

## **APPENDIX E**

### **Zero'd Sites**

**That is sites that ceased to be categorised as 'major' between 1 April 2020 and 31 March 2023 for the purposes of housing supply forecasts, and where the supply count is now Zero.**

**September 2023**

**APPENDIX E Zero'd sites That is sites that ceased to be categorised as 'major' between 1 April 2020 and 31 March 2023 for the purposes of housing supply forecasts, and where the supply count is now Zero.**

E.1 Appendix E provides information about sites where the supply count is now zero because:

- a) there is another planning approval on the site that is for a small site (ie 9 or less dwellings) and either that since 1 April 2020 the developer has confirmed that they do not intend to implement the approval for the major scale development. This is to avoid double counting with supply from small sites. This is part of the evidence base for the emerging East Devon Local Plan with a plan period starting from 1 April 2020.
- b) The council has made a correction since 1 April 2020 (incorrect category eg sites only for holiday accommodation so are not C3 dwellings, or incorrect number of dwellings for site capacity)
- c) Unable to make a robust forecast of the occupation of units relating to a retrospective approval.

E.2 The list of these sites where the supply count has been zero'd is as follows:

LOCATION CATEGORY	Site	Application No	Date Zero'd
WEST END 1 - CRANBROOK	None		
WEST END 2 – EXCLUDING CRANBROOK	None		
MAIN TOWNS TIER 1 PRINCIPAL CENTRE - EXMOUTH	Site MT1-EX10 : 9b Camperdown Terrace , Exmouth ( Was for 12 flats; Developer confirmation of their decision not to invest any further in redeveloping this site)	10/1686/MFUL	30/09/2021
MAIN TOWNS TIER 1 PRINCIPAL CENTRE - EXMOUTH	Site MT1-EX14 : 12 & 14 Morton Road, Exmouth (was for 10 dwellings; now HMO and counted as a small site)	6/2258/MFUL	30/09/2021
MAIN TOWNS TIER 1 PRINCIPAL CENTRE - EXMOUTH	Site MT1-EX19 : 28 Cranford Avenue, Exmouth (was for 10 dwellings; now a small site)	19/1258/MFUL	24/09/2021
MAIN TOWNS TIER 2 MAIN CENTRES - AXMINSTER	None		

MAIN TOWNS TIER 2 MAIN CENTRES – HONITON	Site MT2-HO3 : The Cedars, Otter Valley Park, Honiton (retrospective permission for Use of lodges for permanent residential use – but not possible to forecast the occupation of individual units in the 9 units not yet occupied for residential use.	14/0405/VAR	30/09/2021
MAIN TOWNS TIER 2 MAIN CENTRES – OTTERY ST MARY	Site MT2-OM5 : The London Gold Street Ottery St Mary EX11 1DG (was for 13 dwellings; now a small site)	15/2309/MFUL	30/09/2021
MAIN TOWNS TIER 2 MAIN CENTRES – OTTERY ST MARY	Site MT2-OM6 : The Old Manse, 9 Mill Street, Ottery St Mary (was for 10 dwellings; now a small site)	16/1987/MFUL	Pre 25/04/2023
MAIN TOWNS TIER 2 MAIN CENTRES – SEATON	None		
MAIN TOWNS TIER 2 MAIN CENTRES – SIDMOUTH	None		
MAIN TOWN TIER 3 LOCAL CENTRES – BUDLEIGH SALTERTON	None		
SMALLER TOWNS/VILLAGES TIER 4 SERVICE VILLAGES – NEWTON POPPLEFORD	Site SV4-NP1: Waterleat, Newton Poppleford (correction - this a small site of gross 9 dwellings)	16/0218/OUT	30/09/2021
COUNTRYSIDE	Site CS1-WH1 : Long Range Hotel, Whimple (correction -holiday accommodation only)	12/2444/VAR	30/09/2021
CARE HOMES	None		