Sidmouth EX10 8NU	Construction of two attached apartment buildings comprising 31 units, basement car park and associated landscaping	B/C says commenced May 2012. B/C app is for 29 self contained flats but seems to be 30 plots.	31	11/0953/MFUL	This site is currently being developed and early completion is envisaged.			12	17												
Woodbury	Land South Of Sages LeaWoodbury Salterton	Construction of 18 dwellings and associated highway works, extension to existing play area and use of land off Stony Lane for allotments	B/C says commenced April 2012.	18	10/0570/MFUL	Greendale Investments site. All 18 dwellings under construction. Assume early completion.			13													

Appendix 4 – Schedule of New SHLAA Sites

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
C301	Land at Tidwell Farm, off Bear Lane, Budleigh Salterton	4.3	129	77	103	Y	Y	Y		12	25	25	25	16	103							Developable for approximately 100 dwellings
C302	Hardy's Paddock, Colaton Raleigh	0.45	18	11	14	Y	Y	Y		12	2				14							Developable for approximately 7 dwellings
C303	Land adjacent Compton Close, Newton Popleford	1.27	51	30	41	Y	Y	Y		12	25	4			41							Developable for approximately 40 dwellings
C304	Land at Corner of Ottery St/ Bredon Lane, Otterton	0.59	24	14	19	Y	Y	Y		12	7				19							Developable for approximately 17 dwellings as the shape is a constraint on yield
C305	Land rear of King Alfred Way, Newton Popleford	4.5	180	108	144	Y	Y	Y		12	25	25	25	25	112	25	7				32	Developable
C306	Land at Knowle Corner, Budleigh Salterton	1.68	67	40	54	Y	Y	Y		12	25	17			54							Developable for approximately 50 dwellings
C307	Land to the South of Carter's Yard	0.46	18	11	15	Y	Y	Y		9	0				9							Developable but a lower yield of 8 to 9 dwellings to reflect site shape.
C308	Land adjoining Littledown Lane, Newton Popleford	0.91	36	22	29	Y	Y	Y		12	3				15							Developable for a lower yield of approximately 15

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
C309	Land Off Exmouth Road, adj Two Ways, Budleigh Salterton	2.89	87	52	69	Y	Y	Y		12	3	0	7		22							Developable but trees reduce yield to 10 -15
C310	Land at Salston, Near Ottery St Mary	16.56	497	298	397	Y	Y	Y		12	25	25	25	25	112	25	25	25	25	25	125	Potentially developable but is landlocked and has sewerage capacity issues
C311	Land south of Barrack Road, Ottery St Mary, Devon	8.51	255	153	204	Y	Y	Y		12	25	25	25	25	112	25	25	25	25	25	125	Potentially developable but has sewerage issues
C312	Land adjacent to Gardenside, Higher Metcombe, Ottery St Mary	0.43	17	10	14	Y	N	N														Below threshold because of trees
C313	Budleigh Salterton RM Delivery Office, 52-54 High Street	0.04	4	1	2	Y	Y	Y	2													Developable for approximately 5 units (flats). Town centre location
C314	Bungalow Field, Church Lane, Colaton Raleigh	0.61	24	15	20	Y	Y	Y		12	8				20							Developable for 7-12 dwellings as its in the floodplain
C315	Land at Dotton Lane, Newton Poppleford	1.14	46	27	36	Y	Y	N														Not developable due to highways
C316	Land to North of Ackland Park, Feniton, EX14 3WA	0.59	24	14	19	Y	Y	Y		12	7				19							Developable for approximately 18 dwellings

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
C317	Rear of Hasta La Vista, Windmill Lane, West Hill	0.42	17	10	13	Y	Y	Y		12	1				13							Developable for lower part of the yield due to the shape of the site
C318	Land at Venn Ottery, Barton Venn Ottery, Ottery St Mary, EX11 1RZ	2.07	62	37	50	Y	Y	Y		8	0	0			8							Developable for approximately 7 to 8 dwellings because of floodplain
C319	Land SE (opposite) Broadhembury Village Hall	0.52	21	12	17	Y	Y	Y								12	5				17	Potentially developable for approximately 16 dwellings but relies on E131 for access as the site is unlikely to get access due to sight lines
C320	Land SW of Broadhembury Village Hall	0.34	17	10	14	Y	Y	Y		12	2				14							Site is developable
C321	Land SE of Causeway End, Broadhembury	1.05	42	25	34	Y	Y	Y		12	22				34							Site is developable
C322	Land at Colliton, Broadhembury	0.75	30	18	24	Y	Y	N														Not Developable due to highways - Sight lines to A373 would be difficult
C323	Land opposite The Old Chapel, Broadhembury	0.33	17	10	13	Y	Y	N		12	1				13							Site is developable
C324	Adj. 6 Coombe Vale, Tipton St John, EX10 0AU	0.66	26	16	21	Y	Y	Y								12	3				15	Developable with a reduced yield of 10-15 due to flooding

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
C325	Coombe Bank, Tipton St John, Sidmouth	0.72	29	17	23	Y	Y	Y		12	11				23							Site is developable
C326	Land adjoining Cotford Garage, Cotford, Sidbury, EX10 0SR	0.32	16	10	13	Y	Y	Y		12	1				13							Not developable due to highways and flooding issues
C327	Burnt Oak, Chapel Street, Sidbury, EX10 0RD	0.21	11	6	8	Y	Y	Y		8					8							Developable for 6 dwellings due to flooding
C329	Top of Toadpit Lane, West Hill, EX11 1TR	1.26	50	30	40	Y	Y	N														Not developable - landlocked from highway
C330	North of A373, Wessington Farm, Awiscombe, EX14 3NU	0.13	7	4	5	Y	N	N														Below threshold
C331	Rear of 'The Gables', West Hill Road, Ottery St Mary, EX11 1UX	0.14	7	4	6	Y	N	N														Below threshold
C332	The Pygthle, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1 XQ	1.1	44	26	35	Y	Y	Y		12	8				20							Developable but half yield due to topography - 15-20 dwellings

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
C333	Tipton Roller Mills, Near Sidmouth, EX10 0JX	2.93	88	53	70	Y	Y	Y		12	25	25	8		70							Site is developable
C334	Adjacent to Metcombe Rise, Tipton St John	2.74	82	49	66	Y	Y	Y		21	25	20			66							Site is developable
C335	Land adjacent to Mill House, England Close, Sidmouth, EX10 9RE	0.23	12	7	9	Y	Y	N														Not developable unless FRA demonstrates will be acceptable
C336	Land adj. North Star, Otterton Road, Otterton, EX9 7HW	0.31	16	9	12	Y	Y	Y		6					6							Developable - Approximately 6 units to allow for floodplain
C337	Land on North side of Greenways, Greenway Lane, Awiscombe, Honiton, EX14	1.92	77	46	61	Y	Y	N														Not Developable - Highway Comments (although applicant has spoken to DCC and have agreed a solution to the problem - waiting for amended comments)
E301	Merlin, Coly Road, Colyford, Colyton, Devon, EX24 6QF	0.11	6	3	4	Y	N	N														Under threshold
E302	Land off New Road, Beer	1.91	76	46	61																	Site withdrawn and deleted

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments	
E303	The Street, Membury, Axminster, EX13 7AF	0.04	2	1	2	Y	N	N														Below threshold	
E304	Land at Louis Way, Dunkeswell, EX14 4XW	1.35	54	32	43	Y	Y	Y		12	25	6			43							Site is developable	
E305	Land at Cookfield, Chardstock, Axminster, WX13 7BT	0.13	7	4	5	Y	N	N														Below threshold and has Planning Permission	
E306	Land at rear of Lyndhurst 41 High Street, Honiton, EX14 1PW	0.38	19	11	15	Y	Y	Y		12	8				20							Developable for non car scheme at a higher density to reflect location close to town centre - 20 dwellings	
E307	Land in curtilage of Soper's Cottage, Chard Street, Chardstock, EX13 7BT	0.33	17	10	13																	Planning permission granted	
E309	Clay Common, Seaton Road, Seaton	4.7	141	85	113	Y	Y	Y		12	25	25	25	25	112	1						1	Developable if ownership of access is provided
E310	Paddocks Stafford Lane, Colyford, EX24 6HQ	0.74	30	18	24	Y	Y	Y		12	12				24							0	Site is developable
E311	Land off Park Road, Beer	0.46	18	11	15	Y	Y	Y		7	0				7							0	Site is developable although there are highway gradient issues so yield reduced to 7 dwellings

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
E312	Baxters Farm, Musbury, Axminster, EX13 8AU	18.11	543	326	435	Y	Y	Y		12	25	25	25	25	112	25	25	25	25	25	125	Site is developable
E313	Part of Aller Farm, EX14 9EF	0.25	13	8	10	Y	Y	Y		6					6							Site is developable for 6 dwellings. Yield reduced to reflect shape of site in relation to highway.
E314	Between Colverthole House and Dowlands Farm Cottage, Dowlands Axmouth	0.09	5	3	4	Y	N	N														Below threshold
E315	West of Coly Road, Seaton	3.31	99	60	79	Y	Y	Y		12	25	25	17		79							Site is developable
E316	Land adjacent 1 Waverley, Stockland, Honiton	0.11	6	3	4	Y	N	N														Below threshold
E317	Grounds of St Andrews School, Chardstock, EX13 7BX	0.16	8	5	6	Y	Y	Y		6					6							Site is developable
E318	Field off Higher lane, EX12 4AN	0.15	8	5	6	Y	N	N														Site is below the threshold due to steepness of access

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
E319	Axmouth Campsite, Rear of Church Street and Pound Hill, Axmouth	3.74	112	67	90	Y	Y	Y		12	3				15							Site id developable for 10-15 dwellings outside the floodplain
E320	Land adjacent Short Furlong, Off Mare Lane, Beer	0.89	36	21	28	Y	Y	Y		12	16				28							Additional information sent in by representative of the landowner notes that access is achievable through land under same ownership and is therefore not landlocked
E321	Land at Ottery Moor Lane	2.82	85	51	68	Y	Y	Y		12	25	25	6		68							Site is developable
E322	Land at Ottery Moor Lane	1.13	45	27	36	Y	Y	Y		12	24				36							Site is developable
E323	Part of Field No.0501, Furzehill Farm, Hawkchurch, EX13 5TZ	0.85	34	20	27	Y	Y	Y		12	15				27							Site is developable
E324	Land to the West of Shire Lane, Lyme Regis	17.8	534	320	427	Y	Y	N														Not Developable - Highways Access
E325	Fronting Dalwood Lane, Adj. to Tinkers Hatch	1.08	43	26	35	Y	Y	Y		12	25				37						0	Developable

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
E326	Land East of Hillside Street, Branscombe	0.51	20	12	16	Y	Y	Y		12	4				16						0	Developable - Subject to highway comments
E327	Berry Hill, Branscombe, Seaton, EX12 3BG	0.34	17	10	14	Y	Y	Y		12	2				14						0	Developable - Site already has planning permission
E328	Land South East of Pitt Farm Bungalow	0.21	11	6	8	Y	Y	Y		8					8						0	Developable - Subject to highway comments
E329	Old Cider House, Branscombe, Seaton, EX12 3BD	0.99	40	24	32	Y	Y	Y		12	20				32						0	Developable - Subject to Highway comments
E330	Old Rectory, Offwell, Honiton, EX14 9SL	0.68	27	16	22	Y	Y	Y		12	10				22						0	Developable - Subject to Highway comments
E331	West of Rectory, Offwell, Honiton, EX14 9SL	0.46	18	11	15	Y	Y	Y		12	3				15						0	Developable - Subject to Highway comments
E332	Land Off George Lane, Kilmington	3.1	93	56	74	Y	Y	Y		12	25	25	12		74						0	Developable - Subject to Highway comments. Highway Agency would require a Transport Assessment accompanying any application.
E333	Gays Farm, Branscombe	0.53	21	13	17	Y	Y	Y		12	5				17						0	Developable - Subject to Highway comments
E334	Land in the parish of Offwell, Entrance off Fern Lane	0.96	38	23	31	Y	Y	Y		12	19				31						0	Developable - Subject to Highway comments

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
E335	Land adjoining Cotte Barton, Branscombe, Devon, EX12 3BH	0.4	20	12	16	Y	Y	Y		12	4				16						0	Developable - Subject to Highway comments
W301	Land off Exeter Road, Exton Farm, Exton	1.92	77	46	61	Y	Y	Y		12	25	24			61						0	Site is developable
W302	Land adjacent to Cotterell Road, Broadclyst, EX5 3RZ	0.92	37	22	29	Y	Y	Y		12	6				18						0	Site is developable with a reduced yield of 40 % due to flooding
W303	Land at Oakhayes Road, Woodbury	2.09	63	38	50	Y	Y	Y		12	25	13			50						0	Site is developable
W304	Land at Globe Hill, Woodbury	0.9	36	22	29	Y	Y	Y		12	17				29						0	Site is developable
W306	Cat Copse, Sidmouth Road, Clyst St Mary, EX5 1DP	11.88	356	214	285	Y	Y	Y							0	12	25	25	25	25	112	Site is developable but there are constraints on highway capacity in vicinity of site
W307	Land to the rear of Glebelands, Lypstone, Devon	3.37	101	61	81	Y	Y	Y		12	25	25	19		81							Site is potentially developable with further work on traffic impact. Planning permission needs to be taken off yield
W308	Land to rear of Exeter Road, Exton	12.83	385	231	308	Y	Y	Y		12	25	25	25	25	112	25	25	25	25	25	125	Site is developable

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
W309	Land north of Sidmouth Road (A305), Clyst St Mary, EX5 1AE	3.01	90	54	72	Y	Y	Y		12	25	25	10		72							Site is developable but has highway capacity issues
W310	Land at Marley Road, Exmouth, Devon	0.57	23	14	18	Y	Y	Y		9	0				9							Site is developable but at half yield due to topography
W311	The Orchard, Newtown, Talaton, EX5 2RE	0.18	9	5	7	Y	N	N														Site is below threshold when required highway works are taken into account - clearance for visibility splays
W312	Land at hall field, Plymtree, nr. Cullompton, EX15 2JT	4.92	148	89	118	Y	Y	N														Site is undevelopable due to highway capacity issues for number of units involved, but may be developable for around 10 - 15
W313	Land adjacent to Bramley Gardens, Whimple, Devon, EX5 2SJ	1.41	56	34	45	Y	Y	Y		12	25	8			45							Site is developable
W314	Land adjacent to Shercroft Close, Broadclyst, EX5 3DZ	0.19	10	6	8	Y	N	N														Site is below threshold due to shape of site
W315	Sowden Nurseries, Courtland Lane, Exmouth, EX8 5AB	0.49	20	12	16	Y	Y	Y		12	4				16							Site is developable

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
W316	Land adjoining Woodbury Road, Woodbury, EX5 1JY	0.38	19	11	15	Y	Y	Y		12	3				15							Site is developable
W317	Pankhurst Engineering, Pankhurst Close, Exmouth	1.28	51	31	41	Y	Y	Y		12	25	4			41							Site is developable
W318	Land adjacent to Willis Cottage, Clyst St. Lawrence, EX15 2NL	0.09	5	3	4	Y	N	N														Site is below threshold
W319	Whimble Glebe Allotments	0.31	16	9	12	Y	Y	N														Site is below threshold. Access is too narrow for yield 9-16. Northern half is in the floodplain so will take site below the threshold.
W320	Shutebridge Meadows, Aylesbeare, EX5 2BW	0.4	16	10	13	Y	Y	Y		12	1				13							Site is developable
W323	Land West of Clyst Road, Clyst St Mary, Devon	0.93	37	22	30	Y	Y	Y		12	18				30							Site is developable
W324	Land at Cowley Hill/ St Andrews Road, Cowley, Exeter	16	480	288	384	Y	Y	N														Not developable due to access for level of development. Half yield may be acceptable but would undermine viability of the site.

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments	
W325	Land at Withycombe Brook, Exmouth	2.85	86	51	68				Current Planning Application. Panel require information on Access														
W326	Land Adj. Orchard House, Globe Hill, Woodbury, EX5 1JP	2.57	77	46	62	Y	Y	N															Site is not developable as its is landlocked
W327	Small Field Opposite 'Spurbarn' Clyst St George, EX3 0NN	0.1	5	3	4	Y	N	N															Site is under the threshold
W328	Between 13A and 14 Woodbury Road, Clyst St George, EX3 0RF	0.31	16	9	12	Y	Y	Y		12					12							0	Site is developable
W329	Land at Globe Hill, Woodbury, EX5 1JZ	1.04	42	25	33	Y	Y	Y		12	21				33							0	Site is developable
W330	Field 7414 Stoke Road, Stoke Canon, EX5 4E9	0.41	16	10	13	Y	Y	Y		12	1				13							0	Developable
W331	Field 4583, Exmouth Road, Exton, EX3 0PZ	0.59	24	14	19	Y	Y	Y		12	7				19							0	Developable

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments
W332	Land at Strawberry Hill, Lypstone, EX8 5JZ	8.83	265	159	212	Y	Y	Y		12	25	25	25	25	112	25	25	25	25		100	Developable
W333	Land rear of Lee's Farm, Talaton	1.59	64	38	51	Y	Y	Y		5	0	0			5						0	Developable - But access is narrow and would only be suitable for a maximum of 5 dwellings
W334	Land at Meeting Lane, Lypstone, East Devon, EX8 5AQ	8.77	263	158	210	Y	Y	N														Not Developable - access not suitable for large numbers (Applicant has spoken to highways consultants and suggests issues can be overcome - Waiting for amended comments)
W335	Land at Marley Road, Exmouth	16.49	495	297	396	Y	Y	N														Not Developable - access not suitable for large numbers. Part of site for smaller numbers may be appropriate
W336	Land at Woodbury	2.03	61	37	49	Y	Y	Y		12	25	12			49						0	Developable
W337	Meadowgate, Church Road, Lypstone, Devon, EX8 5JU	0.33	13	8	11	Y	Y	Y		11					11						0	Developable - Subject to planning approval for demolition of cottage in conservation area
W338	Bendarroch School, Village Way, Aylesbeare, EX5 2FD	0.29	15	9	12	Y	Y	Y		12					12						0	Developable - lower yield due to access road into the site

Ref.	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Comments	
W339	Hollywell, Courtlands Lane, Lympstone, EX8 5AB	0.36	18	11	14	Y	Y	Y		12	2				14						0	Developable - Subject to Highway comments	
W340	Lynch Field, Longbrook Lane, Lympstone, Devon	1.1	44	26	35	Y	Y	N														Not Developable - Highway Comments	
W341	Land at Old Winslade Farm, Clyst St Mary, EX5 1AS	2.6	78	47	62	Y	Y	N														Not Developable - Highway Comments	
W342	Land off Woodbury Road B3179	4	120	72	96	Y	Y	Y		12	25	25	25	9	96							0	Developable - Subject to Highways concerns
W343	Mill Park, Clay Lane, Lympstone, EX8 5AE	0.82	33	20	26	Y	Y	N							0							0	Not Developable - Highway Comments and appears to be landlocked
W344	Winslade Park, Clyst St Mary, EX5 1DS	35.5	1065	639	852	Y	Y	Y		12	50	50	50	50	212	50	50	50	50	50	250	Developable - Yield should have consideration of floodplain	

Appendix 5 – Previously undevelopable but resubmitted with new information

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C015	Knapp Cottage, Lower Broad Oak Road, West Hill, EX11 1XH																					Landlocked	Access identified by landowner off Lower Broadoak Road and site extended to include this. Form states site is suitable for 1 to 2 dwellings.	access not suitable
C050	Land off Eastfield , West Hill, Devon	3.05	92	55	73	Y	Y	Y		12	25	25	11		73							Landlocked site with no apparent access	The site has been extended to include a strip of land between numbers 14 and 16 to give access to Eastfield	Developable - Site is now acceptable in principle from a highways perspective and was the subject of a recent planning application to which no highways objection was raised

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C058	Land at Collins Cross, East Budleigh, EX9 7EQ																					Constraints based on highway comments - The highway authority would not agree that an access East Budleigh Road could be provided with adequate sight lines due to the vertical alignment of the carriageway. Although access could indeed be accommodated from Vicarage Lane, probably with an improved junction layout to East Budleigh Road, this would significantly affect the bank and hedge on the eastern side of Vicarage Road.	A statement submitted in the SHLAA form states that, although East Budleigh Road has a fluctuating alignment both horizontally and vertically, sight lines are achievable at a point along the eastern frontage approximately 200 metres south of the junction with Vicarage Road that could form the new access point. However, the statement goes on to say that access would be better suited from Vicarage Road and provides a	No variation to previous highways response, particularly last sentence.

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
																							proposed site layout. New SHLAA identifies access achievable off East Budleigh Road and suggests residential access best off Vicarage Road.	

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C06 2/ C20 7	Land at The Burrow/ Seniors Farm, Venn Ottery Road, Newton Popplefo rd																					would be very expensive to provide suitable access and flooding issues would reduce yield to make unviable	Applicant suggest access achieved directly from A3052 around 100m east from Exmouth Road junction and from private access land opposite Parsonage Farm. Improved access would be created at the junction of the existing drive with the A3052. Floodzone lies to the north of the site. Development would not encroach on this.	no change

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C06 3	Land at Venn Ottery Road/ Back Lane, Newton Poppleford					Y	Y	N														Highway and flooding issues. Highway comments - Venn Ottery Lane and Back Lane, together with the junction of Venn Ottery Lane with A3052 are inadequate to serve this level of development	Applicant notes access currently achieved via a field gate in Back Lane close to its junction with Venn Ottery Road. Only part of the site falls within the floodzone, to the south of the site. Development would not encroach on this. Mitigation would be incorporated in any scheme.	no change
C06 5	Land at Behind Hayes, Otterton	1.3	52	31	42	Y	Y	Y		12	25	5			42							Previous SHLAA noted only acceptable highway access through Orchard Close and there appeared to be a ransom strip.	SHLAA form notes access would be off Orchard Close. and confirms that there is no ransom strip involved here.	Developable

Ref	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments	
C113	Feniton Sports and Social Club, Station Road, Feniton, EX14 3DF	1.53	61	37	49	Y	Y	Y		12	25	12			49								Site previously considered not to be achievable due to uncertainty over legal issues. Yields not included for Feniton due to surface water flooding issues.	Applicant notes issues with tenants has been resolved – vacant possession of site can be obtained with appropriate notice. The form also states that flooding issues elsewhere in Feniton have been shown not to be a constraint to development and that the SHLAA should be amended accordingly.	Developable

Ref	Address	H a	M a x	M i n	M i d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C129	Land adjacent to Hawthorn House, Back Lane, Newton Poppleford																					Previous SHLAA noted issues with highways and flooding	Applicant notes back lane narrows to the east of the field, however as you approach from Venn Ottery Road two vehicles can pass. Whilst creating a larger entrance and visibility splay, it is possible to widen the hedgerow which has a low soil height composition and easily repositioned without incurring damage. Flood risk not noted – the majority of the southern parcel of the site is within the functional floodplain.	no change

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C135	Oakfield Farm, Fenny Bridges, Honiton, EX14 3BJ	0.53	21	13	17	Y	Y	Y		12	5				17							Previous SHLAA noted that a smaller site could work.	Smaller site submitted with acknowledgment that a small area is in the flood plain.	Developable - but half yield to reflect floodplain
C204	Land at Exeter Road, Newton Poppleford																					Previously found not to be developable due to substandard pedestrian facilities and flooding.	SHLAA form states that access currently from a field gate off Exeter Road and dcc have previously confirmed that suitable access including site lines can be designed. The flood zone to the south would be avoided.	Response as before. Access issues are related to pedestrian accessibility, not vehicular access or sight line achievability

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
C20 5	Land at Toadpit Lane, West Hill, EX11 1TR																					Previous constraints noted by shlaa panel as site accessed off long private drive.	Current right of access via private track off Toadpit Lane, alternative access possible through potters elm, in the same ownership or from the other end of Toadpit Lane and to the rear of potters elm (within same ownership). Single ownership including land for access.	no change - relies on private drive owned by third party

Ref	Address	H a	M a x	M i n	M i d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E003	Land East of the Ridgeway Inn, Smallridge, Nr Axminster																					Previous SHLAA Panel noted highways not suitable for scale of development - would need to widen all roads and pavements so not achievable	Clarkebond transportation consulting engineers have produced assessment that concludes site can be provided with a satisfactory form of access for a small local development in a manner that would provide a small benefit to the operation of the local highway network. A landscape assessment has also been provided.	Response as before, but number referred to in report is four units - which is below threshold for SHLAA

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E05 6	Land off Coly Road, Colyton, Devon, EX13																							
																						<p>Previous SHLAA Panel noted that flooding and highway constraints take site below SHLAA threshold. The site is divided into a northern portion, which is separated from the southern part by a house (Yaffles). Previous highway comments were that satisfactory access could be provided to the north of the site, but that it would appear difficult to provide satisfactory site lines for an access to the south.</p>	<p>CSJ Planning has produced a report stating that the main access would be in a similar position to the existing and that there are no highway grounds that would prevent development. A sketch has been produced to show the 'correct' extent of the floodplain along surveyed levels and it is stated that the land on the other side of the river is at a lower level and the land has never flooded and is not at risk of flooding.</p>	<p>Response as before. It would appear to be difficult to provide a suitable access to the southern part of the site that complies with contemporary design criteria - no details have been provided to revise that position.</p>

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E084	Bim Bon Lane, Kilmington, Axminster					Y	Y	N														Previous SHLAA Panel noted inadequate highway network.	Representative of sites notes the fact that residential reuse of the site would be more compatible in terms of associated traffic, than the present commercial use of the site.	Without a detailed analysis of the traffic potentially generated from the authorised existing uses (whatever they may be) versus proposed uses, the highway authority would not wish to give a definitive response at variance to the former response.

Ref	Address	H a	M a x	M i n	M i d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E090	Land to the rear of Southleigh Village Hall, Southleigh																					Inadequate highway infrastructure	Applicant notes that the site is accessible from either the village hall car park (subject to consent) or the adjacent County highway and remains deliverable and developable. However there is no technical study to provide how inadequate highway infrastructure will be overcome.	no change

Ref	Address	H a	M a x	M i n	M i d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E091	Land adjoining Blackwells Mead, Northleigh																					Inadequate highway infrastructure	The agent notes that the site adjoins the village nucleus and lies close to the village hall and parish church. The site is accessible from the adjacent county highway and remains deliverable and developable. However there is no technical study to provide how inadequate highway infrastructure will be overcome.	no change

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
E153	Land at Coly Vale																					Unacceptable highways	The agent notes that the preferred approach to the site would be via that housing estate to the north , which would require agreement with adjacent landowners (who have also made shlaa representations) and the District Council. Site benefits from access onto County road.	no change
W086	Sandyco te, Clyst Honiton, Near Exeter, EX5 2AN																					The original SHLAA found the site to be undevelopable as it was dependent on third party land for access.	The small access to the south of the site was included in the site at the time of the last SHLAA review. The site was considered to be unachievable due to unsatisfactor y access. There does	no change

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
																							not appear to be any change in circumstances from that time.	

Ref	Address	H a	Ma x	Mi n	Mi d	A v	S u	A c	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
W103	Land adjacent to South View, Station Road, Clyst Honiton, EX5 2DX																					Previous SHLAA Panel noted the site was unachievable in isolation – infrastructure and access.	Agent for site comments that due to recent speed restrictions to Station Road access difficulties have been overcome and provisionally agreed with local highways department. Fouls and surface water drainage not in the local vicinity. But soakaways and septic tanks could be used or infrastructure to future Cranbrook development could be linked into.	As reproduced in the applicant's additional information, it is accepted that it may be possible to design an access that complies with contemporary standards for visibility, but the lack of pedestrian facilities in the area generally is still an issue of concern to the highway authority.

Ref	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
W131	Land adjacent to Parsonage Cottage, Woodbury																					Previous SHLAA noted this was below threshold	Site is 0.21 Ha	although over 0.15 ha the trees/slope reduce capacity to below threshold
W135	Poltimore Glebe - Land at Glebe Cottage																					Previous SHLAA Panel noted the site was not developable as third party land is needed for access.	The agent comments that land behind the plot is also owned by the Diocese of Exeter and access could be available from the North	no change, although position may change if additional land included in SHLAA site
W151	Land adjacent Sages Lea, Woodbury Salterton, Exeter	4.07	163	98	130	Y	Y	Y		12	25	25	25	25	112	18						Highways - DCC comments:- Access from White Cross Road would be the preferred as Stoney Lane is too narrow	Site size reduced - Applicant notes that access from White Cross Lane is achievable, as is an access from Sages Lea.	Developable

Ref	Address	Ha	Max	Min	Mid	Av	Su	Ac	1 to 5	2018/19	2019/20	2020/21	2021/22	2022/23	6 to 10	2023/24	2024/25	2025/26	2026/27	2027/28	11 to 15	Previous Panel Comments	2012 SHLAA	Panel Comments
W177	Elmside Garden, Orchard Close, Woodbury, EX5 1ND																					Under threshold	Site will support a development of up to 5 houses (attached plan). Site area is 0.2 Ha	although over 0.15 ha the trees/access reduce capacity to below threshold