



## **East Devon District Council**

**Housing monitoring update to  
30 September 2014**

**March 2015**



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## VERSION CONTROL

Version Number	Reason for Update	Date
01	Internal only draft	07 November 2014
02	Update to align with revised draft new Local Plan (2013-31)	09 March 2015

# 1. Introduction

- 1.1 This document provides a housing monitoring update for East Devon District Council to a base date of 30 September 2014. The report considers the following:
- Housing completions over the last six months (1 April 2014 – 30 September 2014) including:
    - Total completions district wide, on a parish by parish and settlement by settlement basis;
    - Breakdown of completions on brownfield and greenfield sites; and
    - Breakdown of completions of affordable housing.
    - Analysis of windfall completions.
  - Housing projections and housing trajectory for the plan period;
  - Five year land supply calculations for the period 1 October 2014 – 30 September 2019.
- 1.2 Section 113 of the Localism Act (2011) removed the requirement of Councils to submit an Annual Monitoring Report (AMR) to the Secretary of State, but allowed monitoring reports to be produced covering individual indicators which must be published at least once a year. This housing monitoring update complies with that requirement.
- 1.3 The National Planning Policy Framework (NPPF) requires Councils to be able to demonstrate a five year supply of land for housing plus a 5% or 20% buffer requirement depending on past performance. Paragraph 47 of the NPPF states that local planning authorities should:
- “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.*
- In addition to this, paragraph 49 of the NPPF states:
- “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.*
- 1.4 This report considers the extent to which extant permissions, sites with a resolution to grant permission or acknowledged development potential, proposed allocations and future windfalls contribute towards meeting the five year requirement.

## 2. Completions

### How do we know if a house has been completed?

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

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

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

### How is a “dwelling” defined?

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

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

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

## Total completions

2.5 As shown in the table below, over the last six months (1 April 2014 to 31 September 2014) a total of 463 dwellings have been completed in East Devon. This includes 225 at the district's "West End" and 238 in the rest of East Devon.

	April 2013 - Sept 2013	Oct 2013 - Mar 2014	Apr 2014 - Sept 2014
<b>West End</b>	184	302	225
<b>RoED</b>	196	142	238
<b>East Devon TOTAL</b>	<b>380</b>	<b>444</b>	<b>463</b>

2.6 Overall, this is slightly higher, though similar, to the previous six month period of 1 October 2013 to 31 March 2014 in which 444 dwellings were recorded as being completed. However, when broken down, the number of dwellings built at the West End has decreased by 77 whilst the number built in the rest of East Devon has increased by 96. In terms of the West End this is primarily because certain housebuilders at Cranbrook had ran out of plots on phase 1 and permission for phase 2 was still pending the signing of a Section 106 Agreement Deed of Variation. Permission has been granted for phase 2 since 30 September 2014 and so it is expected that the West End figure will rise again significantly for the next monitoring date at the end of March 2015. In terms of the rest of East Devon, this is a reasonable increase in the number of completions which shows that the "step change" in housing delivery that the Government is promoting is starting to take effect in East Devon and in a more general sense reflects a market desire to build that was less pronounced in previous years.

2.7 Over the past 12 months (1 October 2013 to 30 September 2014) a total of 907 dwellings have been completed in East Devon as a whole. 527 of these were at the West End and 380 of these were in the Rest of East Devon.

## Completions by parish and settlement

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

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

Parish	April 2014 to Sept 2014
Settlement	

<b>All Saints</b>	<b>0</b>
Smallridge	0
Rural areas	0

Parish	April 2014 to Sept 2014
Settlement	
<b>Awliscombe</b>	<b>0</b>
Awliscombe	0
Rural areas	0
<b>Axminster</b>	<b>31</b>
Axminster	30
Rural areas	1
<b>Axmouth</b>	<b>0</b>
Axmouth	0
Rural areas	0
<b>Aylesbeare</b>	<b>3</b>
Aylesbeare	3
Rural areas	0
<b>Beer</b>	<b>1</b>
Beer	1
Rural areas	0
<b>Bicton</b>	<b>0</b>
Rural areas	0
<b>Bramford Speke</b>	<b>0</b>
Bramford Speke	0
Rural areas	0
<b>Branscombe</b>	<b>0</b>
Branscombe	0
Rural areas	0
<b>Broadclyst</b>	<b>60</b>
Broadclyst	0
Pinhoe	60
Rural areas	0
<b>Broadhembury</b>	<b>0</b>
Broadhembury	0
Rural areas	0
<b>Buckerell</b>	<b>0</b>
Rural areas	0
<b>Budleigh Salterton</b>	<b>21</b>
Budleigh Salterton	21
Rural areas	0
<b>Chardstock</b>	<b>0</b>
Chardstock	0
Rural areas	0
<b>Clyst Honiton</b>	<b>1</b>
Clyst Honiton	0
Rural areas	1
<b>Clyst St George</b>	<b>0</b>
Clyst St George	0
Ebford	0
Rural areas	0
<b>Clyst St Lawrence</b>	<b>0</b>
Rural areas	0



Parish	April 2014 to Sept 2014
Settlement	
<b>Clyst St Mary and Sowton</b>	<b>0</b>
Clyst St Mary	0
Rural areas	0
<b>Colaton Raleigh</b>	<b>1</b>
Colaton Raleigh	1
Rural areas	0
<b>Colyton</b>	<b>5</b>
Colyton	1
Colyford	1
Rural areas	3
<b>Combe Raleigh</b>	<b>0</b>
Rural areas	0
<b>Combyne Rousdon</b>	<b>1</b>
Rural areas	1
<b>Cotleigh</b>	<b>0</b>
Rural areas	0
<b>Cranbrook</b>	<b>165</b>
Cranbrook	165
<b>Dalwood</b>	<b>0</b>
Dalwood	0
Rural areas	0
<b>Dunkeswell</b>	<b>1</b>
Dunkeswell	0
Dunkeswell (Highfield)	0
Rural areas	1
<b>East Budleigh</b>	<b>0</b>
East Budleigh	0
Rural areas	0
<b>Exmouth</b>	<b>53</b>
Exmouth	53
Rural areas	0
<b>Farringdon</b>	<b>1</b>
Rural areas	1
<b>Farway</b>	<b>0</b>
Rural areas	0
<b>Feniton</b>	<b>6</b>
Feniton	6
Rural areas	0
<b>Gittisham</b>	<b>-1</b>
Rural areas	-1
<b>Hawkchurch</b>	<b>0</b>
Hawkchurch	0
Rural areas	0
<b>Honiton</b>	<b>73</b>
Honiton	73
Rural areas	0
<b>Huxham</b>	<b>1</b>
Rural areas	1

Parish	April 2014 to Sept 2014
Settlement	
<b>Kilmington</b>	<b>0</b>
Kilmington	0
Rural areas	0
<b>Luppitt</b>	<b>0</b>
Rural areas	0
<b>Lympstone</b>	<b>0</b>
Lympstone	0
Rural areas	0
<b>Membury</b>	<b>0</b>
Membury	0
Rural areas	0
<b>Monkton</b>	<b>0</b>
Rural areas	0
<b>Musbury</b>	<b>0</b>
Musbury	0
Rural areas	0
<b>Newton Poppleford</b>	<b>0</b>
Newton Poppleford	0
Rural areas	0
<b>Northleigh</b>	<b>0</b>
Rural areas	0
<b>Offwell</b>	<b>0</b>
Offwell	0
Rural areas	0
<b>Otterton</b>	<b>0</b>
Otterton	0
Rural areas	0
<b>Ottery St Mary</b>	<b>15</b>
Ottery St Mary	13
West Hill	1
Tipton St John	0
Rural areas	1
<b>Payhembury</b>	<b>0</b>
Payhembury	0
Rural areas	0
<b>Plymtree</b>	<b>0</b>
Plymtree	0
Rural areas	0
<b>Poltimore</b>	<b>0</b>
Rural areas	0
<b>Rewe</b>	<b>0</b>
Rural areas	0
<b>Rockbeare</b>	<b>0</b>
Rockbeare	0
Rural areas	0
<b>Seaton</b>	<b>15</b>
Seaton	12
Rural areas	3
<b>Sheldon</b>	<b>0</b>
Rural areas	0

Parish	April 2014 to Sept 2014
Settlement	
<b>Shute</b>	<b>0</b>
Rural areas	0
<b>Sidmouth</b>	<b>2</b>
Sidmouth	2
Sidbury	0
Rural areas	0
<b>Southleigh</b>	<b>0</b>
Rural areas	0
<b>Stockland</b>	<b>0</b>
Stockland	0
Rural areas	0
<b>Stoke Canon</b>	<b>0</b>
Rural areas	0
<b>Talaton</b>	<b>0</b>
Talaton	0
Rural areas	0
<b>Uplyme</b>	<b>0</b>
Uplyme	0
Rural areas	0
<b>Upottery</b>	<b>0</b>
Upottery	0
Rural areas	0
<b>Upton Pyne</b>	<b>1</b>
Rural areas	1
<b>Whimble</b>	<b>2</b>
Whimble	2
Rural areas	0
<b>Widworthy</b>	<b>0</b>
Rural areas	0
<b>Woodbury</b>	<b>5</b>
Woodbury	0
Woodbury Salterton	3
Rural areas	2
<b>Yarcombe</b>	<b>0</b>
Rural areas	0

### Greenfield/brownfield split

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

*“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land*

*in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

		April 2014 to Sept 2014	
		Dwgs	%
Greenfield	Greenfield	283	61%
	Barn Conversions	1	0%
	Garden Sites	24	5%
	<b>TOTAL</b>	<b>308</b>	<b>67%</b>
Brownfield	Redevelopment	104	22%
	Conversions/COU	51	11%
	<b>TOTAL</b>	<b>155</b>	<b>33%</b>
<b>TOTAL</b>		<b>463</b>	<b>100%</b>

### Affordable completions

2.11 The table below shows the number of affordable homes completed across East Devon over the last six months broken down into their specific tenures. “Other affordable” describes other affordable tenures which do not fit into the definitions of affordable rent, social rent or shared ownership. Dwellings labelled as “intermediate” or “affordable by design” fall into this category.

	Affordable Rent	Social Rent	Shared Ownership	Other affordable	TOTAL
RoED	15	0	0	5	<b>20</b>
West End	20	25	7	2	<b>54</b>
<b>East Devon TOTAL</b>	<b>35</b>	<b>25</b>	<b>7</b>	<b>7</b>	<b>74</b>

2.12 The majority of the above affordable completions have been at the major West End sites at Cranbrook and Old Park Farm.

### Windfall completions

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

2.14 The table below shows that over the past six months 228 of the 463 completions have been windfalls. This equates to 49% of all completions in the last six months. However, of these 204 windfall completions 14 were at the West End and 214 were in the Rest

of East Devon. This means that of the 238 completions in the Rest of East Devon, 96% were windfalls.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	42	18	2	24	128	<b>214</b>
West End	0	0	0	0	14	<b>14</b>
<b>TOTAL</b>	<b>42</b>	<b>18</b>	<b>2</b>	<b>24</b>	<b>142</b>	<b>228</b>

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

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

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	26	10	2	24	128	<b>190</b>
West End	0	0	0	0	14	<b>14</b>
<b>TOTAL</b>	<b>26</b>	<b>10</b>	<b>2</b>	<b>24</b>	<b>142</b>	<b>204</b>

## 3. Projections

- 3.1 This section is an assessment of projected completions for the remainder of the plan period. The revised draft new Local Plan runs from 2013 to 2031.
- 3.2 Projections are broken down into:
- Extant permissions;
    - These are sites that already have planning permission (either in full or outline and including sites that are already under construction) and are expected to be built out.
  - Acknowledged development potential;
    - These are sites which either have gained a resolution to grant planning permission subject to a S106 being signed, or sites which are known to be available and which are policy compliant but which do not yet have planning permission.
  - Strategic allocations;
    - These are sites allocated by the strategic policies of the new Local Plan which do not yet have planning permission.
  - Future windfalls.
    - These are an allowance for completions on windfall sites that do not yet have permission. Windfalls are calculated based on historic past windfall completions in line with the NPPF.
- 3.3 Projections are based on the status of sites and extant planning permissions at 30 September 2014.
- 3.4 Projected build out rates for sites generally follow the approach advocated by the Exeter Housing Market Area (HMA) Strategic Housing Land Availability Assessment (SHLAA) methodology market conditions model unless we are aware of an alternative build out rate. The market conditions model assumes currently reduced build out rates for the next five years indicating a lack of market confidence. This approach is set out over the page for ease of reference. Where an alternative build out rate is used the commentary column explains the reasoning behind this.

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

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

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

## Extant permissions

3.5 The tables below considers large sites (sites of 10 or more gross units) already with planning permission at 30 September 2014 which are expected to be built out. It discounts any sites which are acknowledged as unlikely to go ahead. Sites which have gained permission since 30 September 2014 and sites whose planning permission is deemed to have lapsed are not included.

### Large development sites in the Rest of East Devon

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Land At, Dukes Way, Axminster, Devon Phase 2	09/2350/MFUL	Axminster	Second phase of Betterment Homes development. Site preparations begun and building work recently started. Assume completions will start coming through 2014/15.	6	25	25	14																	70
Chard Road - Phase 3 - south of brook (eastern portion)	10/0132/MFUL	Axminster	Phase 3 of Wainhomes site off Chard Road. 31 dwellings completed by 30 September 2014, assume remainder will be built out over the next three and a half years in line with SHLAA methodology.	13	25	25	4																	67
Land At Milbrook Valley Stoney Lane Axminster	92/P0998 AND 11/0509/VAR	Axminster	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. Assume completion in 2015/16 and 2016/17 in line with SHLAA methodology.	0	12	6																		18
Phillips Centre Leacombe House	11/0718/MFUL	Axminster	Demolition of Philips Centre has taken place and assumed commencement on building work will be soon. Assume	0	12	1																		13



Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Lyme Close Axminster EX13 5BA			completion in 2015/16 and 2016/17 in line with SHLAA methodology.																					
Axminster Football Club	11/1660/MFUL	Axminster	14 dwellings completed. Assume remaining dwellings to be completed in line with SHLAA methodology.	12	25	20																		57
Land At Rear Of West Close , West Street, Axminster, Devon	03/P2728 AND 07/1128/MRES AND 08/2300/RES AND 12/2257/FUL AND 13/2612/MFUL	Axminster	2 units completed. Assume remaining dwellings to be built in 2014/15 and 2015/16 in line with SHLAA methodology.	12	16																			28
Land at Cloakham Lawns	10/0816/MOUT AND 13/1489/MRES	Axminster	This site is an allocation in the emerging Local Plan with outline permission for the full site and reserved matters approved for 63 of the 400 units. Reserved matters application for remainder of units currently being considered. Assume full site will be built out from 2014/15 to 2024/25 in accordance with SHLAA methodology. First completions imminent.	12	25	25	25	13	12	50	50	50	50	25	25	38								400
Rodney Rendall Site, Axminster	11/2643/MFUL	Axminster	Assume completions from 2014/15 onwards in line with SHLAA methodology.	12	24																			36
Magnolia Rise Lyme Road Axminster	12/2678/FUL	Axminster	10 independent living units (all CT banded) adjacent to existing care home to be converted into 22 care home bed spaces	0	1																			1

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
EX13 5BH			(22 beds @2 beds = 1 dwelling = 11 equivalent dwellings) so 1 net new dwellings. Not yet implemented. Assume completion will be in 2015/16																					
2 & 3 Bonners Glen Axminster EX13 5EL	12/2132/MFUL	Axminster	Assume completion will be in 2014/15.	10																				10
Land adjacent to and North of 53 Greenway Lane, Budleigh Salterton	12/2507/MRES	Budleigh Salterton	This site is allocated in the emerging Local plan and now has a planning permission for up to 48 dwellings. Early development on site is expected. Developers on site and first completions coming through. Assume remaining completions from 2014/15 to 2015/16 in line with SHLAA methodology.	12	23																			35
Land South Of B3178 Budleigh Salterton	11/2629/MFUL	Budleigh Salterton	Site on North side of Budleigh Salterton allocated in the new Local Plan. Not yet implemented, assume will be completed from 2015/16 onwards in line with SHLAA methodology.	0	12	25	22																	59
Land To The East Of The Village Hall Clyst St Mary	13/0365/MOUT	Clyst St Mary	Large site at Clyst St Mary. No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	12	25	25	13	5														80
Land Off Mount View Colyton	13/1430/MFUL	Colyton	Assume completion will be in 2014/15 and 2015/16 in line with SHLAA methodology.	6	6																			12

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Land North Of Yaffles Coly Road Colyton	13/1401/MOUT	Colyton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	12	4																	16
Land Adjacent Ball Knapp (Land South Of Powells Way) Powells Way Dunkeswell	13/0594/MFUL	Dunkeswell (Highfield)	Affordable housing site opposite recent Powells Way development. Assume completion in 2014/15 and 2015/16 in line with SHLAA methodology.	6	8																			14
Land At, Marcus Road, Exmouth	10/1392/MFUL	Exmouth	Assume completion will be in 2014/15 and 2015/16 in line with SHLAA methodology.	6	8																			14
Former Gas Depot, Fore Street, Exmouth	10/0235/MFUL	Exmouth	Affordable scheme linked to Exmouth Docks. Assume completion in 2014/15 based on expectations of Council's housing team.	18																				18
6 Portland Avenue, Exmouth, Devon, EX8 2BS	11/0733/FUL AND 12/2171/FUL AND 14/0588/FUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	6																			6
11 Camperdown Terrace, Exmouth, EX8 1EJ	10/1686/MFUL	Exmouth	3 units have been implemented. Assume these will be completed in 2014/15 and remainders in 2015/16.	3	9																			12
Seaview, Bonville, Fulford,	10/2530/MFUL AND 12/1215/MFUL	Exmouth	McCarthy & Stone site of 52 care assisted apartments. Most appear to be completed but	10																				10

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Courtney 8 Douglas Avenue Exmouth EX8 2AU			only 42 Council Tax banded as yet. Assume remainders will be banded in 2014/15.																					
Hillcrest School St Johns Road Exmouth EX8 4EB	09/2331/MFUL AND 11/2814/MFUL	Exmouth	C G Fry & Son Ltd site on former Hillcrest School, Exmouth. 40 units completed. All others commenced and at varying stages. Assume completion between 2014/15 and 2015/16 in line with the SHLAA.	13	14																			27
Dunsinane Maer Road Exmouth EX8 2DA	11/0721/MFUL	Exmouth	Former Rolle College halls of residence site on Maer Road. Commenced on site Summer 2013. Assume completion from 2014/15 in line with SHLAA methodology.	6	8																			14
34 Cranford Avenue Exmouth EX8 2QA	13/2647/MFUL	Exmouth	Not yet implemented. Assume completion will be in 2015/16	0	11																			11
Pier Head Mamhead View Exmouth	12/2163/MFUL	Exmouth	Site adjacent to Exmouth Docks. Not yet implemented, assume completion in line with SHLAA methodology in 2015/16 and 2016/17.	0	12	1																		13
Land Adjacent To Buckingham Close (Plumb Park) Buckingham Close	13/0297/MOUT	Exmouth	Local Plan allocation site. No RES permission as yet. Assume early completion from 2016/17 onwards in accordance with SHLAA methodology.	0	0	12	25	25	13	25	50	50	50	50	50									350

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Exmouth																								
Land Adjacent To Louvigny Close Station Road Feniton	11/2481/MFUL	Feniton	Assume completion between 2014/15 and 2016/17 in line with SHLAA methodology.	6	25	13																		44
Land North Of Acland Park Feniton	11/1021/MFUL	Feniton	Site allowed at appeal. Not yet implemented. Assume completion will be from 2015/16 onwards in accordance with SHLAA methodology.	0	12	20																		32
Heathfield House, Rosemount Lane, Honiton, EX14 1RN	14/0344/MOUT	Honiton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	10																		10
Holyshute House Monkton Road Honiton EX14 1PZ	11/2106/MFUL	Honiton	This site gained planning permission on appeal in August 2012 for 41 retirement apartments (net increase of 40 units). 39 completed in Summer 2014. Assuming remaining two will be completed soon.	2																				2
Land Off Of Clapper Lane (Previously Allotments) Honiton	13/2508/MOUT	Honiton	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	10																			10
The Cedars	14/0405/VAR	Honiton	Assume completion will be in	5																				5

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Otter Valley Park Honiton EX14 4PA			2014/15																					
Land To The West Of Strawberry Hill Lympstone	12/0506/MFUL	Lympstone	Mixed market and affordable site immediately adjacent to Lympstone. Not yet implemented. Assume completion in 2015/16 and 2016/17 in line with SHLAA methodology.	0	12	3																		15
Land South Of Jackson Meadow Lympstone Exmouth	12/2625/MFUL	Lympstone	Assume completion will be in 2014/15 and 2015/16 in line with SHLAA methodology.	6	6																			12
Land South Of King Alfred Way Newton Poppleford Sidmouth	13/0316/MOUT	Newton Poppleford	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	12	25	3																40
Marist Convent 8 Broad Street Ottery St Mary Devon EX11 1BZ	12/1622/MFUL	Ottery St Mary	Assume completion will be in 2014/15	12																				12
Land East of Butts Road, Higher Ridgeway, Ottery St Mary	13/0577/MRES	Ottery St Mary	Works are well underway on this site immediately abutting the BUAB. 12 completions (all open market) at 30 Sept 2014. Expect completions from 2014-15 in line with SHLAA	12	25	25	25	25	6															118

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
			methodology.																					
Land South Of Exeter Road Ottery St Mary	12/2341/MOUT AND 12/2342/MOUT	Ottery St Mary	This site is an allocation in the emerging Local Plan for 200 dwellings however permission is for either 165 dwellings plus a 60 bed care home (which equates to 30 dwellings in SHLAA methodology) or 185 dwellings and no care home. B/C initial notice received on 165 plus care home so assume this one will be built out, however no RES permission as yet so completions from 2016/17 in line with SHLAA methodology.	0	0	12	25	13	12	50	50	33												195
Land Adjoining The Tumbling Weir Hotel Ottery St Mary	12/2770/MFUL AND 12/2771/MFUL AND 12/2772/MOUT AND 12/2773/OUT	Ottery St Mary	Local Plan allocation redevelopment of former mill site. Not yet implemented and some elements still require reserved matters approval. Assum completion will be from 2015/16 onwards in line with SHLAA methodology.	0	12	25	25	25	13															100
Kerswell Barton Farm Broadclyst Exeter EX5 3AF	12/1285/MFUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	12																			12
Land South Of Glebe Close Upton Pyne	13/1617/MFUL	Rural Areas/Small Villages Without BuABs	Not yet implemented. Assume completion will be in 2015/16	0	10																			10
Land At Princes	10/1591/MOUT	Rural Areas/Small	No RES application as yet. Assume early completion once	0	0	11																		11

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Cottage Farringdon Exeter EX5 2JZ		Villages Without BuABs	RES app comes in and is approved.																					
Land To Rear Of, 39 Fore Street, Seaton, Devon, EX12 2AD	12/0492/MOUT	Seaton	RES application currently being considered. Assume early completion if RES approved.	0	0	12	1																	13
Seaton Quay, (Former Racal Site), Riverside Way, Seaton, Devon, EX12 2UE	13/0304/MOUT	Seaton	Seaton Quay development that has been stalled for recent years but has now been permitted with less obligations. This being the case expect the site to move forward now. No RES permission as yet. Assume early completion once approved.	0	0	12	25	25	13	12	3													90
Land Rear Of 8, 12, 14 Fore Street Seaton	03/P2445 AND 04/3035/FUL AND 11/1650/FUL AND 13/0932/FUL	Seaton	All units are either complete or at occupation stage. Assume remaining units will be completed in 2014/15.	4																				4
Land Adjacent Harbour Road Seaton	13/2392/MRES	Seaton	Site within Seaton Regeneration Area adjacent to Tesco. Assume completion in line with SHLAA methodology from 2014/15 onwards.	6	25	25	25	25	13	25	50	28												222
Land Off Of Barnards Hill Lane	13/1168/MOUT	Seaton	No RES application as yet. Assume early completion once RES app comes in and is	0	0	12	9																	21



Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Seaton			approved.																					
Parsons Bros Builders Ltd Foundry Yard Sidmouth EX10 8QN	10/1653/MFUL	Sidmouth	Assume completion will be in 2014/a5 and 2015/16 in line with SHLAA methodology.	6	6																			12
Land At Frys Lane Sidford	12/2222/MOUT	Sidmouth	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	12																		12
Land West Of Combe Hayes Sidmouth	12/2452/MFUL	Sidmouth	Assume completion will be in 2014/15 and 2015/16 in line with SHLAA methodology.	6	12																			18
Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY	06/2382/MRES	Sidmouth	Will require new B/C application so assume will be completed 2015/16	0	14																			14
Land At Barton Orchard Tipton St John	11/2172/MFUL	Tipton St John	Mixed market and affordable site immediately adjacent to Tipton St John. Not yet implemented. Assume completion will be in 2015/16 and 2016/17 in accordance with SHLAA methodology.	0	12	3																		15
West Hayes West Hill Road West Hill Ottery St	12/2672/MFUL	West Hill	Not yet implemented. Assume completion will be in 2015/16	0	10																			10

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Mary EX11 1UZ																								
Land North Of Eastfield West Hill	13/1809/MOUT	West Hill	No RES application as yet. Assume early completion once RES app comes in and is approved.	0	0	12	13																	25
Land Adjacent Primley Town Lane Woodbury	11/2490/MFUL	Woodbury	Mixed market and affordable site immediately adjacent to Woodbury. Not yet implemented. Assume completion in 2015/16 and 2016/17 in line with SHLAA methodology.	0	12	3																		15
Land North Of Webbers Caravan Park Castle Lane Woodbury Devon	12/2627/MFUL	Woodbury	Large mixed market/affordable site at Woodbury. Assume completion will be from 2014/15 onwards in line with SHLAA methodology.	6	25	3																		34
Land To South Broadway Woodbury	13/1231/MOUT	Woodbury	Site immediately adjacent to the BUAB. No RES application as yet but assume early completion in line with SHLAA methodology once agreed.	0	0	12	8																	20
			<b>ROED TOTAL</b>	<b>228</b>	<b>522</b>	<b>401</b>	<b>300</b>	<b>179</b>	<b>95</b>	<b>167</b>	<b>203</b>	<b>161</b>	<b>100</b>	<b>75</b>	<b>75</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,544</b>

### Large development sites at East Devon's West End

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Site Of New Town Honiton Road Rockbeare Exeter Devon	03/P1900 AND 11/0053/MRES	Cranbrook	First completions came through in Summer 2012. High build out rate expected as site has moved on very quickly in last year. September build return shows 757 completed by end of August 2014. Different to SHLAA methodology due to grants and size of site meaning multiple developers. There has been a slight dip in completions over the last 6 months due to certain housebuilders running out of plots on phase 1 and phase 2 still awaiting S106. Works have commenced on site for phase 2 however completions awaiting S106. Assume return to normal housebuilding rates for rest of plan period, however the next 587 dwellings will be in phase 2 and so are considered against phase 2 considered in ADP section below.	0	114	467	467	467	234	233	161													2,143
Land Opposite The Oriental Promise London Road Whimble	12/0754/MRES	Cranbrook	Wainhomes site adjacent to Cranbrook. 26 completed so far. Assume early completion in line with SHLAA methodology to 2015/16.	12	17																			29
Land Rear Of The Jack In	14/0300/MFUL	Cranbrook	Windfall site immediately adjacent to Cranbrook. Not yet	0	12	7																		19

Site	Permission	Settlement	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
The Green London Road Rockbeare			implemented. Assume completion will be in 2015/16 and 2016/17 in accordance with SHLAA methodology.																					
Tithebarn Green, Land At Monkerton, Exeter And Redhayes/North Of Blackhorse, East Devon	12/1291/MOUT	North of Blackhorse	Large site straddling the M5 between East Devon and Exeter. 580 of the proposed dwellings would be within the EDDC area. Developers advise that subject to RES approval in latter part of 2015 and start on site in early 2016. Assumed both sites would build out simultaneously at 135 per annum as per email from Chris Fayers.	0	0	35	70	70	35	35	70	70	70	70	35	20								580
Land At Old Park Farm Pinn Hill Exeter EX1 3TH	12/0130/MRES	Pinhoe	Developers have advised that expect to be on site for another 4 years in October 2013 depending on sales. 113 units CT banded at end of Sept 2014. Remaining units awaiting completion. Assume different to SHLAA methodology as advised looking to complete quickly.	60	100	100	64																	324
Land South Of Moonhill Copse West Clyst Exeter	13/0215/MOUT	Pinhoe	Site immediately to North of Pinn Court Farm allocation site. No RES application as yet but assume early completion in line with SHLAA methodology once agreed.	0	0	12	23																	35
<b>WEST END TOTAL</b>				<b>72</b>	<b>243</b>	<b>621</b>	<b>624</b>	<b>537</b>	<b>269</b>	<b>268</b>	<b>231</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>35</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,130</b>

3.6 The tables above show that for the next five years, 1,725 dwellings are projected to be built on large sites with extant planning permissions in the rest of East Devon and 2,366 dwellings on large sites with extant planning permissions at the West End.

3.7 Small sites are shown as a combined total in the table below. There are 436 small sites with extant planning permission (all within the rest of East Devon) expected to deliver between 0 and 9 gross units. These 436 sites are expected to deliver 641 net new dwellings.

	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
All small sites with planning permission	213	349	79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	641

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

	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
All sites with planning permission																					
Rest of East Devon	441	871	480	300	179	95	167	203	161	100	75	75	38	-	-	-	-	-	-	-	3,185
West End	72	243	621	624	537	269	268	231	70	70	70	35	20	-	-	-	-	-	-	-	3,130
Combined total	513	1,114	1,101	924	716	364	435	434	231	170	145	110	58	-	-	-	-	-	-	-	6,315

3.9 The table above shows that 2,366 dwellings with permission in the rest of East Devon and 2,366 dwellings with permission at the West End are projected to be built out within the next five years.

### Sites with acknowledged development potential

3.10 Sites with acknowledged development potential are sites that did not have planning permission at 30 September 2014 however they are expected to gain permission in the future. These are mainly sites that have been to Development Management Committee and gained a resolution to grant permission subject to signing a Section 106 Agreement, however there are also sites that are known to be available for development and which are considered to be policy compliant.

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

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

Site	Application	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Webster Garage Site, Axminster	No Permission	This site is identified as having development potential, is allocated in the existing Local Plan and is fully policy compliant. The 25 dwelling figure is a lower end estimate and whilst development may happen in the period to Sept 2019 erring on the side of caution places projected completions outside of this time period.							12	13													25
Former University of Plymouth, Rolle College Campus, Exmouth	No Permission	This site is being marketed for development purposes. Residential uses are seen as policy compliant and the site is identified as potential to accommodate 50 units with development expected in the period post March 2019.							12	25	13												50

Site	Application	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Land Adjoining Withycombe Brook St Johns Road Exmouth	12/1016/MFUL	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2015/16 in line with SHLAA methodology.	0	12	25	15																	52
Badgers, Chard Road, Axminster, EX13 5ED	12/1726/FUL	Awaiting S106. Assume early commencement once signed with completions in 2015/16.	0	2																			2
Pankhurst Close Trading Estate Pankhurst Close Exmouth	13/1230/MFUL	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2015/16 in line with SHLAA methodology.	0	12	25	13																	50
Salston Manor Hotel Ottery St Mary EX11 1RQ	13/0496/MFUL	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2015/16 in line with SHLAA methodology.	0	12	13																		25
Land West Of Hayne Lane Honiton	13/2744/MOUT	Reserve site in Local Plan. Gained resolution to grant permission, however due to comments from Natural England was recalled and subsequently gained resolution to grant permission subject to S106. S106 currently being	0	12	25	25	25	13	25	50	50	50	25										300

Site	Application	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
		negotiated.																					
Former Gerway Nurseries Sidmouth Road Ottery St Mary EX11 1PN	14/1227/MOUT	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion in 2015/16 and 2016/17 in line with SHLAA methodology.	0	12	25	8																	45
Land At North Grays Farm Membury Axminster EX13 7TZ	14/0088/FUL	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2015/16 in line with SHLAA methodology.	0	1																			1
4 Northcote Lane Honiton EX14 1NL	14/0270/FUL	This scheme has been approved by DM Committee and is awaiting S106 agreement. Early development is expected once permission is granted. Assume completion from 2015/16 in line with SHLAA methodology.	0	4																			4
Hembury Court Cottages Upcott Farm Broadhembury	14/1569/VAR	Approved by DM Committee Sept 2014 but still awaiting conditions. Early development is expected once permission is granted. Assume completion in 2015/16.	0	4																			4
		<b>ROED TOTAL</b>	<b>0</b>	<b>71</b>	<b>113</b>	<b>61</b>	<b>25</b>	<b>13</b>	<b>49</b>	<b>88</b>	<b>63</b>	<b>50</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>558</b>



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

Site	Application	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Old Park Farm Two West Clyst Exeter	13/0001/MOUT	Old Park Farm Phase 2. Awaiting S106. Assume completions will start coming through as completions on Phase 1 come to an end to achieve a seamless continuation of the site's development. This means different build out rate to SHLAA methodology.	0	0	0	36	100	50	50	100	14												350
Pinn Court Farm Pinncourt Lane Exeter EX1 3TG	13/2447/MOUT	Local Plan allocation site. Pending decision as still awaiting S106 Agreement. 430 dwellings plus 120 care bed spaces equating to 60 dwellings means total of 490 dwellings. Assume RES permission will follow on quickly once S106 agreed so completions from 2015-16 onwards in accordance with SHLAA methodology.	0	12	50	50	50	25	50	100	100	53											490
Site Of Cranbrook New Community Road Past Till House Farm London Road Broadclyst	13/1752/MFUL	Application for an increased housing density adjacent to the relocated town centre at Cranbrook. 587 new dwellings in addition to the 2,900 already with outline permission. Application now has resolution to grant permission from 1 April 2014. Developers are already building out this phase despite not having permission. First in-breach dwellings	234	353																			587

Site	Application	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
		expected to be completed in Autumn 2014 and remainders following at Cranbrook build-out rate.																					
Site Of Cranbrook New Community Road Past Till House Farm London Road Broadclyst	No Permission	Care/extra care home in Cranbrook town centre. 50 beds @ 2 bed = 1 dwelling equivalent = 25 dwelling equivalent.							12	13													25
		<b>WEST END TOTAL</b>	234	365	50	86	150	75	112	213	114	53	0	0	0	0	0	0	0	0	0	0	1452

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

All sites with planning permission	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding	
Rest of East Devon	0	71	113	61	25	13	49	88	63	50	25	0	0	0	0	0	0	0	0	0	0	558
West End	234	365	50	86	150	75	112	213	114	53	0	0	0	0	0	0	0	0	0	0	0	1452
<b>Combined total</b>	<b>234</b>	<b>436</b>	<b>163</b>	<b>147</b>	<b>175</b>	<b>88</b>	<b>161</b>	<b>301</b>	<b>177</b>	<b>103</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,010</b>

3.15 Of the above sites it can be seen that 283 dwellings in the rest of East Devon and 960 dwellings at the West End are projected to be built out within the next five years. It should be noted that the next two years of completions at Cranbrook are projected to come forward on the site for 587 dwellings contained within the acknowledged development potential category as this is the next phase of development.

## Strategic allocations

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

Site	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
East of Town, Axminster	This site is an allocation in the emerging Local Plan and development is predicted to start towards the latter part of the five year supply period.	0	0	0	12	50	25	50	100	100	100	100	50	50	13							650
Goodmores Farm, Exmouth	This site is an allocation in the emerging Local Plan. An application is currently being considered having been submitted in February 2014. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.	0	0	12	25	25	13	25	50	50	50	50	13	12	25							350
Ottery Moor Lane, Honiton	This site is an allocation in the emerging Local Plan. An application is currently being considered having been submitted in March 2014. Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.	0	0	12	25	25	13	25	50													150
Winslade Park, Clyst St Mary	This site is an allocation in the emerging Local Plan. Applications are currently being considered for Winslade Park (Friends Life) and on the Plymouth Brethren land.	0	0	0	12	25	13	25	50	50	25											200

Site	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
	Subject to gaining outline and subsequent reserved matters approval development might be expected to commence in 2017/18.																					
Lympstone Nurseries	40 dwellings allocated at Lympstone through the Neighbourhood Plan but 34 of these already have permission. 6 remaining dwellings allocated by NP on site W119 are projected to be completed in the latter part of the five year period.	0	0	6																		6
Land North of Rowan Drive, Seaton	Site allocated in Local Plan and not yet with permission	0	0	12	18																	30
The Knowle, Station Road, Sidmouth, EX10 8HL	Site allocated in Local Plan for 50 dwellings plus a 50 bed space care home (@ 2 beds to 1 dwelling methodology =25 equivalent dwellings) and not yet with permission.	0	0	0	12	25	13	25														75
Manstone Depot, Sidmouth	Site allocated in Local Plan and not yet with permission	0	0	12	8																	20
Port Royal, Sidmouth	Site allocated in Local Plan and not yet with permission	0	0	12	18																	30
	<b>ROED TOTAL</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>130</b>	<b>150</b>	<b>77</b>	<b>150</b>	<b>250</b>	<b>200</b>	<b>175</b>	<b>150</b>	<b>63</b>	<b>62</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,511</b>

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

Site	Commentary on Site	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Cranbrook Expansion Areas (East, West and additional areas to be defined through the masterplan)	This provision will form part of the longer term development at Cranbrook. Development of the Farlands land within the Eastern expansion area (250 homes not NCP) is expected to commence in 2016/17 and build out quickly (above SHLAA rates) as per agent's indications. Remainder expected to carry on where extant permissions for 3,487 homes completes (2020/21) though this could actually occur ahead of projected timescales and potentially within the five year period. Land is specifically allocated to the East and West with further additional land to be defined through the masterplan.	0	0	12	50	50	25	25	356	505	467	467	234	233	467	467	467	467	78			4370
Mosshayne	Potential allocation of further land North of Blackhorse and to the East of the current allocation. Assumed both sites would build out simultaneously at 135 per annum as per email from Chris Fayers.			30	70	70	35	35	70	70	70	70	35	50	140	140	15					900
<b>WEST END TOTAL</b>		<b>0</b>	<b>0</b>	<b>42</b>	<b>120</b>	<b>120</b>	<b>60</b>	<b>60</b>	<b>426</b>	<b>575</b>	<b>537</b>	<b>537</b>	<b>269</b>	<b>283</b>	<b>607</b>	<b>607</b>	<b>482</b>	<b>467</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>5,270</b>

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

All sites with planning permission	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Rest of East Devon	0	0	66	130	150	77	150	250	200	175	150	63	62	38	0	0	0	0	0	0	1,511
West End	0	0	42	120	120	60	60	426	575	537	537	269	283	607	607	482	467	78	0	0	5,270
<b>Combined total</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>250</b>	<b>270</b>	<b>137</b>	<b>210</b>	<b>676</b>	<b>775</b>	<b>712</b>	<b>687</b>	<b>332</b>	<b>345</b>	<b>645</b>	<b>607</b>	<b>482</b>	<b>467</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>6,781</b>

3.19 The above assessment shows that of the strategic allocations sites 423 dwellings in the rest of East Devon and 342 dwellings at the West End are projected to be built out in the next five years.

## Windfalls

3.20 Paragraph 48 of the NPPF allows for future windfall completions to be taken into account so long as historic windfall delivery is considered and sites on gardens are not counted. This being the case, the assessment below shows windfall completions (excluding gardens) over the last 3 and half years (1 April 2011 to 30 September 2014 which is the period which the Council have the most accurate information on). Completed windfall dwellings are split into the net capacity of the site on which they came forward in order to be able to analyse the types of windfalls that might come through in the future.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
RoED	160	92	90	151	328	<b>821</b>
West End	0	0	0	0	26	<b>26</b>
<b>TOTAL</b>	<b>160</b>	<b>92</b>	<b>90</b>	<b>151</b>	<b>354</b>	<b>847</b>

3.21 Taking the combined total windfalls and dividing by the number of years they were delivered in (3.5 years) gives an average number of dwellings completed on each size of site per annum.

Net site capacity	1-2 dwellings	3-5 dwellings	6-10 dwellings	11-20 dwellings	21+	TOTAL
<b>TOTAL</b>	<b>46</b>	<b>26</b>	<b>26</b>	<b>43</b>	<b>101</b>	<b>242</b>

3.22 If past trends were reproduced in the future with regards to windfall completions then it would be prudent to assume that 242 windfalls could be built each year in the future, however, upon adoption of the new Local Plan it can be assumed that the larger greenfield windfall sites which have significantly pushed up the average totals would be treated as a departure from the plan. Upon adoption the Council will be able to demonstrate a five year supply of land for housing and so such schemes will be unlikely to gain permission. Taking a very conservative/cautious approach it is assumed that the only windfalls will be infill, redevelopment and conversion sites. This being the case it is assumed that average total windfall completions of the last 3.5 years on sites of 20 dwellings and under might be delivered in the future. This equates to 141 dwellings per year.

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

3.24 The table below shows the projected windfalls for the remaining plan period as per the above assessment. It is expected that windfall completions will start to come through from 2016/17 onwards, however the figure for 2016/17 is reduced to take account of sites with permission that are already in the system. The table shows that 415 windfall completions are projected to occur within the next five years.



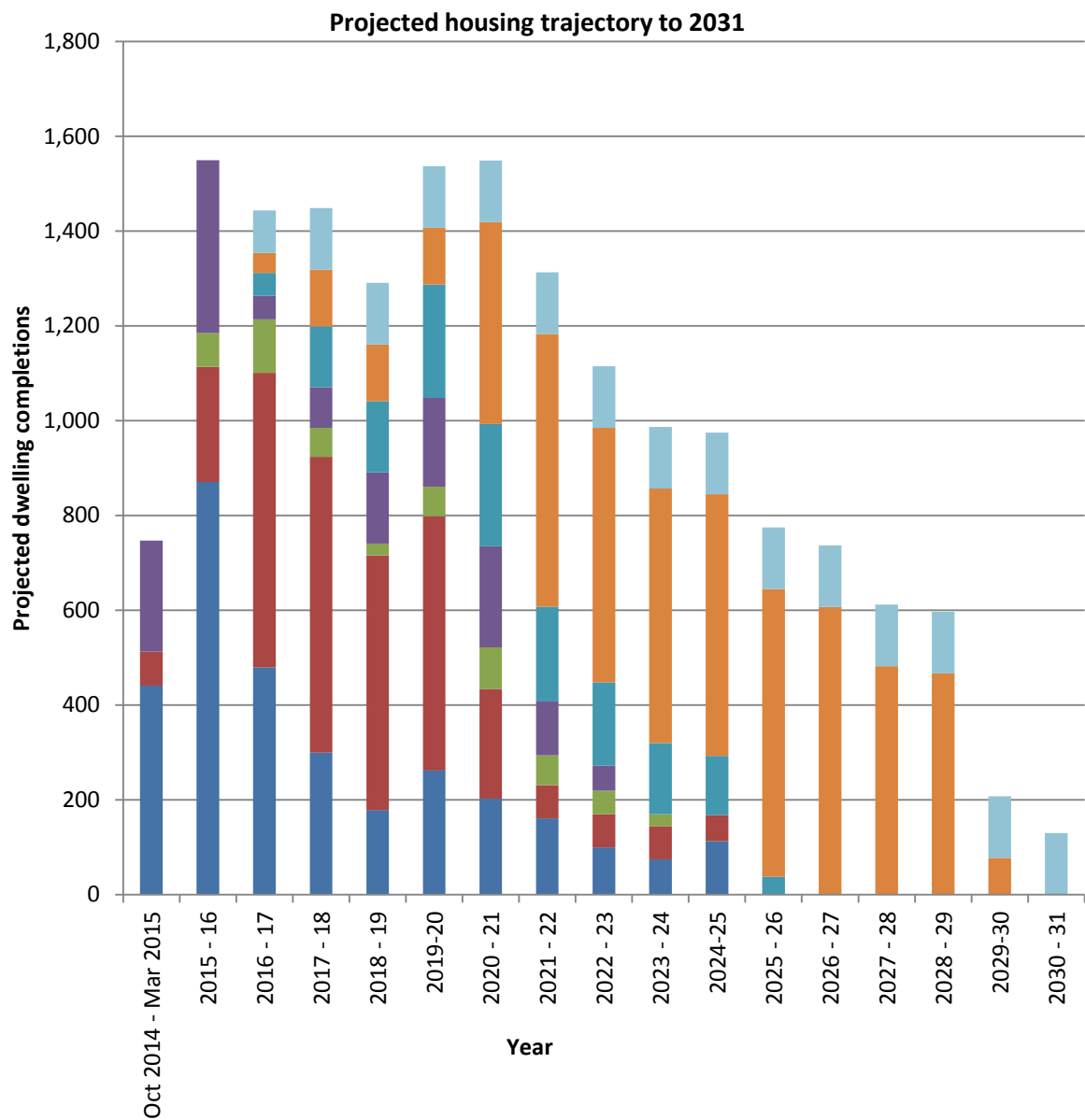
	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Windfalls	0	0	90	130	130	65	65	130	130	130	130	65	65	130	130	130	130	65	65	130	1,910

## Overall projections and trajectory

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

	Oct 2014 - Mar 2015	2015 - 16	2016 - 17	2017 - 18	2018 - 19	Apr 2019 - Sept 2019	Oct 2019 - Mar 2020	2020 - 21	2021 - 22	2022 - 23	2023 - 24	Apr 2024 - Sept 2024	Oct 2024 - Mar 2025	2025 - 26	2026 - 27	2027 - 28	2028 - 29	Apr 2029 - Sept 2029	Oct 2029 - Mar 2030	2030 - 31	Total outstanding
Extant permissions (Rest of East Devon)	441	871	480	300	179	95	167	203	161	100	75	75	38	0	0	0	0	0	0	0	3,185
Extant permissions (West End)	72	243	621	624	537	269	268	231	70	70	70	35	20	0	0	0	0	0	0	0	3,130
Sites with acknowledged development potential (Rest of East Devon)	0	71	113	61	25	13	49	88	63	50	25	0	0	0	0	0	0	0	0	0	558
Sites with acknowledged development potential (West End)	234	365	50	86	150	75	112	213	114	53	0	0	0	0	0	0	0	0	0	0	1,452
Strategic allocations (Rest of East Devon)	0	0	48	128	150	77	162	258	200	175	150	63	62	38	0	0	0	0	0	0	1,511
Strategic allocations (West End)	0	0	42	120	120	60	60	426	575	537	537	269	283	607	607	482	467	78	0	0	5,270
Projected windfalls (Rest of East Devon)	0	0	90	130	130	65	65	130	130	130	130	65	65	130	130	130	130	65	65	130	1,910
Projected windfalls (West End)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total (Rest of East Devon)</b>	<b>441</b>	<b>942</b>	<b>731</b>	<b>619</b>	<b>484</b>	<b>250</b>	<b>443</b>	<b>679</b>	<b>554</b>	<b>455</b>	<b>380</b>	<b>203</b>	<b>165</b>	<b>168</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>65</b>	<b>65</b>	<b>130</b>	<b>7,164</b>
<b>Total (West End)</b>	<b>306</b>	<b>608</b>	<b>713</b>	<b>830</b>	<b>807</b>	<b>404</b>	<b>440</b>	<b>870</b>	<b>759</b>	<b>660</b>	<b>607</b>	<b>304</b>	<b>303</b>	<b>607</b>	<b>607</b>	<b>482</b>	<b>467</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>9,852</b>
<b>TOTALS</b>	<b>747</b>	<b>1,550</b>	<b>1,444</b>	<b>1,449</b>	<b>1,291</b>	<b>654</b>	<b>883</b>	<b>1,549</b>	<b>1,313</b>	<b>1,115</b>	<b>987</b>	<b>507</b>	<b>468</b>	<b>775</b>	<b>737</b>	<b>612</b>	<b>597</b>	<b>143</b>	<b>65</b>	<b>130</b>	<b>17,016</b>

3.26 The graph below shows the breakdown of different sites making up the housing trajectory projected to 2031. Please note that unlike in the tables above, the years 2019-20, 2024-25 and 2029-30 are shown as entire years rather than split into two six month periods.

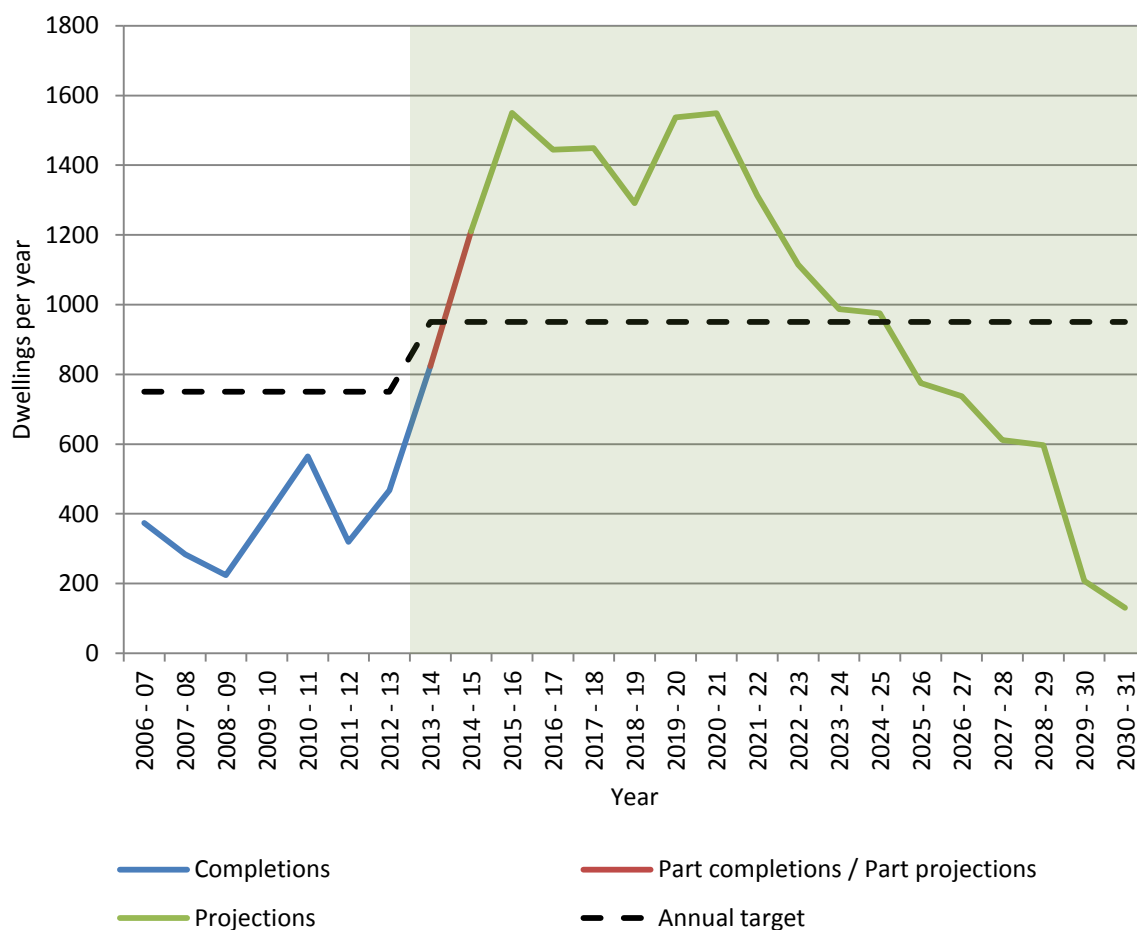


- Extant permissions (Rest of East Devon)
- Extant permissions (West End)
- Sites with acknowledged development potential (Rest of East Devon)
- Sites with acknowledged development potential (West End)
- Strategic allocations (Rest of East Devon)
- Strategic allocations (West End)
- Projected windfalls (Rest of East Devon)

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

3.28 Looking back at previous completions and projected completions it is possible to see the significant increase in annual figures especially in the first ten years of the new plan period (2013 – 2023). The graph below shows that East Devon is providing the “step change” in housing delivery required by the Government. Please note that because of the base date of this report being half way through the year 2014-15 the year is shown on the graph below as “part completions / part projections”.

### Projected annual completion trajectory in comparison to previous years



## 4. Five Year Land Supply Calculations

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

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

- 4.7 In the past, the housing requirement has been set by the draft South West Regional Spatial Strategy, however the Localism Act has revoked all regional plans and in any case, this was never fully adopted. From the revocation of the draft RSS up until the Council received the Inspector's initial thoughts following the Local Plan Examination in April 2014 the Council had used the Local Plan housing target as the requirement, however, the Inspector questioned this figure and the evidence behind it.
- 4.8 The Council has been working with neighbouring authorities on a new Strategic Housing Market Assessment (SHMA) covering the period 2013 - 2033. The SHMA for East Devon comprises the SHMA Report itself produced by DCA for all the HMA authorities, the Employment Projections supporting technical advice produced by Ash Futures and the 'Policy-on' Sub-Scenario Report produced by Edge Analytics which translates the employment projections into housing numbers. The combined result of these pieces of work is that the objectively assessed housing need for East Devon for the 2013-31 proposed plan period is 17,100 or 950 per annum.
- 4.9 It is important to note that the new Local Plan as submitted for Examination was dated to run from 2006 to 2026 in line with the Draft RSS. However, the Inspector has explained that because the end of the plan period is less than 15 years away the Council need to consider the plan period to ensure that it complies with the requirement in paragraph 157 of the NPPF for at least a 15 year time horizon. For this reason plus the dates of the SHMA, the plan period has been amended to run from 2013-31.
- 4.10 The calculation of five year land supply below has therefore been worked out against a requirement of 17,100 dwellings for the 2013 - 31 period.

## Five Year Land Supply calculation

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

	Item	Calculation	Combined
A	Requirement		17,100
B	Annual requirement (basic)	A/18	950
C	5 Year requirement (basic)	Bx5	4,750
D	Requirement to have been delivered by 30 Sept 2014	Bx1.5	1,425
E	Completions 1 April 2013 - 30 Sept 2014		1,287
F	Shortfall/Surplus	D-E	138
G	5 Year requirement (excluding buffer)	C+F	4,888
H	5 Year Target (including 5% buffer)	Gx1.05	5,132
I	<b>5 Year Target (including 20% buffer)</b>	<b>Gx1.20</b>	<b>5,866</b>

J	<b>Annual Target (assuming 20% buffer)</b>	<b>I/5</b>	<b>1,173</b>
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	Supply element at 30 Sept 2014 expected to deliver 1 Oct 2014 - 30 Sept 2019		
K	Extant permissions (including under construction)		4,732
L	Sites with resolution to grant permission		1,243
M	Strategic allocations		745
N	Future windfalls		415
O	<b>Total deliverable supply</b>	<b>K+L+M+N</b>	<b>7,135</b>
P	Total deliverable supply (excluding allocations without permission or windfalls)	K+L	5,975
Q	Total deliverable supply (excluding allocations without permission but including windfalls)	K+L+N	6,390

R	<b>Surplus/Deficit</b>	<b>I-O</b>	<b>- 1,269</b>
S	Surplus/Deficit (excluding allocations without permission or windfalls)	I-P	- 109
T	Surplus/Deficit (excluding allocations without permission but including windfalls)	I-Q	- 524

U	<b>Years of land supply</b>	<b>O/J</b>	<b>6.08</b>
V	Years of land supply (excluding allocations without permission or windfalls)	P/J	5.09
W	Years of land supply (excluding allocations without permission but including windfalls)	Q/J	5.45

4.11 Row W in the above assessment shows that taking account of the elements of supply that we are able to right now (see paragraphs 4.4-4.5 above) the Council is able to demonstrate **5.45 years** of land supply for housing even without taking account of Local Plan allocations that do not yet have planning permission or a resolution to grant permission.

4.12 According to the above calculation, there is a surplus (number of dwellings above the required supply for the next five years) of 524 dwellings (row T) which is a significant buffer capable of allowing for non-implementation of a number of sites.

4.13 However, upon adoption of the new Local Plan (2013-31) as drafted it would be possible to demonstrate an even stronger five year land supply of **6.08 years** (row U). The calculation above shows that a surplus of 1,269 dwellings are expected to be completed over the next five years again providing a significant buffer (row R).