

Objection to application refs. 21/0200/OUT and 21/1291/OUT

Application summary

20/0538/OUT - Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) - **REFUSED**

21/0200/OUT – Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (All matters reserved except access)

21/1291/OUT - Outline Planning Application for a development of up to 150 residential dwellings, community hub, access and associated infrastructure. (All matters reserved except access)

Relevant designations

According to the local plan proposals map¹, the following designations are associated with each site:

21/0200/OUT –

Landscape Setting (Policy LS1)
Ramsar/Special Protection Area (SPA) (Policy LS2)
Site of Special Scientific Interest (SSSI) (Policy LS3)
Local Nature Conservation Designation/RIGs (Policy LS4)

21/1291/OUT –

Valley Parks (L1)
Landscape Setting (Policy LS1)
Ramsar/Special Protection Area (SPA) (Policy LS2)
Site of Special Scientific Interest (SSSI) (Policy LS3)
Local Nature Conservation Designation/RIGs (Policy LS4)

Planning Assessment

As the proposals seek similar consents, and the main matters are largely comparable, the grounds for objection can be applied to both proposals.

Where there are specific matters associated with individual proposals, this is specified in the text.

Decision Precedence

The refusal of application reference 20/0538/OUT is highly material as it concerns many similar issues to the current outline proposals.

In refusing this application, the council cited a single reason (full Decision Notice at Appendix A):

The adopted Core Strategy sets out an approach which steers development away from the hills that are strategically important to the setting of the city. The Local Plan sets out a sequential approach to development with greenfield sites being at the bottom of that hierarchy. As the Council can demonstrate a five-year housing land supply greater weight is afforded to its adopted policies. It is considered that the development of this site would undermine the spatial approach set out in the development plan by allowing development on a site which lies in an area identified for protection,

¹ http://pub.exeter.gov.uk/asp/local_plan/map.htm/Prop/Prop_474.htm

and as such the proposal is contrary to policy H1 of the Exeter Local Plan First Review 1995-2011 and Policy CP16 of the Core Strategy adopted February 2012.

Each point raised in this refusal can be applied to the current applications and should be referenced.

Principle of Development

Both application sites are located within an area of landscape setting. Policy LS1 is clear and states -

Development which would harm the landscape setting of the city will not be permitted. Proposals should maintain local distinctiveness and character and:

- (a) Be reasonably necessary for the purposes of agriculture, forestry and the rural economy, outdoor recreation or the provision of infrastructure*
- (b) Be concerned with the change of use, conversion or extension of existing buildings*

Any built development associated with outdoor recreation must be essential to the viability of the proposal unless the recreational activity provides sufficient benefit to outweigh any harm to the character and amenity of the area.

The proposals do not comply with this policy provision at all and should be refused on this basis alone.

Ecology

Ecology considerations are also extremely relevant, with both applications sites containing (or very closely abutting) locally and nationally designated sites of biodiversity.

With regard to policy, the position on development which would affect and/harm the integrity of these sites is clear –

LS2: Development that would harm the integrity of a Ramsar site, special protection area or special area of conservation, or which conflicts with the conservation objectives for such a site, will not be permitted.

LS3: Development that would harm the wildlife or geological interest of a site of special scientific interest will not be permitted.

LS4: Development that would harm a site of nature conservation importance or a site of local interest for nature conservation or a regionally important geological/geomorphological site or landscape features which are of importance for wild fauna or flora, or wildlife corridors, will only be permitted if:

- (a) the need for the development is sufficient to outweigh nature conservation considerations; and*
- (b) the extent of any damaging impact is kept to a minimum and appropriate mitigation and compensatory measures are implemented.*

The relationship with these sites is paramount and the introduction of high-density residential estates will undoubtedly have significant impacts.

With reference to 21/0020/OUT², objections have been received from Devon Wildlife Trust and the Tree Officer, with a notable comment from RSPB (see comment section through link).

² <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=21/0020/OUT#>

Access

Access is the only other matter put forward for consideration as part of the outline applications.

With reference to 21/0200/OUT, DCC Highways have commented that *the development can be acceptable in highways terms* subject to further information and assessment (Appendix B).

Whilst refused application ref. 20/0538/OUT was considered acceptable in highways terms, this proposal incorporated a dedicated bus route which the officer concluded made *it a sustainable urban extension [and] this will also benefit existing/future residents of the nearby estates by providing an alternative, sustainable mode of travel to the private car.*

It is understood neither of the current outline proposals incorporate a new bus stop with DCC commenting on 21/0020 stating:

A bus stop is conveniently located on Pendragon Road and the applicant has made efforts to ensure pedestrian access is provided from the eastern parcel. However, drawing 20.106/100 shows there is no footway connection to bus stop facilities from the western junction. Any pedestrian from the western parcel wishing to use this service would need to cross Pendragon Road twice to access the bus stop or walk across the grass verge.

This is not appropriate and contrary to policies T2 and T3 of the Local Plan which seek to promote accessibility to sustainable modes of transport.

For application ref. 21/1291/OUT, formal highway comments are yet to be received. However, considering the restricted (and in some areas single lane), it is difficult to understand how safe as suitable access can be provided, as is required by para. 110(b) of National Planning Policy Framework.

5-year housing land supply

The Council can achieve there required 5-year housing land supply (Appendix C) and, as such, their development plan policies carry full weight.

Grounds for objection

1. The same reasons for refusal applicable to refused application 20/0538/OUT are relevant and should be re-applied to the current proposals.
2. Development in areas designated as landscape setting should be reasonably necessary for agriculture, forestry and the rural economy. The proposal achieves none of these (Policy LS1).
3. A sequential approach should be applied to development and the development of greenfield land scores lowest on the search sequence (Policy H1)
4. The sensitivity of the cities biodiversity and habitats should be protected and insufficient information has been provided to evidence that harm can be avoided and/or mitigated (policies LS2, LS3 and LS4).
5. Neither site can provide safe and suitable access:
21/0200/OUT would result in huge disruption to existing residents and does not provide, nor promote sustainable transport modes, and would expect new residents to cross a busy road to get to a bus stop.
21/1291/OUT is located on a limited, rural road with single lane passing sections which barely accommodate the current trips generated in this location. The addition of over 100 dwellings would be entirely unsuitable.
6. The council can demonstrate a sufficient supply of homes (5-year supply) and therefore there is no justification in approving a development that is inappropriate located, would result in significant harm to the city's landscape and ecology and that would worsen levels of congestion.

Appendix A – 20/0538/OUT Decision Notice



City Development
Civic Centre, Paris Street
Exeter, EX1 1NN

01392 265223
www.exeter.gov.uk/planning

Mr Luke Salter
Salter Property
Cliff Barton
Sowden Lane
Lypstone
Exmouth
EX8 5HB

Town and Country Planning Act 1990 and its orders

OUTLINE PLANNING PERMISSION REFUSED

LOCATION: Land Off Spruce Close And Celia Crescent, Spruce Close, Exeter, Devon

PROPOSAL: Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) (Revised Scheme).

APPLICATION NUMBER: 20/0538/OUT

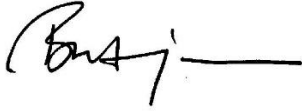
The Local Planning Authority refuses outline permission for the above development for the following reason:

The adopted Core Strategy sets out an approach which steers development away from the hills that are strategically important to the setting of the city. The Local Plan sets out a sequential approach to development with greenfield sites being at the bottom of that hierarchy. As the Council can demonstrate a five year housing land supply greater weight is afforded to its adopted policies. It is considered that the development of this site would undermine the spatial approach set out in the development plan by allowing development on a site which lies in an area identified for protection, and as such the proposal is contrary to policy H1 of the Exeter Local Plan First Review 1995-2011 and Policy CP16 of the Core Strategy adopted February 2012.

INFORMATIVES

In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reason for refusal and was not therefore considered to be sustainable development.

Signed

A handwritten signature in black ink, appearing to read 'Bindu Arjoon', followed by a horizontal line.

Bindu Arjoon
Deputy Chief Executive

Date: 12th October 2021

**Notification where planning permission refused or granted subject to conditions
Town and Country Planning Act 1990**

**Article 35(3) of The Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)**

Appeal

If you are aggrieved by the decision of the Local Planning Authority to either refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. Only the person who made the application can appeal.

To submit an appeal, please go to the Planning Inspectorate website:

<https://www.gov.uk/government/organisations/planning-inspectorate>

Appeals must be made using a form, which can either be completed and submitted online or can be sent to you in the post by the Planning Inspectorate. To request a form, please contact the Planning Inspectorate using their contact details below:

The Planning Inspectorate
Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Planning Inspectorate customer support team

0303 444 5000

enquiries@planninginspectorate.gov.uk

A copy of the completed form and all supporting plans and documents must also be sent to the Local Planning Authority. The Planning Inspectorate will be able to advise you on the best way to do this. Please use the Council's contact details at the top of the decision notice.

If you want to make an appeal you must do so within **6 months** of the date of this notice, unless it is a **householder appeal** in which case you must do so within **12 weeks** of the date of this notice. The date is at the bottom of the decision notice.

If an enforcement notice has been served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within **28 days** of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application, and you want to appeal against the Local Planning Authority's decision on your application, then you must do so within whichever period expires earlier out of the following:

- 28 days of the date of service of the enforcement notice, or
- 6 months of the date of this notice, unless it is a householder appeal in which case 12 weeks of the date of this notice.

Most appeals are determined by Planning Inspectors on behalf of the Secretary of State. Guidance on planning appeals is available on the Planning Practice Guidance website: <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

Appendix B – 21/0200/OUT DCC Comments

To: Head of Planning Services
Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN

From: Development Management (Exeter)
AB2 Lucombe House
County Hall
Topsham Road
Exeter
EX2 4QD

Our Ref: EX/0020/2021

Case Officer: Alex Thomas
Telephone: 01392 383800

PLANNING APPLICATION – HIGHWAY CONSULTATION REPLY

APPLICATION NO: 21/0020/OUT

APPLICANT: Mr Ian Jewson

DETAILS OF APPLICATION: Outline planning application for up to 100 dwellings and associated infrastructure (All matters reserved except for access).

LOCATION: Land off Pendragon Road, Exeter, Devon

Observations

The submitted outline application is for the construction of 100 dwellings (all matters reserved except for access) at the Land Off Pendragon Road, Exeter.

Trip Generation

The submitted Transport Statement (TS) estimates daily movements generated by the site for each of the two access points will be in the region of 250 with 18 peak hour movements. This would equate to a two-way peak hour vehicular trip rate of 0.36. which is very low for an edge of city development and considered unlikely.

The site itself is located on the edge of Exeter, and therefore further to travel by foot or cycle from the amenities in the city. It is noted that the site is well served by public transport. We would expect a two-way peak hour vehicular trip rate for this size development in the region of 0.5- 0.6 in the peak periods. This would equate to approximately 50-60 additional peak hour movements.

The additional traffic from the development would load onto Beacon Lane. Enhancements to Beacon Lane (to accommodate the additional travel demand from development across the Pinhoe area) are identified in the Pinhoe Area Access Strategy addendum and in the DCC Cabinet approved Transport Infrastructure Plan

(TIP): (<https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/>)

Contributions have been sought from developments in the Pinhoe area towards Beacon Lane, and although this site isn't included in this PAAS (<https://www.devon.gov.uk/roadsandtransport/traffic-information/transport-planning/pinhoe-area-access-strategy-2019-addendum/>) (partly as its unallocated) the impacts of the development are on Beacon Lane.

Therefore, to make this application acceptable in highway terms a contribution is sought from the developer to enable DCC to carry out the measures identified in the Pinhoe Area Access Strategy (PAAS) and its addendum. This approach is consistent with the S106 for approved Home Farm development (ECC Planning Ref: 16/1576/OUT) and Pulling Road (Planning Ref: 19/0962/FUL).

Therefore, to act as a fair and reasonable approach a pro-rata sum from the Home Farm Development is taken. The Home Farm development secured £390k from 120 homes and Land at Pulling Road, Exeter (Planning Ref: 19/0962/FUL) secured £130k for 40 homes (as per this application), a **contribution of £325k** is required towards mitigation measures identified in the PAAS addendum.

Access

The applicant proposes vehicle access via T junctions on the northern side of Pendragon Road to form an access into each land parcel. The application proposes the removal of the existing chicane feature at the eastern access (see Drg.No. 20106/001 in Appendix G). The splitter island is there to slow vehicles down in a 20mph zone. If the traffic calming features are to be removed, the applicant needs to provide alternative measures to enforce speeds on Pendragon Road.

Whilst visibility standards have been met, and in principle the point of access could be acceptable, the highway authority will need to see a Stage 1 Road Safety Audit at this stage to determine the acceptability of the access points as the applicant is proposing a change to the existing highway network.

Walking / Cycling

A bus stop is conveniently located on Pendragon Road and the applicant has made efforts to ensure pedestrian access is provided from the eastern parcel. However, drawing 20.106/100 shows there is no footway connection to bus stop facilities from the western junction. Any pedestrian from the western parcel wishing to use this service would need to cross Pendragon Road twice to access the bus stop or walk across the grass verge.

The illustrative layout plan (drawing 20.106/100) shows there is no provision for a footway/cycleway link between the development and the Mincinglake Valley Park. This would provide an attractive route towards the city and university for both leisure and commuting purposes.

This is contrary to Paragraphs 108/110 of the NPPF and CP9 of the ECC Core Strategy. In addition to this, ECC have declared carbon neutral aspirations by 2030 and DCC have declared a climate emergency; therefore, any applicant should promote sustainable transport modes.

Upon site visit the gradient of the site was also raised as an initial concern. To discourage the use of the private vehicle and to meet the sustainable mantra as advocated by the NPPF we would expect a contribution to improve local walking and cycling measures as outlined above. Improvements to Beacon Lane will help provide a connection to the E4 Strategic Cycle Route, serving a useful purpose and reducing the reliance on the private vehicle.

Internal Roads and layout

Well-designed residential streets are central to sustainable development and therefore the design of the internal road layout must accord with the principles of Manual for Streets and appropriate sustainable design guidance.

The applicant is advised that car parking standards are set out in the Exeter City Residential Design Guide and that secure cycle parking facilities will need to be in accordance with chapter 5 of Exeter City Councils Sustainable Transport Supplementary Planning document.

The applicant states “parking will be provided at 2 spaces per house” which is contrary to Local Plan Policy (T10) which states development proposals should comply with a maximum of 1.5 spaces per dwelling (see Chapter 6, Paragraph 6.10, Page 33). [residential-design-spd-chapters-6-8.pdf \(exeter.gov.uk\)](https://www.exeter.gov.uk/media/10000/residential-design-spd-chapters-6-8.pdf)

As an outline application these details are reserved for approval at a later stage. However, to ensure a suitable layout it is recommended that the applicant liaises with the highway authority prior to any application for reserved matters approval. The applicant **will need to** provide appropriate footway/cycleway connection points and infrastructure through the site itself, including provision for bus movements between the site. It is noted that the connection between inset B and C shown on drawing 20.106/100 is currently only shown indicatively as a footway whereas we would recommend a suitable cycle / pedestrian link compliant with current standards.

Construction

To protect the safety of users of the public highway it is essential that the construction arrangements are carefully managed, and that appropriate space is available off the highway for all construction plant/vehicles.

Traffic Regulation Orders

As there will be a need to advertise the extension of a 20mph zone, a TRO will be required. To advertise the changes a further contribution up to £5,000 will be sought through S106.

Summary

In conclusion, although the development can be acceptable in highways terms, further information is required to satisfy the highway authority that all of the proposed elements are acceptable.

In particular, further information on the

- S106 Contributions to localised Walking and Cycling Improvements and improvements to Beacon Lane as identified in the PAAS.
- Plan for pedestrian and cycle connections from the site including provision for connections to the bus stop and Mincinglake Valley Park
- Road Safety Audit on proposed changes to Pendragon Road

If the LPA were minded to grant permission in the absence of the above information, I would wish to be further consulted on suitable conditions to attach in the granting of any permission

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, IS LIKELY TO RECOMMEND REFUSAL OF PLANNING PERMISSION, IN THE ABSENCE OF FURTHER INFORMATION.:-

Officer authorised to
sign on behalf of the County Council

Date: 23rd March 2021

Appendix C – 5-Year Housing Land Supply Statement

Five Year Housing Land Supply Statement

September 2021

Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN



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1. Introduction

- 1.1 This statement presents the current five year housing land supply position for Exeter City Council. It applies from September 2021 and sets out the housing supply position in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). It covers the five year period from 1 April 2021 to 31 March 2026.

2. Establishing the five year land requirement

- 2.1 The NPPF¹ states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and have not been found in need of updating). Footnote 37 of the NPPF expands upon this, stating that where local housing need is to be used as the basis for assessing the five year supply, it should be calculated using the Government's standard method set out in PPG.

Local housing need

- 2.2 The Exeter Core Strategy was adopted in February 2012 and is therefore more than five years old. It has not been reviewed and the Council is instead embarking upon the preparation of a new Exeter Local Plan. Consequently, this position statement measures the five year land supply against local housing need calculated using the standard method. Based on the standard method, Exeter's current annual local housing need figure is 627². This generates a basic five year housing requirement of 3,135.

Addressing any past housing delivery shortfalls

- 2.3 For the purposes of calculating the five year housing requirement, the PPG³ states that:

Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.

- 2.4 Since Exeter's five year housing requirement is based on the standard method, there is no requirement to specifically address any past under delivery of housing separately when establishing the minimum annual local housing need figure / the five year housing requirement.

Adding a buffer

- 2.5 To ensure that there is a realistic prospect of achieving the planned level of housing supply, PPG⁴ advises that a local planning authority should always add an appropriate buffer to the housing requirement in the first five years, bringing forward additional sites from later in the plan period. This will result in a five year requirement over and above the level indicated by the local housing need figure. The PPG states that one of the following buffers should be added, depending upon circumstances:

¹ Paragraph 68

² Calculated using the ONS 2014-based household projections for Exeter for the period 2021 to 2031, adjusted to take into account the ONS 2020 median workplace-based affordability ratio for Exeter.

³ Paragraph: 031 Reference ID: 68-031-20190722

⁴ Paragraph: 022 Reference ID: 68-022-20190722

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

2.6 The Council is not seeking to 'confirm' its five year housing supply for a year as set out in paragraph 74 of the NPPF and therefore a buffer of 10% is not applicable. The Council passed the 2020 Housing Delivery Test with a result of 153%, meaning that a buffer of 20% is not applicable. Based on advice in the PPG, it is instead appropriate to calculate Exeter's five year housing requirement by applying a buffer of 5% to the local housing need figure.

The final five year land requirement

2.7 Taking into account the steps set out in paragraphs 2.2 to 2.6 above, Exeter has a five year housing requirement of 3,292 homes. The calculation is set out in table 1.

Table 1: Exeter's five year land requirement 2022/23 – 2026/27

Description	Homes
(A) Annual local housing need (at 1 April 2021)	627
(B) Basic five year housing requirement (A x 5)	3,135
(C) Shortfall	N/A
(D) 5% buffer	157
(E) Total five year housing requirement	3,292

3. National policy and guidance – demonstrating a five year land supply

- 3.1 The NPPF contains the following definition of ‘deliverable’ which applies to sites that can be identified in the five year housing supply:

Deliverable: *To be considered deliverable, sites for housing 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. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.2 The Council interprets this definition to mean that small sites (below ten homes) with either outline or full/reserved matters permission, and major sites (ten homes or more) with full/reserved matters permission, are to be considered deliverable unless there is clear evidence to demonstrate that they are not. Sites with outline permission for ten or more homes and sites that are allocated in a development plan, or have a grant of permission in principle, or are identified on Exeter’s brownfield register, should only be considered deliverable if there is clear evidence of a realistic prospect that housing completions will begin on site within five years.

- 3.3 The PPG⁵ provides additional guidance on the types of evidence required to demonstrate that sites with outline permission for ten or more homes, sites that are allocated in a development plan, sites with a grant of permission in principle, or sites identified on brownfield registers can be considered deliverable within the five year housing supply. It states that such evidence may include:

- *Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *Firm progress with site assessment work; or*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

⁵ Paragraph: 007 Reference ID: 68-007-20190722

- 3.4 This five year housing supply statement has been produced in line with the NPPF's definition of deliverability and the guidance set out in PPG. During August and early September 2021, the Council contacted the developers / promoters of all fifty three major sites with planning consent (or with a resolution to approve consent subject to the completion of a S106 Agreement) to establish:
- Advice on delivery dates for sites;
 - Progress towards submission of applications where applicable;
 - Progress towards the completion of S106 agreements where applicable;
 - Whether there is 'clear evidence' of non-delivery or delivery of consents and allocations, in line with the requirements of the definition of deliverability; and
 - Whether or not there is a developer on board.
- 3.5 The resulting trajectory for all sites with planning consent (or with a resolution to approve planning consent subject to the completion of a S106 Agreement) at 6 September 2021 is provided at Appendix 1. Of the fifty three major sites with consent, delivery advice has been received from the developers / promoters in thirty six cases. In all but two of these cases, the build rates in the trajectory directly reflect the advice provided by the developers / promoters. In the aforementioned two cases, the Council has applied a more conservative build rate than that advised by the developers / promoters (see bullet point four under paragraph 3.6 and bullet point four under paragraph 3.7). For each major site where delivery advice has not been received from the developer and for all small sites, the build rate in the trajectory directly reflects the market conditions model in appendix 2 of the Exeter HMA HELAA Methodology (see paragraph 3.12 below for further details)⁶. The model has been developed with the HELAA Panel, comprising a group of representatives from the housebuilding industry.
- 3.6 The consequence of this robust approach is that a number of sites with planning consent (or resolution to approve planning consent subject to the completion of a S106 Agreement) at 6 September 2021 are either not included, or not fully included, in the trajectory for the forthcoming five years, i.e.:
- **Land at Pinhoe Quarry, Harrington Lane; Hill Barton Farm, Hill Barton Road, Phase 4; and Aldens Farm East, Land between Chudleigh and Dawlish Roads:** these three sites have full or reserved matters consent, but the developers / promoters have advised that whilst the delivery of homes will commence in year 1-5, full completion will not occur until years 6 or 7. This means that 182 homes with full or reserved matters consent are not included in the five year housing supply;
 - **162-163 Fore Street; 102-104 Fore Street; 130 Fore Street; Emmanuel School, Blackboy Road; and 90 South Street:** these five sites have full consent, but the developers / promoters have advised that whilst the consents have been implemented, no homes will be delivered in years 1-5. This means that a further 32 homes with full consent are not included in the five year housing supply;

⁶ Exeter HMA HELAA Methodology, Revised April 2017. East Devon District Council, Exeter City Council, Teignbridge District Council, Mid Devon District Council and Dartmoor National Park Authority. See [Evidence - Greater Exeter Strategic Plan \(gesp.org.uk\)](#), HELAA-Appendix A-Methodology.

- **Hurst Almshouses, 2-24 Fairpark Road:** this site has resolution to approve full consent subject to the completion of a S106 Agreement to demolish 12 existing almshouses and redevelop the site to provide 31 new almshouses (resulting in a net gain of 19 units). Delivery will be subject to significant pre-commencement archaeological work. Therefore the Council considers that completions may not take place in years 1-5;
- **Seabrook Orchards (formerly land to north of Topsham Road); Land adjoining Exeter Road, Topsham; and Land to the west of Clyst Road, Topsham):** these three sites have outline consent. They are not included in the five year housing supply because the Council considers that there is no clear evidence to support their inclusion. Further details are provided under the site entries in appendix 1. This means that 292 homes with outline consent are not included in the five year housing supply; and
- **Land east of Exeter Branchline, Newcourt, Old Rydon Lane; and Aldens Farm West, Land between Shillingford and Chudleigh Roads):** these two sites have a resolution to approve outline consent subject to the completion of a S106 Agreement. They are not included in the five year housing supply because the Council considers that there is no clear evidence to support their inclusion. In the case Aldens Farm West, this is despite the agent advising that delivery could occur in years 1-5. This means that 508 homes with a resolution to approve outline consent are not included in the five year housing supply.

3.7 The robust approach taken by the Council in obtaining evidence also means that four sites with outline consent are included in the five year supply, either in full or in part, on grounds that there is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- **Land to the north, west and south of the Met Office, Hill Barton (Phase 5):** phase five (of five) of a large greenfield scheme granted outline consent in 2013. Phase five will be delivered by Persimmon Homes, who also delivered phases one, two and three, together with an adjoining site, at an annual build rate of up to 153 homes. Constructive pre-application discussions for 235 homes are underway and Persimmon expects to submit a planning application by the end of 2021, with full completion by the end of 2025/2026. The Council considers that this information provides clear evidence of a realistic prospect of housing completions within five years, also bearing in mind Persimmon's track record of delivery of the other phases;
- **Hill Barton Farm, Hill Barton Road:** phase four (of five) of the same large greenfield site. Phase four will be delivered by Salter Properties. A reserved matters application was submitted in June 2021 for 200 homes. The applicant advises that first completions are expected in early 2023, subject to the grant of consent. The Council considers that this information provides clear evidence of a realistic prospect of housing completions within five years, also bearing in mind the successful delivery of other phases;

- **Land east of Cumberland Way:** phase four (of four) of a large greenfield site originally granted outline consent in 2013. A new outline consent purely for phase four was subsequently granted in 2021 for up to 80 homes. The promoter has advised that the site has been sold to a developer, with first completions expected in 2022/23 subject to obtaining reserved matters consent. The Council considers that this information, and the fact that this is phase four of a larger site where all other phases have been or are being successfully delivered, provides clear evidence of a realistic prospect of housing completions within five years; and
- **The Old Coal Yard, Exmouth Junction, Mount Pleasant Road:** outline consent for this scheme of 400 homes and 65 assisted living homes was granted in May 2021. The scheme is to be delivered in three phases: phases one and three by Eutopia Homes and phase 2 by Ilke Homes. Conditions to the outline consent requiring a detailed culvert survey, contamination investigation and the first phase of a sound insulation scheme have been discharged; and applications to vary a number of other conditions were submitted in connection with phases one and two in August 2021. This clearly demonstrates an intention to implement the consent. Ilke Homes advises that phase 2 will be completed by March 2024, subject to obtaining reserved matters consent. Eutopia Homes has not responded to recent requests for evidence, but in March 2021 advised that they expected to submit a reserved matters application in April 2021, deliver their first homes in quarter four of 2023 and build 150 homes per year. Given that a reserved matters application has not yet been submitted, the Council has taken the conservative approach of pushing back the delivery timetable of all three phases by one year. The Council also considers that the build rate advised by the developers may be overly optimistic. A build rate of 50 homes per annum has therefore been applied, in line with the market conditions model in appendix 2 of the Exeter HMA HELAA Methodology. This means that 315 homes are not included in the five year supply.

3.8 It should be remembered that a five year housing supply is not a test of housing delivery certainty, but rather a test of there being a realistic prospect of housing delivery. This is evident by the wording of the PPG and the inclusion of a buffer in the five year housing requirement, which reflects the possibility that not all homes included in the five year housing supply are certain to come forward in the manner assessed. The Council considers that its approach to determining deliverability is robust and reflects the aforementioned guidance in PPG.

3.9 This statement has been produced in line with guidance in the PPG⁷ and the Housing Delivery Test Rulebook⁸ on how to count housing completions, as follows:

- Completions are net figures, offsetting any demolitions;
- With the exception of purpose built student accommodation (see section 5 of this statement) every self-contained dwelling is counted as one home;
- Empty homes are only counted where they are not already counted as part of the existing stock;

⁷ PPG Paragraphs: 029 Reference ID: 68-029-20190722; 030 Reference ID: 68-030-20190722 and 035 Reference ID: 68-035-20190722.

⁸ Paragraph 11.

- Communal accommodation (Use Class C2) is counted using a ratio of 1 home to 1.8 bed spaces.
- 3.10 A High Court Judgment means that Exeter City Council is currently unable to count purpose built student accommodation in the five year supply. Further details are provided in section six of this statement.

The impact of COVID-19 on deliverability

- 3.11 Exeter's housing completions for 2020/21 amount to 348 dwellings (excluding purpose built student accommodation). This is significantly lower than completions in recent years and reflects the impact on the construction industry of the three COVID-19 National Lockdowns during 2020/21. These delayed the progression of sites under construction and the commencement of some sites. However, whilst progress on some sites has clearly been affected, liaison with developers during 2021 has not indicated any effects on delivery beyond the immediate impacts of the lockdowns. The short term impact of the lockdowns are further suggested by housebuilding data for Exeter. This shows that building control starts in quarter four of 2020 were the highest since quarter one of 2019 and that building control completions in quarter one of 2021 were the highest since quarter two of 2019⁹.
- 3.12 At this stage, there is no evidence to demonstrate that there will be any longer term effects of the pandemic that may affect the deliverability of sites. It is reasonable to assume that developers have taken the impact of the pandemic into account when advising the Council on commencement dates and build rates for individual sites. Therefore, for major sites where developer advice has been obtained and all small sites, no further adjustments have been made to commencement dates and build rates to take account of COVID-19. For the few major sites where the Council has not received feedback from the developer, or where there is no evidence to suggest an alternative build rate, the 'market conditions' build rate set out in appendix 2 of the Exeter HMA HELAA Methodology has been applied as a precautionary approach. The market conditions build rate assumes a suppressed build rate for the forthcoming five years, to reflect the conditions of a recession.

⁹ MHCLG Indicators of New Housing Supply – Interactive Dashboard, Local Authority Level, [Microsoft Power BI](#)

4. Five year housing supply position

- 4.1 The deliverable supply of housing identified in the next five years (2021/22 to 2025/26) is set out in detail in appendices 1 and 2. Table 2 summarises the data and identifies a total net supply of 3,588 homes. Definitions of the types of supply listed in the first column of table 1 are discussed in turn below.

Table 2: Total net housing supply 2021/22 to 2025/26

	21/22	22/23	23/24	24/25	25/26	Total five year supply (net)
Major sites with consent / resolution to approve	551	824	1,054	628	330	3,387
Small sites with consent / resolution to approve	66	121	0	0	0	187
Identified sites without planning consent	0	0	0	0	0	0
Windfalls	0	0	0	0	14	14
Total net supply	617	945	1,054	628	344	3,588

Major and small sites with consent / resolution to approve consent

- 4.2 The deliverability of all major and small sites with consent or resolution to approve consent has been assessed as set out in section 3 above. For major sites, developer feedback on commencement and build rates (where provided) is given in the comments column of appendix 1.

Identified sites without planning consent

- 4.3 Sites within this category include those that are allocated in the current development plan but do not yet have consent / resolution to approve consent, sites that have Permission in Principle and sites on Exeter's Brownfield Register. Of these sources:
- No unconsented site allocations are counted in the five year housing supply, because there is currently no clear evidence of a realistic prospect that housing completions will begin on these sites within five years;
 - No sites with Permission in Principle are counted in the five year housing supply, because there are currently no sites with this status in Exeter;

- Sites on Exeter's Brownfield Register are included in the five year housing supply if they have planning consent / resolution to approve planning consent (in which case they are counted as such and not as an 'identified site without planning consent'). Of the other nineteen sites on the Register, five have been developed since the Register was published, and there is currently no clear evidence of a realistic prospect that housing completions will begin on the remaining fourteen sites within the next five years.

4.4 Within this category, a further source of sites are those that are currently at pre-application or planning application stage. However, there is currently no clear evidence to justify the inclusion of these sites within the five year housing supply.

4.5 The Council has started to prepare a new Exeter Local Plan. At this stage, there is no evidence to include in the five housing year supply any potential development sites that may be allocated in the Local Plan.

Small sites windfall allowance

4.6 The supply includes an allowance for windfall sites of less than twenty homes based on historic evidence. Appendix 2 provides the evidence for the windfall allowance, which has been calculated in accordance with the formula agreed with the HELAA Panel that is set out in appendix 4 of the HELAA Methodology. As can be seen from table 2, a contribution from windfalls is only assumed in year five.

The five year land supply position

4.7 Table 3 sets out the years of supply against the five year land requirement at 1 April 2021.

Table 3: Exeter's five year land supply position at 1 April 2021

Description	Homes
(A) Five year housing requirement	3,292
(B) Deliverable supply	3,588
(C) Five year land supply position	5 years and 5 months

5. Conclusion

- 5.1 Against the five year housing land requirement, the Council is currently able to demonstrate a supply of five years and five months for the period commencing 1 April 2021. The supply of deliverable homes exceeds the five year housing requirement by 296 homes.

6. Purpose Built Student Accommodation

- 6.1 In 2015, a High Court Judgment ruled that the Council was unable to count purpose built student accommodation (PBSA) in the five year land supply. This was because:
- the Judge ruled that the Council's housing requirement (which at the time was set by the Exeter Core Strategy) did not take full account of the need for student housing; and
 - the Judge ruled that, based on the wording of PPG at that time, it was only possible for local authorities to count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.
- 6.2 As a consequence of this High Court Judgment, anticipated completions of PBSA are not included in the five year housing supply calculation set out in section four of this statement.
- 6.3 However, changed circumstances suggest that it may now be reasonable for the Council to count PBSA towards the five year housing supply.
- 6.4 The first change is the introduction by Government in 2018 of the Housing Delivery Test. Both the Housing Delivery Test and (in Exeter's case) the five year housing supply are measured against the standard method housing requirement. In the Housing Delivery Test, self-contained and communal PBSA are counted as part of the housing supply. The fact that the five year housing supply is measured against the same housing requirement as the Housing Delivery Test suggests that it may be reasonable, and indeed consistent with Government practice, for the Council to count self-contained and communal PBSA in Exeter's five year housing supply.
- 6.5 The second change comprises amendments to PPG made since the High Court Judgment¹⁰. The new PPG clearly sets out the process by which Councils can count PBSA in the five year housing supply:

All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- *the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation

¹⁰ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/724222/Housing_supply_and_delivery_-_GOV.UK.pdf)

may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published [census data](#), and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

- 6.5 In addition to these changed circumstances, the Council is aware that a notable number of other local planning authorities with significant student populations count PBSA in the five year housing supply. The authorities include Birmingham City Council, Bristol City Council, Derby City Council, Leeds City Council, Charnwood Borough Council, Manchester City Council, Newcastle City Council, Oxford City Council, Plymouth City Council and York City Council. As with Exeter, at least three of these authorities (Bristol, Charnwood and Manchester) derive their five year housing requirements from the standard method because their adopted development plans are more than five years old. For reasons of consistency, this suggests that it may now be reasonable for the Council to count PBSA in the five year housing supply.

The impact of including PBSA in the five year housing supply

- 6.6 Given the points set out above, the Council considers it reasonable to assess the impact that the inclusion of PBSA would have on the five year housing supply. The assessment has been undertaken using the same robust approach set out in sections three and four of this statement. Deliverable schemes of PBSA have been added to the supply and the windfall allowance has been modified to take account of PBSA windfalls schemes of less than twenty units. PBSA has been counted in accordance with PPG, as set out in paragraph 6.4 above, i.e.:
- Each studio flat has been counted as one dwelling;
 - For cluster flats and communal PBSA, every 2.5 bedspaces has been counted as one dwelling based on published census data.
- 6.7 Table 4 summarises the outcome of the assessment, setting out the total net housing supply for the five year period including PBSA. A row is included in the table showing delivery on major schemes of PBSA with consent / resolution approve; and the windfall allowance takes PBSA into account. Full details of major sites of PBSA with consent / resolution to approve are provided in appendix 3 and full details of the adjusted windfall allowance are provided in appendix 4.

Table 4: Total net housing supply including PBSA 2021/22 to 2025/26

	21/22	22/23	23/24	24/25	25/26	Total five year supply (net)
Major sites with consent / resolution	551	824	1,054	628	330	3,387

	21/22	22/23	23/24	24/25	25/26	Total five year supply (net)
to approve						
Major sites for PBSA with consent / resolution to approve	326	386	0	490	0	1,202
Small sites with consent / resolution to approve	66	121	0	0	0	187
Identified sites without planning consent	0	0	0	0	0	0
Windfalls (including PBSA)	0	0	0	0	19	19
Total net supply	943	1,331	1,054	1,118	349	4,795

6.8 Table 5 summarises Exeter's five year housing supply position if PBSA were to be included.

Table 5: Exeter's five year land supply position at 1 April 2021, including PBSA

Description	Homes
Five year housing requirement	3,292
Deliverable supply	4,795
Five year land supply position	7 years and 3 months

6.9 Table 5 shows that if PBSA were to be counted towards the five year housing requirement, the Council would currently be able to demonstrate a supply of seven years and three months for the period commencing 1 April 2021. The supply of deliverable homes would exceed the five year housing requirement by 1,503 homes.

Appendix 1 - Sites with planning permission for housing at 6 September 2021

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Major Sites																									
264	162-163 Fore St	Y	N	1						0	1					1						0	1	03/1958/03. Permission for 4 flats. 3 completed, 1 left. Stalled with no evidence of delivery, therefore not included in 5 YLS/	NA
307c	St Loyes Foundation, Topsham Rd	N	Y	53	53					53						0						0	54	09/0832/01, 16/0063/16. 53 extra care flats, ECC development, due to complete in 2021/22. Edwards Court.	NA
328	Land at Pinhoe Quarry, Harrington Lane	N	Y	380	37	60	60	60	60	277	60	43				103						0	434	10/2088/01. 19/1100/02 - RM application for 350 dwellings etc. Build rate advised by the agent.	NA
333a	Seabrook Orchards (formerly land to north of Topsham Road)	N	N	232						0	55	55	55	55	12	232						0	666	Was site 64 without planning permission. 11/1291/01 - Development of up to 700 homes and...care homes. 200 homes consented on site 333b, 245 homes consented on site 333c and 23 homes consented on site 333d, leaving 232 unconsented under the outline. No evidence to include in 5 year supply, lapse rate based on advice of the developer of the rest of the site.	NA
333b	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	N	Y	2				2		2						0						0	668	Was site 64 without planning permission. 11/1291/01 - Development of up to 700 homes and...care homes (see 333a). 14/1534/37 seeking variation of condition so that development can come forward in a phased manner approved in Jul 2014. RM for 1st 200 homes approved 14 July 2015 (15/0433/02). 47 completed in 2016/17. 56 completions in 2017/18. 48 completions in 2018/19. 46 completed in 2019/20. 1 completed in 2020/21. Still to complete: 2 Dart Ave and 1 Bosun Close (both showhomes). Build rate advised by the developer.	NA
333c	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	N	N	190	68	55	55	12		190						0						0	858	Was site 64 without planning permission. 11/1291/01 - Development of up to 700 homes and...care homes (see 333a). 18/1849/02 - reserved matters for phase 2, 245 homes. 55 homes completed in 2020/21. Build rate advised by the developer.	NA
333d	Seabrook Orchards (adj Trinity CofE Primary and Nursery School), Topsham Road (Phase 3)	N	N	23				23		23						0						0	881	Was site 64 without planning permission. 11/1291/01 - Development of up to 700 homes and...care homes. 19/0280/02 - RM for 23 homes, community facility and infrastructure. Build rate advised by the developer.	25/06/2022

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
336	102-104 Fore Street	Y	N	13						0	13					13						0	894	10/1687/03, 11/1065/03, 14/0353/32. Conditions discharged in Feb 2015. Implemented but not developing at present. Build out advised by the agent.	NA
343	Tithebarn Green at Monkerton	N	Y	206	37	54	115			206						0						0	1100	12/0802/01, 14/1090/02, 16/0934/03, 18/0789/RES. Was Sites 35 and 37a without planning permission. 349 dwellings increased to 384 as a result of 18/0789/RES. 53 completed in 2016/17. 63 completions in 2017/18. 25 completions in 2018/19. 3 completions in 2019/20. 34 completions in 2020/21. Build rate advised by the developer.	NA
344	Land at Sandrock, Gipsy Hill Lane	N	Y	53	25	25	3			53						0						0	1153	17/1320/03 - 62 dwellings. 9 dwellings completed in 2020/21. HELAA lapse rate applied.	NA
345	130 Fore Street	Y	N	14						0	14					14						0	1167	12/1426/03, 14/1741/32. S106 signed Feb 2013. Conditions discharged 2014. Development has started to keep permission live, but not developing at present. Build out advised by the agent.	NA
346a	Land to the north, west & south of the Met Office, Hill Barton (phase 5)	N	N	235		14	84	84	53	235						0						0	1402	12/0472/01: Mixed use scheme including up to 750 homes. Phases 1 and 2 completed (16/0574/02 and 17/0440/02 (see 346c)), phase 3 under construction (see 346d) and phase 4 approved in outline with RM application submitted (346e). Phase 5 for 235 homes is at pre-application stage - developer advises that a full application will be submitted by the end of 2021, superseding the original outline. Build rate is as advised by the developer.	NA
346d	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land north, west & south of the MO)	N	Y	47	14	33				47						0						0	1449	19/0699/03 - 47 dwellings and associated infrastructure. Build rate advised by the developer.	NA
347e	Hill Barton Farm, Hill Barton Road (phase 4)	N	N	200		12	40	40	40	132	40	28				68						0	1649	19/1375/OUT - Up to 200 homes. RM application submitted in June 2021 21/1054/RES as evidence to demonstrate delivery. Build rate is as advised by the developer.	15/06/2026
356a	Land known as Monkerton Farm on western and eastern sides of Cumberland Way	N	N	0						0						0						0	1649	13/4984/01 - outline for up to 400 homes. All of site has now consent, or consent subject to S106 agreement, or is set aside as part of the ridgetop park. Therefore no longer counted.	NA
356b	Land known as Monkerton Farm on western side of Cumberland Way	N	Y	177	99	32	46			177						0						0	1826	13/4984/01. - outline for up to 400 homes. 18/0010/02 - RM application for 249 dwellings. Includes parts of site 39. 15 completions in 2019/20. 57 completed in 2020/21. Build rate advised by the developer.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
356d	Land east of Cumberland Way	N	N	80		12	25	25	18	80						0						0	1906	18/1145/OUT - Up to 80 dwellings. Site sold to a developer, subject to contract. First year of completions is based on agent's advice with HELAA lapse rate applied thereafter.	26/01/2026
362	Bricknells Bungalow, Old Rydon Lane	N	N	57						0	25	32				57						0	1963	14/2007/01 - Outline for up to 63 dwellings. Phase 1 comprising 6 dwellings has been implemented, leaving 57 under the outline. Current application for Phase 2 comprising 34 dwellings is pending consideration (18/1240/RES).	
363b	Land at Home Farm, Church Hill (Phase 2)	N	Y	79	25	25	25	4		79						0						0	2042	13/4802/01 - Up to 120 dwellings. 16/1576/01 - Up to 120 dwellings. 19/0255/02 - 90 units. 2020/21: 11 completions. HELAA lapse rate applied.	NA
364	Former St Margarets School, 147 Magdalen Rd	Y	Y	17	17					17						0						0	2059	14/1608/03 - Demolition, conversion & new build to create 41 units. 17/1953/03 - revised scheme of 39 units. 20/1245/FUL - subdivision of 2 flats in Baring House to create 2 additional flats, increasing the total number to 41, pending consideration, therefore 39 used in the trajectory. 22 completed in 2020/21.	NA
366S	Land east of Exmouth Branchline, Newcourt, Old Rydon Lane	N	N	392						0	25	50	50	50	50	225	50	50	50	17		167	2451	14/1451/01 - Outline for up to 392 units. No progress made in completing S106. Therefore excluded from 5 year supply.	TBD
371	The Vines, Gipsy Lane	N	Y	20	20					20						0						0	2471	14/2155/01 - Outline for 17 houses. Site purchased by Stonewater HA. 19/1384/03 - 20 dwellings. Build rate advised by the developer.	NA
386	Playing Field off Wear Barton Road	N	Y	85	66	19				85						0						0	2556	16/0849/01 - Up to 101 houses, new sports pitch etc. 18/1081/02 - 101 dwellings. Taylor Wimpey. 16 completed in 2020/21. Build rate advised by developer.	NA
392	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	N	Y	47	18	18	11			47						0						0	2603	17/0006/03 - Construction of 82 dwellings etc. 14 completions in 2019/20. 21 completions in 2020/21. Build rate based on past annual average rate.	NA
397	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	245		24	81	81	59	245						0						0	2848	17/1640/03 - 146 homes, a 68 bed care home and 61 assisted living units etc. Care home equates to 38 dwellings (1/1.8x68) under the PPG HELAA Methodology and HDT Rulebook. Total gain of 245 dwellings. 146 homes being delivered by Acorn, with care home and a/l to be delivered by a different developer. Pre-application discussions are underway for revisions to the care home and a/l. Acorn has provided delivery advice for the whole site.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
398	Land west of Cumberland Way, Hollow Lane	N	Y	37	37					37						0						0	2885	18/0221/03 - 66 bed care facility, counted as 37 units under the PPG HELAA Methodology and HDT Rulebook (/1.8x66). Was site 43 without planning permission. 'Cumberland Grange'. Completed.	NA
399	Former Exwick Middle School, Higher Exwick Hill	N	Y	43		43				43						0						0	2928	17/1788/01, 19/1712/02 - 43 homes. Completions as advised by the developer.	NA
400a	Land to the west of Cyst Road, Topsham	N	N	36						0	36					36						0	2964	17/1148/01 - Up to 155 dwellings and a 64 bed care home. Allowed on appeal 14/01/2019. Care home equates to 36 dwellings under the PPG HELAA Methodology and HDT Rulebook. RM for 15 homes comprising Phase 2 (the remaining part of the site) has been submitted (21/0401/RM) but not yet approved, therefore 36 homes are in trajectory, timing based on developer advice.	07/03/2022
400b	Land at Cyst Road (Phase 1)	N	Y	155		47	57	51		155						0						0	3119	20/0849/RES - 155 dwellings. Build rate advised by the developer (Taylor Wimpey).	NA
401	Former Foxhayes Infant School, Gloucester Road	N	Y	31		31				31						0						0	3150	17/1789/01, 19/1713/02 - 31 dwellings. Completions as advised by the developer.	NA
402	Alphin House, Mill Lane	Y	N	5		5				5						0						0	3155	18/1275/03 - COU of former care home (35 bedrooms) to provide 19 homes. 35 bedrooms equates to 14 dwellings under the PPG HELAA Methodology and HDT Rulebook (1/1.8x35), making a net gain of 5 dwellings (35-14). Care home closed and site fenced off.	11/02/2023
403S	Land north of Newcourt Road, Topsham	N	N	0						0						0						0	3155	19/0543/01 - 23 dwellings. Superseded by 410S.	23/12/2023
404	Land west of Ringswell Avenue	Y	Y	60	29	31				60						0						0	3215	18/0534/03 - Construction of 48 dwellings allowed on appeal. 19/1406/03 - 60 homes, approved by Committee. Completions as advised by the developer.	NA
405	Land between 106 Hamlin Gardens & 65 Carlyon Gardens	Y	N	21		21				21						0						0	3236	18/0878/03 - Redevelopment of parking facilities to provide an apartment block of 21 units. Build rate advised by the developer.	24/02/2023
406	Land off Pulling Road, Pinhoe	Y	N	40		22	18			40						0						0	3276	19/0962/03 - 40 dwellings etc. Build rate advised by the developer.	06/04/2024
407S	Whipton Barton House, Vaughan Road	Y	N	56		56				56						0						0	3332	19/1621/03 - Demolition of existing buildings (36 dwellings) and construction of 92 apartments. Net gain of 56 homes. Approved subject to S106 which is nearing completion. Build rate advised by the developer.	TBD

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
408	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road	Y	N	465			50	50	50	150	100	100	100	15		315						0	3797	19/0650/01 - 400 dwellings and 65 senior living care units (C2, but self-contained dwellings with additional communal facilities provided) etc. Delivery advised by the developer, but modified by the LPA.	21/05/2026
409	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	N	N	206		25	50	50	50	175	11					11						0	3983	15/0640/01 - Up to 234 homes etc. 21/0434/RM for 206 homes approved. Redrow. Build rate as advised by the developer.	20/08/2024
410	Land to the north east of Newcourt Road, Topsham	N	Y	27	4	23				27						0						0	4010	20/0437/FUL - 27 homes. Build rate advised by the developer.	22/10/2023
411	Land north of Exeter Road, Topsham	N	Y	40			40			40						0						0	4050	20/0229/03 - 72 bed care home. Counted as (1/1.8 x 72) 40 units based on Methodology in para 042 of PPG HELAA and para 11 of HDT Measurement Rulebook. Revised application for an 86 bed care home, 21/0082/FUL pending consideration. Completion date advised by the site agent.	10/09/2023
412	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	N	N	61		12	25	24		61						0						0	4111	20/0321/03 - Demolition of existing buildings, development of 61 homes etc. Initial ground works underway.	12/07/2024
413	Land adjoining Exeter Road, Topsham	Y	N	24						0	24					24						0	4135	19/1465/01 - outline for up to 24 homes. No evidence to include in the 5 YLS.	21/10/2024
414	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	N	N	44				44		44						0						0	4179	18/1625/03 - 44 homes etc. Build rate advised by the developer.	14/01/2024
415	Land off Bewick Avenue, Topsham,	N	Y	53		12	25	16		53						0						0	4232	19/1376/03 - 53 assisted living / extra care flats	NA
416	The Harlequin Centre, Paul Street	Y	N	125			63	62		125						0						0	4357	19/1556/03 - Co-living accommodation block (26 cluster flats (152 beds) and 94 studios) and hotel. Also 5 studios provided through COU of upper two floors of 21-22 Queen St. Revised application solely for co-living accommodation has been submitted (21/1104/FUL), but as this is pending consideration, the extant scheme is counted. Build rate/completion date derived from advice from the agent.	23/04/2024
417S	Aldens Farm West, land between Shillingford and Chudleigh Roads	N	N	116						0	25	50	41			116						0	4473	15/0641/01 - Residential development including new access onto Shillingford Road. Up to 116 homes. S106 not yet signed and RM to be applied for. Therefore not included the 5 YLS	TBC
418	Ambulance Station, Gladstone Road	Y	Y	133		66	67			133						0						0	4606	19/1417/03 - Demolition of existing and redevelopment to provide co-living accommodation (133 studio flats).	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
419S	Clifton Hill Sports Centre, Clifton Hill	Y	N	42			42			42						0						0	4648	20/0691/03 - Demolition of sports facility etc. and redevelopment to provide 42 homes etc. Approved subject to S106 which is nearing completion. Build rate advised by the developer.	TBD
420	34-36 Sidwell Street and St Sidwell's Church	Y	Y	26		26				26						0						0	4674	20/0843/FUL - Extension to create an additional storey and COU from retail storage to 26 self-contained units of supported independent living move-on accommodation. Completion date advised by the developer.	NA
421	7-11 North Street	Y	N	14		14				14						0						0	4688	19/1385/03 - Extension to create additional storey, conversion and internal alts of the 1st, 2nd and 3rd floors, to form 19 flats. Plus other works. 5 existing flats, so net gain of 14. Build rate is as per agent's advice.	18/12/2023
422	Land at Brookhayes, Pilton Lane	N	Y	30	2	28				30						0						0	4718	18/1432/FUL - development of 30 homes following demolition of existing buildings. Build rate advised by developer.	NA
423S	Exmouth Junction Gateway Site, Prince Charles Road	N	N	51			51			51						0						0	4769	20/1187/FUL - redevelopment and construction of a part 3, part 5 storey building (BTR) containing 51 residential units etc. Approved subject to completion of S106 Agreement. Build rate advised by the developer.	TBD.
424S	Hurst Almshouses, 2-24 Fairpark Road	N	N	19						0	19					19						0	4788	18/0598/03 - Demolition of existing dwellings (12) and redevelopment to provide 31 alms houses flats etc. Approved subject to completion of S106. Not included in the 5 YLS due to the need for significant pre-commencement works.	TBD
Small Sites																									
1375	5 Tresillian Gardens, Topsham	N	N	1		1				1						0						0	4719	99/1023, 04/1619, 09/0482, 12/0590/03. 1st dwelling completed in 2015/16.	NA
1621	90 South St	Y	N	2						0	2					2						0	4721	04/0210/03 - COU from 1st & 2nd floors from offices to 4 flats. 2 flats completed. Remaining 2 flats on 2nd floor unlikely to be implemented in next 5 years (in office use)	NA
1877	3 Ruby Court, Wonford Street	Y	Y	1		1				1						2						0	4724	11/1394/FUL. Works started but on hold. Conversion of flat to 2 units.	NA
1991	Emmanuel School, 38 Blackboy Rd	Y	Y	2						0	2					2						0	4726	11/0604/03 - COU of school house to dwelling plus 2 new dwellings. Net gain of 2. School house converted in 2011. Unlikely to implement remaining 2 within next 5 years.	NA
2045	SWW Reservoir Site, Dunsford Rd	N	Y	1	1					1						0						0	4727	12/1745/03, 15/0223/03, 16/0731/03, 17/1182/VOC. 1 dwelling. Was Site 72	NA
2049	28 Main Rd	N	Y	1		1				1						0						0	4728	12/1666/03. Under construction.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
2110	3 Mill Lane	N	N	0						0						0						0	4728	14/2081/03 - Dwelling in garden. Lapsed consent.	18/09/2017
2140	Beech Cottage, Old Rydon Close	N	N	1	1					1						0						0	4729	17/0352/03 - Demolition of existing dwelling and erection of 5 dwellings. Net gain of 4. 2020/21: 3 completed. Lapse rate applied. 2021/22: completed.	NA
2153	The Drying Shed, Balls Farm Road	Y	N	1		1				1						0						0	4730	15/0226/40 - PAN for change of use from office to dwelling. 16/0166/03 - COU of office to residential & erection of single storey rear extension. 19/0235/03 - COU from office to residential. 21/0969/FUL - COU from office to residential with extensions, pending consideration. Lapse rate applied to current consent.	13/08/2022
2156	Bricknells Bungalow, Old Rydon Lane	N	Y	3	3					3						0						0	4733	15/0417/03, 16/1293/03 - Dev of 4 dwellings following demolition of bungalow (3 net). Under construction.	NA
2182	Land at Salters Road adjacent to Ruby Court	Y	Y	1		1				1						0						0	4734	14/4734/03 - 1 dwelling. Lapse rate applied. Pre-commencement conditions discharged and under construction	NA
2183	Balls Farm, Balls Farm Road	Y	N	1	1					1						0						0	4735	15/1066/03, 17/0616/03 - Conversion of outbuilding & garage to dwelling. Completed.	NA
2184	17-18 Howell Road	Y	N	2		2				2						0						0	4737	15/0988/03 - COU from D1 institution to 2 semis. 20/1666/VOC consent. Lapse rate applied.	03/03/2024
2202	47 East Avenue	Y	Y	1	1					1						0						0	4738	15/1405/03 - Rebuild/conversion of existing garage to create 2 storey house. 18/0522/VOC. 19/0444/NMA to original application. Lapse rate applied.	NA
2218	28 Barnfield Road	N	Y	7	7					7						0						0	4745	16/0776/03 - Construction of 3 apartments in grounds. 19/0127/03 - 7 apartments in grounds. Current application to replace under-croft parking with 2 apartments, which will increase the number to 9 - 19/0127/03.	NA
2223	35 Fore Street, Heavitree	Y	N	0						0						0						0	4745	16/0884/03 - COU of former stables to mews dwelling. Lapsed consent.	25/08/2017
2236	17-25 Hooper Street	Y	N	4	4					4						0						0	4749	18/0017/03 - Demolition of building and construction of 4 dwellings. Completed.	NA
2237	Wallington, New North Road	N	Y	1	1					1						0						0	4750	18/0437/FUL - New dwelling on land adjacent.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
2263	28a Oakley Close	N	Y	1	1					1						0						0	4751	17/0948/03 - 1 dwelling, under construction.	NA
2274	Garages at College Avenue	Y	N	2		2				2						0						0	4753	17/1196/03, 20/0441/03 - Redevelopment of garage block to provide 2 dwellings.	14/05/2023
2278	Gilgarran, Lodge Hill	N	N	1	1					1						0						0	4754	17/0853/03 - 1 dwelling. 21/0242/VOC to amend internal layout etc. Completed.	NA
2280	Flying Horse, 8 Dryden Road	Y	Y	4	4					4						0						0	4757	17/0670/03 - 2 dwellings in grounds. 20/1200/03 - Construction of 2 storey building of 4 flats.	NA
2285	Westwood, 134 Beacon Lane	Y	Y	4	4					4						0						0	4761	17/1744/03, 21/0344/FUL - 4 dwellings in garden	NA
2288	84 Dorset Avenue	Y	N	1		1				1						0						0	4762	17/1384/03 - 1 dwelling. 19/0984/03 - 1 dwelling.	10/01/2023
2291	15-16 Richmond Road	Y	Y	2	2					2						0						0	4764	18/0137/03 - Demolition of garage and erection of 2 dwellings. 20/1712/03 - amended scheme.	NA
2297	Newberry Car Breakers, Redhills	Y	N	5		5				5						0						0	4769	17/1928/01 - Outline for 5 dwellings	11/01/2023
2298	Land between 2 and 4 Spicer Road	Y	Y	4	4					4						0						0	4773	18/0362/03 - Apartment block of 4 units.	NA
2300	75 Queen Street	Y	N	2		2				2						0						0	4775	18/0657/03 - COU of 1st and 2nd floors to provide 2 apartments. 21/0931/NMA for minor amendment.	28/07/2024
2314	Land rear of Orchard Lea, Pinn Lane	N	Y	1	1					1						0						0	4776	18/1669/03 - Dwelling house to rear.	NA
2322	8 Dryden Road	Y	Y	4	4					4						0						0	4780	19/0429/03 - COU of former pub to 4 apartments	NA
2324	Land at Chancel Lane	Y	N	3		3				3						0						0	4783	18/1336/01 - Outline for 3 dwellings.	05/06/2022
2326	2nd floor 65-67 High Street	Y	N	1		1				1						0						0	4784	19/0320/03 - COU from office (B1) to residential (C3) on 2nd floor and associated loft room at 67 High Street	12/07/2022
2327	9 Waybrook Crescent	N	N	1	1					1						0						0	4785	19/0593/03 - Additional dwelling in existing garden. Completed.	NA
2328	54 Main Road	Y	N	3		3				3						0						0	4788	19/0433/03 - Redevelopment of former Poltimore Arms for ground floor A1 and 3 apartments on 1st floor	03/09/2022
2329	20 Glenmore Road	Y	N	1		1				1						0						0	4789	19/0790/03 - Conversion of dwelling to 2 apartments	23/07/2022
2330	Deepdene House, Deepdene Park	N	N	1		1				1						0						0	4790	18/1656/03 - 1 dwelling	02/08/2022
2332	5 St Loyes Road	N	N	1		1				1						0						0	4791	19/0778/03 - New dwelling. 19/1500/03 - Revised design	19/12/2022
2333	2 Beacon Avenue	Y	Y	5	5					5						0						0	4796	19/0409/03 - Redevelopment to provide 6 apartments (net gain of 5).	NA
2334	Land adjacent to 17 New North Road	Y	N	5		5				5						0						0	4801	19/0360/03 - Demolition of garages and construction of 1 building to form 5 apartments. 21/0510/FUL revised scheme pending consideration.	30/10/2022

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
2335	12 Lovelace Gardens	Y	N	1		1				1						0						0	4802	19/0185/03 - COU from D1 to a dwelling.	25/09/2022
2336	51A and 52 Church Road, St Thomas	Y	Y	2	2					2						0						0	4804	18/0496/03 - Demolition of garages at no. 51A and replacement with 2 houses. Also alts to no.52.	NA
2338	23 High Street, Topsham	Y	Y	1	1					1						0						0	4805	18/0289/03 - Single dwelling to existing car park at rear of 23 High Street.	NA
2339	Agricultural field adjoining 46 Newcourt Road, Topsham	Y	Y	7	7					7						0						0	4812	18/1120/OUT - 7 dwellings (3 open market, 4 self-build). 20/0121/RES - 7 dwellings (3 open market, 4 self-build).	NA
2340	42-44 Buller Road	Y	N	2	2					2						0						0	4814	18/1644/03 - COU and conversion of chapel to dwelling. 20/0297/03 - COU to 2 dwellings. Completed.	NA
2341	Land adjacent 2A Newcourt Road, Topsham	Y	Y	1	1					1						0						0	4815	19/1168/03 - Single storey dwelling.	NA
2344	26 St Albans Close	N	N	1		1				1						0						0	4816	19/1471/03 - New terraced dwelling.	21/10/2022
2345	6 Pinwood Lane	N	N	1		1				1						0						0	4817	19/166/03 - New dwelling on land adjacent	02/03/2023
2346	18 Church Hill	N	N	1		1				1						0						0	4818	19/1446/03, 21/0902/NMA - New dwelling on land to the south east	18/02/2023
2347	23 Richmond Road	Y	N	1		1				1						0						0	4819	19/1302/03 - COU from offices to a dwelling	18/02/2023
2348	1 Comrie House, Willeys Avenue	Y	N	1		1				1						0						0	4820	19/1680/03 - Conversion of flat to 2 flats	04/02/2023
2349	Quay Gardens, Monmouth Avenue, Topsham	N	N	1		1				1						0						0	4821	19/1767/03 - Detached house in garden. 21/0686/FUL - revised plan.	02/08/2024
2350	35 Church Road	Y	Y	2	2					2						0						0	4823	18/0495/03 - 2 dwellings	NA
2351	Land rear of 26 Harrington Lane	Y	N	3		3				3						0						0	4826	19/1776/01 - 3 dwellings	29/10/2023
2352	5 Charlotte Mews	Y	N	3		3				3						0						0	4829	20/0460/40 - COU of offices 3, 4 and 5 to flats.	19/05/2023
2353	Land rear of 1 and 2 Globe Court, Topsham	Y	Y	1	1					1						0						0	4830	19/1602/03 - Demolition of garage and outbuilding and erection of 1 home. Pre-commencement conditions discharged.	NA
2354	Store and premises, Sampsons Lane	Y	N	1		1				1						0						0	4831	20/0334/03 - Demolition of warehouse and storage building and erection of 1 dwelling. Conditions fully discharged.	29/05/2023
2355	The Meadows, Hollow Lane	N	Y	1	1					1						0						0	4832	20/0363/03 - New dwelling in garden. 21/0262/VOC permitted.	NA
2356	Fernleigh Nurseries, Ludwell Lane	Y	N	1	1					1						0						0	4833	20/0393/03 - Conversion of dwelling to 2 dwellings. Completed.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
2362	19 Barnfield Road	Y	N	1		1				1						0						0	4834	19/1768/03 - COU from dwelling to two flats. 21/0046/FUL - amended scheme.	26/02/2024
2363	2 Mount Pleasant Road	Y	N	1		1				1						0						0	4835	20/0555/03 - Subdivision of 3 flats to create 4 flats.	11/08/2023
2364	9A Cathedral Close	Y	N	1		1				1						0						0	4836	20/0502/03 - COU off offices to dwelling	24/06/2023
2367	35 Wonford Road	Y	N	1		1				1						0						0	4837	20/0640/03 - Conversion of outbuilding to dwelling	28/08/2023
2368	52 Church Road	Y	N	1		1				1						0						0	4838	20/0413/03 - Provision of additional flat within the roof space, plus 1st floor rear extension (2 existing flats, so would create a 3rd)	30/09/2023
2371	Land adjacent to 26 St Albans Close	Y	N	3		3				3						0						0	4841	20/0741/03 - 3 terraced houses	02/10/2023
2373	66 Whipton Village Road	Y	N	1		1				1						0						0	4842	20/0674/03 - Demolition of bungalow and redevelopment to provide 2 houses (1 net)	02/10/2023
2374	3 Hampton Buildings, Blackboy Road	Y	N	1		1				1						0						0	4843	20/0278/03 - Demolition and reconstruction of existing building and subdivision to provide 2 dwellings (1 net). 21/1198/DIS discharge of conditions application approved.	02/10/2023
2375	Isca Motors, Water Lane	Y	N	6		6				6						0						0	4849	19/0629/03 - Demolition of existing motor workshop and COU to provide a 3-storey residential building including three 2-bedroom and three 1-bedroom flats,	26/10/2023
2376	24 Haldon Road	Y	N	1	1					1						0						0	4850	20/1020/03 - creation of new flat in the basement. Completed.	NA
2377	St Andrews Yard, Willeys Avenue	Y	N	9		9				9						0						0	4859	19/1676/03 - Demolition of existing business and erection of 9 apartments.	
2378	25 East Wonford Hill	Y	N	1		1				1						0						0	4860	20/1335/PAN - COU from ground floor shop to dwelling.	27/11/2023
2379	St Leonards Church Hall, Roberts Road	Y	N	3		3				3						0						0	4863	20/1139/03 - Conversion into 3 dwellings.	01/12/2023
2380	2 Highfield, Clyst Road, Topsham	N	Y	1	1					1						0						0	4864	20/1404/03 - Detached dwelling. 20/1700/NMA permitted.	16/12/2023
2381	Land adj to 93 Salters Road	N	N	1		1				1						0						0	4865	20/0676/03 - 3 bed dwelling	23/12/2023
2382	Retreat Bungalow, Retreat Drive, Topsham	N	N	3		3				3						0						0	4868	20/1140/01 - 3 detached dwellings.	17/12/2025
2384	Globe Inn, 39 Clifton Road	Y	N	7		7				7						0						0	4875	20/0803/FUL - COU from PH to Children's Home. 3 self-contained units plus 7 communal bedrooms. 7/1.8 = 4. 3+4=7.	01/03/2024
2385	Flat 4, 3 Pinhoe Road	Y	N	2		2				2						0						0	4877	20/1344/FUL - Creation of 2 additional flats by subdivision of existing 1st floor flat and conversion of roof space.	29/01/2024
2386	Land off Woodwater Lane adjacent to Ludwell Rise	N	N	2		2				2						0						0	4879	20/1449/OUT - 2 dwellings	26/02/2026
2387	Great Western Railway Club, South Chaucer Grove	Y	N	7		7				7						0						0	4886	21/0088/FUL - Conversion of existing railway social club into 7 flats.	25/03/2024

Site Ref.	Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
2388	First Floor, 76 Fore Street, Topsham	Y	N	1		1				1						0						0	4887	20/1619/PDJ - conversion of part of office space to a single storey dwelling (1 bed studio flat).	31/03/2024
2389	Abbey Rooms, White Street, Topsham	Y	N	1		1				1						0						0	4888	20/1692/FUL - COU from gym/fitness studio to residential dwelling.	26/03/2024
2390	Land adjacent to 102 Main Road	N	N	1		1				1						0						0	4889	20/1446/FUL - construction of new dwelling.	02/07/2024
2391	12 Monmouth Street, Topsham	Y	N	1		1				1						0						0	4890	21/0147/FUL - detached house and garage.	25/05/2024
2392	Rydon House, 20C High Street, Topsham	Y	N	1		1				1						0						0	4891	21/0522/PDJ - COU from office for dwelling	25/05/2024
2393	228 High Street	Y	N	8		8				8						0						0	4899	20/0391/FUL - Alterations to ground, 1st and 2nd floors, addition of a 3rd floor to create 8 new apartments	08/06/2024
2394	109 Cowick Lane	Y	N	2		2				2						0						0	4901	21/9813/OUT - two semi-detached dwellings.	27/07/2026
2395	71 Holloway Street	Y	N	6		6				6						0						0	4907	20/1279/LBC - COU from hotel to 6 flats.	18/08/2024
2396	6 Charlotte Mews, Pavilion Place	Y	N	2		2				2						0						0	4909	21/0958/PDJ - COU from office to dwellings	12/08/2024
2397	23 High Street, Topsham	Y	N	1		1				1						0						0	4910	21/0273/FUL - COU from B&B to dwelling	09/07/2024
	TOTAL			4999	617	945	1054	628	330	3574	452	358	246	120	62	1240	50	50	50	17	0	167			

Appendix 2 – Windfalls

2016/17		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		508
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	47
	Lower RNSD, Topsham Road (Phase 2)	12
	Former University of Plymouth, Earl Richards Road	6
	Land off Hill Barton Road	36
	Seabrook Orchards (Formerly land to north of Topsham Road)	47
	Ibstock Brick, Harrington Lane	48
	Bishops Court Quarry, Apple Lane	38
	Land adjacent Beech Cottage, Old Rydon Lane	16
	Tithebarn Green at Monkerton	53
	Phase One, Land to the north, west and south of the Met Office, Hill Barton	50
	Land north east of Newcourt Drive	26
	Hill Barton Farm, 133 Hill Barton Road	18
Equals total net windfall completions		111
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	NA	0
Deduct completions on sites of 20+ homes (gross)	Acorn Centre, Market Street	20
	Darwin House, Southernhay Gardens	24
	Acorn Centre, Market Street	7
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		60
2017/18		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		473
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	34
	Seabrook Orchards	56
	Ibstock Brick, Harrington Lane	46

	Bishops Court Quarry	65
	Tithebarn Green at Monkerton	63
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	50
	Land off Exeter Road, Topsham	11
	Land to north, west and south east of The Paddocks, Harts Lane	54
	Land to west of Pilton Lane	7
	Land adjacent 157 Pennsylvania Road	1
Equals total net windfall completions		86
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	5 Clapperbrook Lane	2
	Nordine House, Barley Lane	1
	56 Beacon Lane	1
	406 Topsham Road	1
	1 Broadparks Close	1
	28 Argyll Road	1
Deduct completions on sites of 20+ homes (gross)	Land adj Rennes House, Vaughan Road	26
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		53
2018/19		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		621
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Rd	26
	Millbrook Village, Topsham Rd	24
	Seabrook Orchards (formerly land to north of Topsham Road)	48
	Bishops Court Quarry, Apple Lane	24
	Tithebarn Green at Monkerton	25
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	70
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	41
	Land off Exeter Road, Topsham	11
	Land to north, west and south east of The Paddocks, Harts Lane	46

	Land north of Wessex Close, Exeter Road, Topsham	16
	Brewers Court, Willeys Avenue	11
	Land to west of Pilton Lane	46
	Land north of Belmoor Lodge, Pilton Lane	3
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	19
	Land east of railway line between Apple Lane and A379, Apple Lane	14
	Land adjacent Pinhoe Hoard PH, Pinhoe Road	39
	St Loyes Foundation, Topsham Rd (Fairfield House)	7
	23 Cathedral Yard	7
	Land at St Thomas Court, Cowick Street	6
Equals total net windfall completions		138
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	2 Wilcocks Rd	1
	10 Honey Lane	1
	78 Topsham Road	1
	Lord Mamhead Homes, Matford Rd	1
	8 Hamlin Lane	1
	Webley House, 44 Larch Road	1
	4 Garden Close	1
	47 Winchester Avenue	1
	94 Latimer Road	1
	11 Church Hill, Pinhoe	1
	67 Whipton Lane	1
	Land at rear of 15 and 17 Southbrook Road	1
	38 Meadow Way	1
Deduct completions on sites of 20+ homes (gross)	59, 61, 63 & 65 Whipton Barton Road	18
	Arthur Roberts House, 121 Burnthouse Road	12
	Linacre House, Southernhay Gardens	28
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		67

2019/20		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		553
Minus total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46
	Tithebarn Green at Monkerton	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153
	Newport Caravan Park, Exeter Road	20
	Land known as Monkerton Farm	15
	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6
	Land at Home Farm, Church Hill (Phase 1)	26
	Land north, west and south east of the Paddocks, Harts Lane	69
	Land north of Wessex Close, Exeter Road, Topsham	2
	Land north of Belmoor Lodge, Pilton Lane	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33
	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14
	Land adjoining Omaha Drive & Blakeslee Drive	20
	Land at Hollow Lane	4
Equals total net windfall completions		94
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1
	6 Bowhay Lane	1
	32 Meadow Way	1
	Land adjacent Pocombe Grange House	3
	7 Newcourt Road, Topsham	1
Deduct completions on sites of 20+ homes (gross)	Newport Caravan Park, Exeter Road	21

Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		66
2020/21		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		348
Minus total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53
	Tithebarn Green at Monkerton	34
	Land at Sandrock, Gipsy Hill Lane	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4
	Land known as Monkerton Farm on western side of Cumberland Way	57
	Land N of College way and East of Cumberland Way	26
	Land at Home Farm, Church Hill - phase 1	4
	Land at Home Farm, Church Hill (Phase 2)	7
	Land off Exeter Road, Topsham	6
	Land to north, west and south east of The Paddocks, Harts Lane	5
	Land north of Wessex Close, Exeter Road, Topsham	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2
	Playing Field off Wear Barton Road	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21
	Beech Cottage, Old Rydon Close	1
Equals total net windfall completions		102
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	5 Tresillian Gardens, Topsham	1
	22 Lincoln Road	1
	54 Gloucester Road	1
	Land adjacent 4 Elm Grove Road	1

	Land associated with 4 Ferndale Road	2
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	22
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		74

Stage 3 - Calculate the average basic net windfall projection over the past 5 years		Completions
Years	2016/17	60
	2017/18	53
	2018/19	67
	2019/20	66
	2020/21	74
Average basic net windfall projection	Average	64

Stage 4 - Subtract projected windfall completions with consent/resolution to grant from the basic net windfall projection to give a final windfall allowance			
		Windfalls with consent / Res to approve at 1 April 2021	Final windfall allowance
	Average basic net windfall completions		
2021/22	64	93	0
2022/23	64	116	0
2023/24	64	261	0
2024/25	64	112	0
2025/26	64	50	14
2026/27	64	156	0
2027/28	64	100	0
2028/29	64	100	0
2029/30	64	15	49
2030/31	64	0	64

2031/32	64	0	64
2032/33	64	0	64
2033/34	64	0	64

Appendix 3 – Deliverable schemes of Purpose Built Student Accommodation

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
The King Billy and 26- 28 Longbrook Street	Y	N	34		34				34						0						0	34	17/0750/03, 20/1769/FUL - Demolition of King Billy PH to build mixed use scheme of ground floor commercial units with 108 bed space PBSA above (34 cluster flats).	17/06/2024

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
University of Exeter, Stocker Road	Y	Y	236	236					236						0						0	270	16/1232/01 - Outline for student accommodation. 18/1185/02 - 1,182 bedspaces arranged in 152 cluster flats. 76 cluster flats (591 bedspaces) completed in 2020/21 and the developer advises that the remaining 76 will be completed in 2021/22. Under PPG, 591 bedspaces equates to 236 dwellings for the purposes of the 5 YLS (236/2.5).	NA

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Land at Glenthorne Road	N	Y	188		188				188						0						0	458	17/1198/03 - Student accommodation. 26 studios plus 162 bedspaces in 6 cluster flats and 10 townhouses. Under PPG, 162 bedspaces equates to 65 dwellings for the purposes of the 5 YLS (162/2.5). Scheme is under construction and expected to complete in time for the 20222/23 academic year.	NA

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Land at Summerland Street (Phase 2, The Depot)	N	Y	53	53					53						0						0	511	18/1405/03 - Demolition of existing and redevelopment to provide student accommodation etc. 12 studio flats and 102 bedspaces in 9 cluster flats. Under PPG, 102 bedspaces equates to 41 dwellings (102/2.5) for the purposes of the 5 YLS. Completed.	NA
1 Mary Arches Street	Y	N	31	31					31						0						0	542	17/0922/03 - Demolition of existing and redevelopment to provide 31 studio scheme of PBSA. Completed.	NA

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
14-16 Mary Arches Street	Y	Y	3	3					3						0						0	545	18/0661/03 - Conversion of former Mulberry Suite at St Olaves Hotel to 7x cluster bedspaces (1 cluster flat). Under PPG, 7 bedspaces equates to 3 dwellings (7/2.5) for the purposes of the 5 YLS.	28/02/2022

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Beech Hill House, Walnut Gardens	Y	Y	82		82				82						0						0	627	19/0560/03 - Residential accommodation for students, 166 bedspaces. 26 studios and 140 beds in 19 cluster flats. Under PPG, 140 bedspaces equates to 56 dwellings (140/2.5) for the purposes of the 5 YLS. Scheme is under construction and due to complete in time for the 2022/23 academic year.	NA

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Sorry Head PH & 7-9 & 10 Blackboy Road	Y	Y	73		73				73						0						0	700	19/0733/03 - Retention of PH & demolition of vehicle servicing centre & redevelopment with ground floor retail & PBSA above (72 beds), wardens flat etc. Total of 3 cluster flats, 2 townhouses, 41 studios & 1 warden flat. Under PPG, 31 bed spaces in the cluster flats and townhouses equates to 12 dwellings (31/2.5) for the purposes of the 5 YLS. Scheme is under construction and due to complete in time for the 2022/23 academic yr.	NA

Address	Windfall	Under construction	Dwgs not completed 1 April 2021	2021/22	2022/23	2023/24	2024/25	2025/26	Yield yrs 1 - 5	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 6-10	2031/32	2032/33	2033/34	2034/35	2035/36	Yield yrs 11-15	Running total	Comments	Application expiry date
Basements of 5 (A and B) and 6 New Bridge Street	Y	N	9		9				9						0						0	709	18/1604/03 - COU of lower ground floors to create 9 studio flats to provide student accommodation or special needs housing. Discharge of conditions indicates an intention to implement.	21/07/2023

Clydesdale, Nash and Birks Grange Village Halls of Residence, University of Exeter	Y	N	0				490	490						0						0	1199	20/1684/OUT - Student accommodation and ancillary amenity facilities and external alts and refurb of Birks Grange Village Blocks A-E, associated infrastructure and demolition of existing buildings. 1,200-1,250 net gain in bedspaces, equating to an average of 490 units (1,225/2.5) in the current absence of details of cluster flats and studios. Resolution to approve granted by Committee subject to completion of S106 Agreement. University has confirmed its intention to complete by 2024/25.	TBC
Unit 6, The Depot, Bampfylde Street	N	Y	3	3				3						0						0	1202	21/0459/FUL - Conversion of ground floor unit 6 to PBSA. 3 studio flats.	NA
TOTAL (INCLUDING PBSA)			712	326	386	0	490	0	1202	0	0	0	0	0	0	0	0	0	0	0			

Appendix 4 – Windfalls including an allowance for schemes of purpose built student accommodation of less than 20 units

2016/17		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		802
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	47
	Lower RNSD, Topsham Road (Phase 2)	12
	Former University of Plymouth, Earl Richards Road	6
	Land off Hill Barton Road	36
	Seabrook Orchards (Formerly land to north of Topsham Road)	47
	Ibstock Brick, Harrington Lane	48
	Bishops Court Quarry, Apple Lane	38
	Land adj Beech Cottage, Old Rydon Lane	16
	Tithebarn Green at Monkerton	53
	Phase One, Land to the north, west and south of the Met Office, Hill Barton	50
	Land north east of Newcourt Drive	26
	Hill Barton Farm, 133 Hill Barton Road	18
	Kingfisher House/Stag House, Western Way* (203 studios)	203
	Exeter Cricket Club, County Ground* (44 studios, 115 bedspaces in cluster flats)	90
Equals total net windfall completions		112
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	NA	0
Deduct completions on sites of 20+ homes (gross)	Acorn Centre, Market Street	20
	Darwin House, Southernhay Gardens	24
	Acorn Centre, Market Street	7
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		61
2017/18		

Stage 1 - Identify total net windfall completions		Completions
Total net completions		720
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	34
	Seabrook Orchards	56
	Ibstock Brick, Harrington Lane	46
	Bishops Court Quarry	65
	Tithebarn Green at Monkerton	63
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	50
	Land off Exeter Road, Topsham	11
	Land to north, west and south east of The Paddocks, Harts Lane	54
	Land to west of Pilton Lane	7
	Land adjacent 157 Pennsylvania Road	1
	9 Verney Street* (28 studios)	28
	Eagle Yard, Tudor Street* (27 studios)	27
Equals total net windfall completions		278
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	5 Clapperbrook Lane	2
	Nordine House, Barley Lane	1
	56 Beacon Lane	1
	406 Topsham Road	1
	1 Broadparks Close	1
	28 Argyll Road	1
Deduct completions on sites of 20+ homes (gross)	Land adjacent Rennes House, Vaughan Road	26
	Rougemont Telephone Exchange, Queen Street* (137 studios)	137
	Clifton Place, Bonhay Road* (138 bedspaces in cluster flats)	55
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		53
2018/19		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		877
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Rd	26

	Millbrook Village, Topsham Rd	24
	Seabrook Orchards (formerly land to north of Topsham Road)	48
	Bishops Court Quarry, Apple Lane	24
	Tithebarn Green at Monkerton	25
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	70
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	41
	Land off Exeter Road, Topsham	11
	Land to north, west and south east of The Paddocks, Harts Lane	46
	Land north of Wessex Close, Exeter Road, Topsham	16
	Brewers Court, Willeys Avenue	11
	Land to west of Pilton Lane	46
	Land north of Belmoor Lodge, Pilton Lane	3
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	19
	Land east of railway line between Apple Lane and A379, Apple Lane	14
	Land adjacent Pinhoe Hoard PH, Pinhoe Road	39
	St Loyes Foundation, Topsham Rd (Fairfield House)	7
	23 Cathedral Yard	7
	Land at St Thomas Court, Cowick Street	6
	British Heart Foundation, 1 Cheeke Street* (87 studios and 63 bedspaces in cluster flats)	112
Equals total net windfall completions		282
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	2 Wilcocks Rd	1
	10 Honey Lane	1
	78 Topsham Road	1
	Lord Mamhead Homes, Matford Rd	1
	8 Hamlin Lane	1
	Webley House, 44 Larch Road	1
	4 Garden Close	1

	47 Winchester Avenue	1
	94 Latimer Road	1
	11 Church Hill, Pinhoe	1
	67 Whipton Lane	1
	Land at rear of 15 and 17 Southbrook Road	1
	38 Meadow Way	1
Deduct completions on sites of 20+ homes (gross)	59, 61, 63 & 65 Whipton Barton Road	18
	Arthur Roberts House, 121 Burnthouse Road	12
	Linacre House, Southernhay Gardens	28
	Radmore & Tucker, Frog Street* (98 studios)	98
	79 Heavitree Road* (28 studios and 45 bedspaces in cluster flats).	46
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		67
2019/20		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		1,169
Minus total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46
	Tithebarn Green at Monkerton	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153
	Newport Caravan Park, Exeter Road	20
	Land known as Monkerton Farm	15
	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6
	Land at Home Farm, Church Hill (Phase 1)	26
	Land north, west and south east of the Paddocks, Harts Lane	69
	Land north of Wessex Close, Exeter Road, Topsham	2
	Land north of Belmoor Lodge, Pilton Lane	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33

	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14
	Land adjoining Omaha Drive & Blakeslee Drive	20
	Land at Hollow Lane	4
	St James Park, Stadium Way* (128 studios and 190 bedspaces in cluster flats)	204
	31-35 Old Tiverton Road* (9 studios)	9
Equals total net windfall completions		497
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1
	6 Bowhay Lane	1
	32 Meadow Way	1
	Land adjacent Pocombe Grange House	3
	7 Newcourt Road, Topsham	1
Deduct completions on sites of 20+ homes (gross)	Newport Caravan Park, Exeter Road	21
	Renslade House (podia and tower), Bonhay Road* (265 studios)	265
	23-26 Mary Arches Street & Quintana Gate, Bartholemew Street West* (121 studios and 6 bedspaces in cluster flats)	123
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		81
2020/21		
Stage 1 - Identify total net windfall completions		Completions
Total net completions		1,038
Minus total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53
	Tithebarn Green at Monkerton	34
	Land at Sandrock, Gipsy Hill Lane	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4
	Land known as Monkerton Farm on western side of Cumberland Way	57
	Land N of College way and East of Cumberland Way	26

	Land at Home Farm, Church Hill - phase 1	4
	Land at Home Farm, Church Hill (Phase 2)	7
	Land off Exeter Road, Topsham	6
	Land to north, west and south east of The Paddocks, Harts Lane	5
	Land north of Wessex Close, Exeter Road, Topsham	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2
	Playing Field off Wear Barton Road	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21
	Beech Cottage, Old Rydon Close	1
	Stagecoach Devon Ltd, Belgrave Road, Phase 1* (65 studios and 534 bedspaces in cluster flats)	279
	Equals total net windfall completions	513
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)		
Deduct completions on garden sites	5 Tresillian Gardens, Topsham	1
	22 Lincoln Road	1
	54 Gloucester Road	1
	Land adjacent 4 Elm Grove Road	1
	Land associated with 4 Ferndale Road	2
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	22
	74 Paris Street* (4 studios and 103 bedspaces in cluster flats)	45
	University of Exeter, Stocker Road* (591 bedspaces in cluster flats)	236
	Moberley House Halls of Residence, Lower Argyll Road* (net gain of 112 bedspaces in cluster flats)	45
	Spreytonway, St Germans Road* (131 bedspaces in cluster flats, less one existing dwelling)	51
	City Arcade, Fore Street* (64 bedspaces in cluster flats)	26
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		82

Stage 3 - Calculate the average basic net windfall projection over the past 5 years		Completions
Years	2016/17	61
	2017/18	53
	2018/19	67
	2019/20	81
	2020/21	82
Average basic net windfall projection	Average	69

Stage 4 - Subtract projected windfall completions with consent/resolution to grant from the basic net windfall projection to give a final windfall allowance			
	Average basic net windfall projection	Projected windfall completions	Final windfall allowance
2021/22	69	363	0
2022/23	69	314	0
2023/24	69	261	0
2024/25	69	602	0
2025/26	69	50	19
2026/27	69	156	0
2027/28	69	100	0
2028/29	69	100	0
2029/30	69	15	54
2030/31	69	0	69
2031/32	69	0	69
2032/33	69	0	69
2033/34	69	0	69