Exeter City Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013

APPENDIX 4

SCHEDULES & TRAJECTORY

Schedule 1: Sites with planning permission for housing at 1January 2013

A	B	C	D		E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
						Five Year Supply																			
Site Ref.	HPPC Ref.	Address	Units under construction?	Dwgs with permission not yet completed (at 1 Apr 2012)	Predicted completions 2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Yield yrs 1 - 5	2018/19	2019/20	2020/21	2021/22	2022/23	Yield yrs 6-10	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 11-14	Running total	Comments
1000	12	Land off Highcroft	Y	6	6						0						0						0	0	Part of larger scheme that has been completed.
1003	249a	Plot F, Cleve House, Exwick Lane	N	2	2						0						0						0	0	Detailed permission. SHLAA market conditions model.
1006	262	Former Royal Naval Stores Depot, Topsham Rd	Y	5	5						0						0						0	0	Site visit indicates faster completion rate than SHLAA model.
1007	264	162-163 Fore St	Y	8		1	1	1	5		8						0						0	8	Detailed permission. Owner advises 3 flats will be built over next 3 years.
1013	280	Locks, Ladysmith Rd	N	5			5				5						0						0	13	Permission has been partly implemented. Site is currently for sale. DM advice is that rest is likely to be completed.
1014	1971	Former Texaco/Gaytons Service Station, Western Way	Y	9	9						0						0						0	13	
1015	284	Land adj to 18 & including 29 Lower North St	Y	129	129						0						0						0	13	Student flats.
1017	289	Episcopal Building & York Wing, Dinham Rd	Y	24	24						0						0						0	13	
1024	300	33-35 Culverland Rd	N	12		12					12						0						0	25	Site cleared. SHLAA market conditions model.

1027 A	307a	St Loyes Foundation, Topsham Rd	Y	135		12	25	25	25	25	112	26					26						0	163	Reserved Matters approved & site works underway.
1027 B	307b	Millbrook Village, Topsham Rd	Y	58		12	25	21			58						0						0	221	Reserved matters approved and site works underway.
1028	308a	Lower RNSD site, Topsham Rd	Y	289		12	25	25	25	25	112	50	50	50	27		177						0	510	Reserved matters approved.
1029	308b	Langdon site, Old Rydon Lane	N	47			12	25	10		47						0						0	557	Outline permission granted & S106 signed in 2010. Year of 1st completions is deferred by 2yrs reflecting need to obtain RM approval & undertake site works.
1030	308c	ORLN, Old Rydon Lane	N	233		50	50	50	50	33	233						0						0	790	Reserved matters approved. Build rate based on developer advice.
1032	311S	Former University of Plymouth, Earl Richards Rd	N	39		12	25	2			39						0						0	829	Reserved matters approved subject to S106 Agreement
1034	1375	5 Tresillian Gardens, Topsham	N	2		2					2						0						0	831	Detailed permission. SHLAA market conditions model.
1035	1461	Tip Top, 10 East Wonford Hill	N	1		1					1						0						0	832	
1037	1565	14 Exe Street	N	6		6					6						0						0	838	
1040	1611	Land adj to Strathcairn, Sylvan Rd	Y	1				1			1						0						0	839	Foundations covered.
1041	1619	169 Honiton Rd	N	1		1					1						0						0	840	Detailed permission. SHLAA market conditions model.
1042	1621	90 South St	N	2		2					2						0						0	842	Detailed permission. SHLAA market conditions model.
1044	1647	Land at Sivell Place	Y	4	3	1					1						0						0	843	
1046	1675	Plot 2, Higher Field, Lodge Hill	Y	1	1						0						0						0	843	
1048	1699	1 Uplands Drive	Y	1	1						0						0						0	843	
1055	1758	United Reform Church, Church Rd	Y	3			3				3						0						0	846	Work currently stopped.
1056	1770	19/20 Friernhay St	N	1		1					1						0						0	847	Detailed persmission. SHLAA market conditions model.

1061	1824	Land adj 113 St Katherine's Rd	N	1		1					1						0						0	848	
1064	1834	1-2 High St, Topsham	N	3		3					3						0						0	851	Detailed permission. SHLAA market conditions model.
1065	1842	Land at r/o 1 & 2 Globe Court, Topsham	N	1		1					1						0						0	852	
1066	1844	Greenacre, Denver Rd, Topsham	N	1		1					1						0						0	853	Detailed permission. SHLAA market conditions model.
1067	1850	Land adj 5 Harrington Lane	N	1		1					1						0						0	854	Detailed permission. SHLAA market conditions model.
1072	1876	Darley Dale, Alphington St	Y	3	3						0						0						0	854	
1074	1878	Land adj Peterhayes	N	5		5					5						0						0	859	Detailed permission. SHLAA market conditions model.
1075	1881	Land adj to Quarrylands, Little Johns Cross Hill	N	1		1					1						0						0	860	Detailed permission. SHLAA market conditions model.
1078	1891	98 Honiton Rd	N	7		7					7						0						0	867	Detailed permission. SHLAA market conditions model.
1082	332	Former Speedway Garage, 63 Cowick St	N	11			11				11						0						0	878	Pushed back a year as site is currently for sale.
1090	1906	68 Bovemoors Lane	N	7		7					7						0						0	885	Detailed permission. SHLAA market conditions model.
1092	1911	47 Wonford St	Y	1	1						0						0						0	885	Detailed permission. SHLAA market conditions model.
1098	1919	Land to r/0 53 Cowick St	N	1		1					1						0						0	886	Detailed permission. SHLAA market conditions model.
1101	1922	44 Wentworth Gardens	N	1	1						0						0						0	886	Detailed permission. SHLAA market conditions model.
1108	1929	R/o 26-36 Leypark Rd	N	9		9					9						0						0	895	Detailed permission. SHLAA market conditions model.
1111	1933	20 Hanover Rd	N	1		1					1						0						0	896	Detailed permission. SHLAA market conditions model.
1115	1937	Rollestone House, Pennsylvania Rd	N	1		1					1						0						0	897	
1118	1940	13 Lyndhurst Rd	Y	4	4						0						0						0	897	

1120	337	91, 93, 95 & 97 Wonford St	N	9		9					9						0						0	906	Detailed permission. SHLAA market conditions model.
1123	1944	43 East Ave	Y	1	1						0						0						0	906	Detailed permission. SHLAA market conditions model.
1125	1946	Treburtha, Woodwater Lane	N	2		2					2						0						0	908	Detailed permission. SHLAA market conditions model.
1126	1973	Store at end of Spinning Path, Blackboy Rd	N	1		1					1						0						0	909	Detailed permission. SHLAA market conditions model.
1127	1600	Land to south of 57 Union Rd	Y	1	1						0						0						0	909	
1129	1947	Branscombe House, 17 York Rd	Y	6	6						0						0						0	909	
1131	1974	2 Wilcocks Rd	N	1		1					1						0						0	910	Detailed permission. SHLAA market conditions model.
1133	1949	1 Brewery Lane, North St	N	2		2					2						0						0	912	Detailed permission. SHLAA market conditions model.
1137	322	Whipton Methodist Church, Brookway	N	13		12	1				13						0						0	925	Detailed permission. SHLAA market conditions model.
1139	1951	Former St Loyes PH, 12-14 Salters Rd	Y	6	6						0						0						0	925	Detailed permission. SHLAA market conditions model.
1140	1952	12 Baring Crescent	Y	1	1						0						0						0	925	
1141	1955	28 Barnfield Rd	Y	6	1	5					5						0						0	930	
1142	1953	14 Castle St	N	1						1	1						0						0	931	Current shop on a 10 year lease.
1145	317	Land adj Rennes House, Vaughan Rd	N	21					12	9	21						0						0	952	Likely to be implmented towards end of 5 year period.
1151	283	58 Main Rd, Pinhoe	N	1						1	1						0						0	953	Outline permission renewed in 2010. SHLAA market conditions model.
1152	319	Foxhayes Garage, 125 Exwick Rd	N	11		11					11						0						0	964	Detailed permission. SHLAA market conditions model.
1153	1963	29 Norwich Rd	N	1		1					1						0						0	965	Detailed permission. SHLAA market conditions model.
1154	1959	Land adj 30 Bridge Rd	N	1		1					1						0						0	966	Detailed permission. SHLAA market conditions model.

1155	1960	Former Artful Dodger, Red Cow Village	Y	5		5					5						0						0	971	Flats under construction, but unlikely to be completed until next year.
1158	316	Land west of 48-68 Newport Road	N	10		10					10						0						0	981	Detailed permission. SHLAA market conditions model.
1160		Apollo Industries/Works, Looe Rd	Y	15	15						0						0						0	981	
1162	1972	Orchard House, Deepdene Park	N	3		3					3						0						0	984	Detailed permission. SHLAA market conditions model.
1164	318	Halford Wing, Dean Clarke House, Southernhay East	Y	40		12	28				40						0						0	1024	S106 signed. Under construction. Student flats so likely to be completed by Autumn 2014.
1168	1964	Former Tennis Courts, Bishop Blackall Annexe, Thornton Hill	Y	9		9					9						0						0	1033	Scheme comprises self-contained student flats. Likely to be completed by Autumn 2013.
1173	2002	1 Tresillian Gardens, Topsham	Y	1	1						0						0						0	1033	Detailed permission. SHLAA market conditions model.
1177	1968	Victoria Inn, 36 Victoria St	N	1		1					1						0						0	1034	Detailed permission. SHLAA market conditions model.
1178	1969	R/o 33-35 Southbrook Road	Y	1	1						0						0						0	1034	Detailed permission. SHLAA market conditions model.
1179	2015	69-73 Sidwell St	Y	9		9					9						0						0	1043	Self contained student flats.
1180	1992	4 Spicer Road	N	4		4					4						0						0	1047	Detailed permission. SHLAA market conditions model.
1181	325	Townsend Printers, Western Way	Y	131		131					131						0						0	1178	Student flats and studios, planned for completion by Autumn 2013.
1182	1980	10 Honey Lane	N	2		2					2						0						0	1180	Detailed permission. SHLAA market conditions model.
1183	1694	Dinham House, Dinham Rd	Y	1	1						0						0						0	1180	
1184	1695	School House, Dinham Rd	Y	1	1						0						0						0	1180	
1187	1981	74 Queen St	Y	2		2					2						0						0	1182	Student flats

1188	328	Land at Pinhoe Quarry, Harrington Lane	N	380					56	56	112	56	56	56	56	44	268						0	1562	Outline permission granted and section 106 agreement signed January 2012. Build rate & timing advised by developer.
1189	1991	38 Blackboy Rd	N	3		3					3						0						0	1565	Detailed permission. SHLAA market conditions model.
1191	326	Land off Hill Barton Road	N	133		12	25	25	25	25	112	21					21						0	1698	Reserved matters approved. SHLAA market conditions model. Was site 45 in 'sites without planning permission.'
1193	295	8 & 10 Church Rd, Alphington	N	12		12					12						0						0	1710	Was site 17 without planning permission. Detailed permission. SHLAA market conditions model.
1194	321	68A Shakespeare Road	Y	25		25					25						0						0	1735	Under construction and likely to complete next year.
1195	1965	Higher Duryard House, Higher Duryard	N	1		1					1						0						0	1736	Detailed permission. SHLAA market conditions model.
1196	1871	40 Magdalen Road	N	1		1					1						0						0	1737	Detailed permission. SHLAA market conditions model.
1199	307c	St Loyes Foundation, Topsham Rd	N	50			12	25	13		50						0						0	1787	Outline Permission includes 50 Extra Care homes which are subject to reserved matters. Site cleared.
1200	1985	Pines, Little Johns Cross Hill	Y	1	1						0						0						0	1787	Detailed permission. SHLAA market conditions model.
1201	1986	1 Baring Crescent	Y	1	1						0						0						0	1787	
1202	1987	14 Salutary Mount	Y	1	1						0						0						0	1787	
1203	1999	Westwood House, 132 Beacon Lane	N	6		6					6						0						0	1793	Detailed permission. SHLAA market conditions model.
1204	1988	Kilmorie Hall, Pennsylvania Road	Y	6	6						0						0						0	1793	
1205	1989	Old Bakery Studios, Spicer Road	Y	1	1						0						0						0	1793	Detailed permission. SHLAA market conditions model.
1206	1990	Land to west of 29, Holland Road	Y	2	2						0						0						0	1793	
1207	1993	Raleigh Hall, Fore Street, Topsham	Y	1	1						0						0						0	1793	

1208	329	Portland House, Longbrook Street	N	153							0						0						0	1793	Student scheme. Unviable so will not be implemented.
1209	1994	Elmside House	Y	2	2						0						0						0	1793	
1210	327	Open Space, Bennett Square	N	8		8					8						0						0	1801	Detailed permission. SHLAA market conditions model.
1211	330S	Kingfisher House, Western Way	N	69							0						0						0	1801	Student scheme. Unviable so will not be implemented.
1213	1996	Land to east of 16 The Fairway	N	3		3					3						0						0	1804	Detailed permission. SHLAA market conditions model.
1214	1877	3 Ruby Court, Wonford Street	Y	1	1						0						0						0	1804	
1215	1997	Flat 8, 37 New Bridge Street	N	-1		-1					-1						0						0	1803	Detailed permission. Loss of dwelling.
1216	1998	Rollestone Farm, Pennsylvania Road	N	1		1					1						0						0	1804	Detailed permission. SHLAA market conditions model.
1218	334	Ibstock Brick, Harrington Lane	N	233		50	50	50	50	33	233						0						0	2037	Detailed permission. Build rate advised by developer.
1219	335	Dean Clark House	Y	24		24					24						0						0	2061	Detailed permission. Under construction. Build rate advised by developer.
1221	331S	Former Guide Dogs for the Blind Kennels, Exwick Lane	N	10							0						0						0	2061	Was site 4 without planning permission. Has subsequent permission for non-resi use, hence not counted.
1222	333S	Seabrook Orchards (formerly land to north of Topsham Road)	N	700			12	50	50	50	162	100	100	100	100	100	500	38					38	2761	Was site 63 without planning permission. Permitted subject to 106 Agreement being signed.
1224	2001	Land adjoining Bate Close, Alphington	N	3		3					3						0						0	2764	Detailed permission. SHLAA market conditions model.
1225	2003	17 Cambridge Street	N	1		1					1						0						0	2765	Detailed permission. SHLAA market conditions model.
1226	2004	12 Queens Terrace	N	1		1					1						0						0	2766	Detailed permission. SHLAA market conditions model.
1227	2005	5 Bystock Terrace	N	1		1					1						0						0	2767	Detailed permission. SHLAA market conditions model.
1228	2006	3 Well Street	N	2		2					2						0						0	2769	Detailed permission. SHLAA market conditions model.

1230	2008	Old Tax Office, Countess Wear Road	N	3	3						0						0					0	2769	Detailed permission. SHLAA market conditions model.
1231	2009	298 Topsham Road	N	1	1						0						0					0	2769	Detailed permission. SHLAA market conditions model.
1232	2010	16 Lower Hill Barton Road	N	1	1						0						0					0	2769	Detailed permission. SHLAA market conditions model.
1234	2012	The Bungalow, Old Rydon Lane	N	1	1						0						0					0	2769	Detailed permission. SHLAA market conditions model.
1235	2013	Land adjacent to 11, Lyncombe Close	N	2		2					2						0					0	2771	Detailed permission. SHLAA market conditions model.
1236	2014	1 Deanery Place	N	1	1						0						0					0	2771	Detailed permission. SHLAA market conditions model.
1237	2016	68 Sidwell Street	N	-1		-1					-1						0					0	2770	Detailed permission. SHLAA market conditions model.
1238	2017	51 Union Rd	N	1		1					1						0					0	2771	
1239	308d	Land n of 483-541 & Seabrook Mews, Topsham Rd	N	110		12	25	25	25	23	110						0					0	2881	Reserved Matters approved and S106 signed.
1240	2018	30-32 Heavitree Rd	N	1		1					1						0					0	2882	Detailed permission. SHLAA market conditions model.
1241	2019	Old Stables, Balls Farm Rd	N	1	1						0						0					0	2882	Detailed permission. SHLAA market conditions model.
1242	2020	1 Baring Crescent	N	1		1					1						0					0	2883	In addition to site 1286. Detailed permission. SHLAA market conditions model.
1243	2021	Magdalen House, 54/56 Magdalen Rd	N	5		5					5						0					0	2888	Detailed permission. SHLAA market conditions model.
1244	2022	8 & 8b Okehapmton Place	N	4		4					4						0					0	2892	Detailed permission. SHLAA market conditions model.
1245	2023	Brooklea, Vennybridge	N	1		1					1						0					0	2893	Detailed permission. SHLAA market conditions model.
1246	2024	1 Wentworth Gardens	N	1		1					1						0					0	2894	Detailed permission. SHLAA market conditions model.
1247	2025	46-47 Cowick St	N	-1		-1					-1						0					0	2893	Detailed permission. Loss of 1 dwelling. SHLAA market conditions model.
1248	2026	Magnolia House & Acacia House	N	3		3					3						0					0	2896	

1249	2027	Pilton House, Pilton Lane	N	2		2					2						0						0	2898	
1250	2028	15 Regents Park	N	3		3					3						0						0	2901	
1251	2029	11 Elm Grove Road	N	1	1						0						0						0	2901	
1252	2030	140 Pinhoe Road	N	-1		-1					-1						0						0	2900	
1253	2031	Fairfield Road	Y	1	1						0						0						0	2900	
1254	2032	13 Park Lane	N	1		1					1						0						0	2901	
1255	2033	9 Badon Close	N	1		1					1						0						0	2902	
1256	2034	5-6 Well Street	N	2		2					2						0						0	2904	
1257	340S	Bishops Court Quarry, Apple Lane	N	190		12	62	62	54		190						0						0	3094	Detailed permission subject to signing S106 Agt. Build rate as advised by developer.
1258	339S	Former Exeter & Middlemoor Service Station, Rydon Lane	N	14		14					14						0						0	3108	Was Site 54 without planning permission. Detailed permission subject to signing S106 Agt.
1259	341S	Land adj Beech Cottage, Old Rydon Lane	N	16		16					16						0						0	3124	Was Site 59 without planning permission. Detailed permission subject to signing S106 Agt.
1260	342S	Mount Wear House	N	11		11					11						0						0	3135	Detailed permission subject to signing S106 Agt.
1261	343S	Tithebarn Green at Monkerton	N	350			12	50	50	50	162	50	50	50	38		188						0	3485	Was Sites 35 and 37a without planning permission. Outline permission subject to signing S106 Agt. The consent is for a cross-boundary scheme of 930 dwellings., hence the higher build rate, as per the SHLAA methodology.
1262	344S	Land at Sandrock, Gipsy Hill Lane	N	62			12	25	25		62						0						0	3547	Was Site 37b without planning permission. Outline permission subject to signing S106 Agt.
1263	2035	23 Peterborough Rd	N	1		1					1						0						0	3548	
1264	2036	3 Queens Terrace	N	1		1					1						0						0	3549	
1265	2037	26 Monmouth Hill, Topsham	N	1		1					1						0						0	3550	
1266	2038	105 Ladysmith Road	N	1		1					1						0						0	3551	

1267	2039	8 Okehampton Place	N	1		1					1						0						0	3552
1268	2040	52 Northernhay Street	N	2		2					2						0						0	3554
1269	2041	Iddisleigh House, 97 Heavitree Rd	N	1		1					1						0						0	3555
		TOTAL		4034	250	648	421	462	475	331	2337	303	256	256	221	144	1180	38	0	0	0	0	38	3555

Schedule 2 - Sites without planning permission for housing at 1 January 2013

Site Ref.	Address	Gross site area (ha)	Min yield	Max yield	Mid yield	Suitable	Available	Achievable	Five Year Supply					Yield yrs 1 - 5						Yield yrs 6-10						Yield yrs 11-15	Running total	Cons-traints to develop-ment
									2013/14	2014/15	2015/16	2016/17	2017/18		2018/19	2019/20	2020/21	2021/22	2022/23		2023/24	2024/25	2025/26	2026/27	2027/28			
1	Land south of Exwick Barton Cottages, St Andrews Rd	0.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Land off St Andrews Rd	0.4	13	13	13	✓	✓	✓	A	12	1			13						0						0	13	
3	Exwick Middle School, Higher Exwick Hill	1.2	30	40	35	✓	✓	✓	A		12	23		35						0						0	48	
4	Guide Dogs for the Blind Kennels, Exwick Hill	0.6	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	
5	Foxhayes First School, Gloucester Rd	0.8	10	15	13	✓	✓	✓	A	12	1			13						0						0	61	
6	Land at Stoke Road	8.3	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	
7	Land adj Exeter St Davids Station, Bonhay Rd/Cowley Bridge Rd	1.8	24	47	36	✓	✓	✓	A					0						0	25	11	0	0	0	36	97	
8	Harepath, Streatham Rise	0.6	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	
9	Nos. 36-38 Well St	0.1	4	5	5	✓	✓	✓	A	5				5						0						0	102	
10	Land off Tedburn Rd	0.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Land off Hambeer Lane	8.8	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Garages & land, Taunton Close	0.1	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

13	Oaklands Riding School & The Rosary, Balls Farm Rd	2.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Nos 8 & 10 Church Rd, Alphington	0.1	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Land bounded by Sidwell St, Paris St, Belgrave Rd & Summerland St	4	100	100	100	✓	✓	✓					A	0						0	12	50	38			100	100
16	Exeter Royal Academy for Deaf Education, Topsham Rd	4.4	135	162	149	✓	✓	✓	A					0	25	50	50	24		149						0	249
17	Isca House, Haven Banks	4.1	200	225	213	✓	✓	✓	A					0						0	12	50	50	50	50	212	461
18a	Land west of Shillingford Rd	0.4	6	9	8	✓	✓	✓	A	8				8						0						0	469
18b	Land east of Shillingford Rd	2.2	54	74	64	✓	✓	✓	A		12	25	25	62	2					2						0	533
18c	Land between Chudleigh Rd & Dawlish Rd	8.1	237	314	276	✓	✓	✓	A		12	25	25	62	50	50	50	50	14	214						0	809
19	Land north of Markham Lane	1.9	66	89	78	✓	✓	✓			A			0						0	12	50	16			78	887
20	Land west of Chudleigh Rd	1.7	43	55	49	✓	✓	✓	A		12	25	12	49						0						0	936
21	Land at Stoke Hill	9.7	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	936
22	Land off Merlin Crescent	0.2	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	936
23	Exmouth Junction, Prince Charles Rd	6.1	104	147	118	✓	✓	✓	A		58	25	25	108	10					10						0	1054
24	Land adj Bennett Square	0.1	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
25	Nos 35-39 Summer Lane	0.4	0	0	0	✓	✓	×	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
26	Land at Brook Close	0.2	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
27	Council Yard, Leypark Rd	0.2	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
28	Nos 102-108 Leypark Rd	0.1	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054

29	Land off Cheynegate Lane	1.6	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
30	Ibstock Brick, Harrington Lane	9.5	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
31	Oakfields, Church Hill	1.7	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
32	Estuary View, Church Hill	1.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
33	Land adj 3 Pinn Lane	0.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1054
34	Land south of the Pinn Brook, Tithebarn Lane	1.2	13	17	15	✓	✓	✓	A		15			15						0						0	0	1069
35	Land north & south of Tithebarn Lane	11	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	1069
36	Land n & s of Tithebarn Lane	0.3	7	9	8	✓	✓	✓			A			0	8					8						0	1077
37a	Land east of Pinn Lane	0.9	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1077
37b	Sandrock Nursery, Pinn Lane	1.8	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1077
38	Land south of Gipsy Hill Lane	0.5	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1077
39	Land at Monkerton	17	400	744	572	✓	✓	✓	A		48	100	100	248	100	100	100	24		324						0	1649
40	Land north & south of Harts Lane	4	105	105	105	✓	✓	✓	A		12	25	25	62	43					43						0	1754
41	Land west of Pilton Lane	2.3	36	36	36	✓	✓	✓	A		12	24		36						0						0	1790
42	Land adj Higher Furlong, Hollow Lane	1.3	47	55	51	✓	✓	✓			A		12	12	39					39						0	1841
43	Hessary, Hollow Lane	1.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1841
44	Land at Hill Barton Farm	19	750	750	750	✓	✓	✓	12	50	50	50	50	212	100	100	100	88	50	438	50	50				100	2591
45	Land east of Hill Barton Rd	5	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2591
46	Hill Barton Farm, Hill Barton Rd	0.3	7	7	7	✓	✓	✓	A					0	7					7						0	2598
47	Land north of Honiton Rd	4	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598

48	HMS Pellew, Dryden Rd	0.9	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598
49	Council Yard & Clinic, Shakespeare Rd	0.4	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598
50	St Loyes College, Topsham Rd	7.7	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598
51	Land at Aspen Close	0.8	1	2	2	✓	✓	×	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598
52	Ludwell Gardens, Ludwell Lane	3.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2598
53	Land north of west of England School, Topsham Rd	7.2	80	100	90	✓	✓	✓	A					0	25	50	15			90						0		2688
54	Land adj Exeter Arms Hotel, Rydon Lane	0.2	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2688
55	Car park north of Digby Drive	1.5	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2688
56	Bishop Court Sand Quarry, Sidmouth Rd	8.4	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2688
57	Land south of Russell Way	0.9	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2688
58	Land south of the A379	5.6	269	269	269	✓	✓	✓	A					0	12	50	50	50	50	212	50	7				57		2957
59	Land at Beech Cottage, Old Rydon Lane	0.7	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2957
60	Land east of the railway, Old Rydon Lane	12	405	495	450	✓	✓	✓	A					0						0	12	50	50	50	50	212		3169
61	Land south of Old Rydon Lane	2.1	32	32	32	✓	✓	✓	A		12	20		32						0						0		3201
62	Exeter Golf & Country Club Practice Ground, Topsham Rd	4.9	130	160	145	✓	✓	✓	A		12	25	25	62	50	33				83						0		3346
63	Land north of Topsham Rd	31	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3346
64	Playing Field south of Wear Barton Rd	4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3346
65	Garages & land off Newport Rd	0.5	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3346

66a	Land west of the M5, Topsham Rd	0.7	9	9	9	✓	✓	✓		A	9			9						0						0	3355
66b	Land east of the M5, Exeter Rd, Topsham	0.8	20	20	20	✓	✓	✓	A		12	8		20						0						0	3375
67	Yeomans Gardens, Newcourt Road, Topsham	0.7	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
68	Land north of Newcourt Rd, Topsham	1.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
69	Land north of Exeter Rd, Topsham	3.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
70	Mays Field, Topsham	4.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
71	Attwells Farm, Exwick Lane	2.8	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
72	Land off Little Johns Cross Hill Lane	0.8	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
73	17-19 Water Lane	0.1	0	0	0	✓	✓	×	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
74	Land west of Salmonpool Bridge	8.3	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
75	Land east of Salmonpool Bridge	2.8	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
76	Marypole Head, Pennsylvania Rd	0.2	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
77	Pinhoe Quarry, Harrington Lane	12	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
78	Land adj 2 Hill Cottages, Church Hill	0.2	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
79	23 Causey Lane	0.2	0	0	0	✓	✓	×	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
80	Bayonne, Pinhoe Rd	0.1	0	0	0	✓	✓	×	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
81	Vines, Gipsy Lane	0.8	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
82	Clystview, Hollow Lane	0.4	0	0	0	✓	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3375
83	Land east of Newcourt House, Old Rydon Lane	0.3	14	14	14	✓	✓	✓	A	12	2			14						0						0	3389
84	Land north of Wessex Close,	0.6	8	8	8	✓	✓	✓	A	8				8						0						0	3397

	Topsham																											
85	Five Acres, Exeter Rd, Topsham	4.6	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3397
86	Land south of Rushmore Nursery, Newcourt Rd, Topsham	1.5	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3397
87	Land opposite Riversmeet House, Riversmeet, Topsham	2.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3397
88	Land adjoining 6 Exe View Cottages	0.3	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	3397
89	Land off Liffey Rise	0.6	10	15	13	✓	✓	✓		A	12	1		13						0						0	0	3410
90	Land adjoining Exwick Lane	2.5	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3410
91	Barley Wood, Barley Lane	18	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3410
92	Land west of Barley Lane	5.6	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3410
93	Land south of Perridge Close	7.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3410
94	Land at Exeter Cricket Ground, Prince of Wales Rd	0.2	10	12	11	✓	✓	✓	A	11				11						0						0	0	3421
95	Land adjoining Exeter Mobility Centre	0.2	7	9	8	✓	✓	✓			A			0	8					8						0	0	3429
96	University Site, Earl Richards Road North	3.4	NA	NA	NA	NA	NA	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3429
97	Land at Ringswell Campus, Bramley Lane	1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3429
98	Honeylands Hospital, Pinhoe Rd	0.7	5	10	8	✓	✓	✓		A				0	8					8						0	0	3437
99	Land north of Beacon Heath	13	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3437
100	Land north & south of Church Hill	12	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3437
101	Middlemoor HQ Site A, Greenwood Rd	0.9	27	36	32	✓	✓	✓	A		12	20		32						0						0	0	3469

102	Middlemoor HQ Site B, Alderson Drive	1.8	43	57	50	✓	✓	✓	A		12	25	13	50						0						0	3519
103	Land south of Apple Lane	2.3	72	90	81	✓	✓	✓			A			0						0	12	50	19			81	3600
104	Land west of Newcourt House, Old Rydon Lane	1.4	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3600
105	Land west of Newport Park, Topsham Rd	1.6	24	24	24	✓	✓	✓	A	12	12			24						0						0	3624
106	University of Exeter Playing Fields, Exeter Rd, Topsham	9.1	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3624
107	Land adjoining 46 Newcourt Road, Topsham	1.7	0	0	0	×	✓	NA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3624
					3967				12	130	340	421	312	1215	487	433	365	236	114	1635	185	318	173	100	100	876	3624

A = Year site becomes available, as advised by landowner and/or agent.

Schedule 3 - Windfall calculation

Address	Total completions	Site allocation?	SHLAA Site?	Residential garden?	Site of 5+	Cummulative windfall total
2002/2003						
Alphin Brook Road/Clapperbrook Lane	42	No	No	No	Yes	0
Land at Smythen Street (Augusta Court)	7	Yes	No	No	Yes	0
Land at Smythen Street (Augusta Court)	7	Yes	No	No	Yes	0
Higher Barracks, Howell Road	17	No	No	No	Yes	0
Gras Lawn, Barrack Road	38	Yes	No	No	Yes	0
Land at Church Road, St Thomas	12	No	No	No	Yes	0
Buller Hall, Cowick Street (Buller Court)	20	No	No	No	Yes	0
Princess Elizabeth Orthopeadic Hospital, Barrack Rd (Wellingtonia Park)	38	No	No	No	Yes	0
Northbrook School, Beacon Lane	8	No	No	No	Yes	0
Former Albion Works, Longbrook Terrace (Rockfield Court)	17	Yes	No	No	Yes	0
Former Cadet Training Centre, Barrack Road (Grand Artillery Mews)	20	No	No	No	Yes	0
Junction of Bonhay Rd and Tudor St (Powhay Mill)	44	Yes	No	No	Yes	0
37, 38 & 39 Queen St (Jubilee Court)	41	Yes	No	No	Yes	0
Land at Kinnerton Way (Primrose Grove)	7	Yes	No	No	Yes	0
Northcott Warehouse, Haven Rd (Ashmore Court)	16	Yes	No	No	Yes	0
Marwood House, 60 St Davids Hill	21	Yes	No	No	Yes	0
Rear of 4 Honiton Road	2	No	No	No	No	2
Land adj Almernes, Bridge Road, Countess Wear	1	No	No	Yes	No	2
Plot 2, The Cuttings, Cowley Bridge Road	1	No	No	No	No	3
Land adj to 59 Ide Lane	1	No	No	No	No	4
Brookfield, New North Road	2	No	No	No	No	6
Part OS 0005 Ide Lane	4	No	No	No	No	10
Land adj 4 York Terrace	1	No	No	No	No	11
Elm Grove Road, Topsham	1	No	No	No	No	12
Land at 33 South Lawn Terrace	1	No	No	Yes	No	12

St Martins Nursing Home, Church Terrace	1	No	No	No	No	13
Cotley, Streatham Rise	2	No	No	No	No	15
The Old Smithy, Denver Road, Topsham	1	No	No	No	No	16
6 Tresilian Gardens, Topsham	1	No	No	Yes	No	16
33 Blackhall Road	6	No	No	No	Yes	16
11 Baring Crescent	2	No	No	No	No	18
Sylvan Lodge Residential Home, 31 Sylvan Road	2	No	No	No	No	20
23 Carousel Court, Cowick Street	1	No	No	No	No	21
12 Lower North Street	1	No	No	No	No	22
151 & 152 Fore Street	7	No	No	No	Yes	22
11 Lyndhurst Road	1	No	No	No	No	23
39 Polsloe Road	1	No	No	No	No	24
Rear of 60-72 Beacon Avenue	3	No	No	No	No	27
23-26 New Bridge Street	6	No	No	No	Yes	27
13 Blackall Road	6	No	No	No	Yes	27
38 New Bridge Street	5	No	No	No	Yes	27
16/18 Monks Road	3	No	No	No	No	30
Wynards, Magdalen Street	9	No	No	No	Yes	30
Land between 15 & 17 Fox Road, Beacon Heath	1	No	No	No	No	31
20 Exwick Road	2	No	No	No	No	33
30a Spicer Road	1	No	No	Yes	No	33
4 Mont Le Grand	1	No	No	No	No	34
Duryard Garage, Lower Argyll Road	1	No	No	No	No	35
Carlton House, 36 Denmark Road	1	No	No	No	No	36
Elmside Nursing Home, 38-40 Elmside	3	No	No	No	No	39
3 Lansdowne Terrace	1	No	No	No	No	40
8 Glave Saunders Avenue	1	No	No	No	No	41
54 Pinhoe Road	1	No	No	No	No	42
2a Radford Road	1	No	No	No	No	43
12a and 12b Chudleigh Road	1	No	No	No	No	44
2 Wentworth Gardens	1	No	No	No	No	45

The Garden House, Barton Place	1	No	No	No	No	**46**
2003/2004						
Alphin Brook Road/Clapperbrook Lane	33	No	No	No	Yes	0
Land at Smythen Street (Augusta Court)	21	Yes	No	No	Yes	0
Gras Lawn, Barrack Road	51	No	No	No	Yes	0
Princess Elizabeth Orthopaedic Hospital, Barrack Road (Wellingtonia Park)	26	No	No	No	Yes	0
Princess Elizabeth Orthopaedic Hospital, Barrack Road (Wellingtonia Park)	33	No	No	No	Yes	0
Land at Kinnerton Way (Primrose Grove)	30	Yes	No	No	Yes	0
Topsham First School, Majorfield Road	10	No	No	No	Yes	0
Exeter Training College, Preston Street (Art House)	11	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane Phase 1	12	Yes	No	No	Yes	0
19 Birchy Barton Hill	1	No	No	Yes	No	0
Belmont Lodge, Blackboy Road	1	No	No	No	No	1
Land between Streatham Rise & Streatham Drive	2	No	No	No	No	3
Goffins Farm, Church Hill, Pinhoe	3	No	No	No	No	6
94 Sidwell Street	2	No	No	No	No	8
41 Cowick Street	1	No	No	No	No	9
Adjacent 15 Park Lane	1	No	No	No	No	10
Land between 4 & 8 Lonsdale Road	1	No	No	No	No	11
Rhonas, 15 Blackall Road	4	No	No	No	No	15
Land adj 1 High Bank, Pinhoe Road	1	No	No	No	No	16
90-91 Sidwell Street	5	No	No	No	Yes	16
Land off Russell Way	1	No	No	No	No	17
Land adjacent to Homeleigh, Hope Road	1	No	No	No	No	18
78 Howell Road	1	No	No	No	No	19
79 Howell Road	1	No	No	No	No	20
4 Northernhay Place	5	No	No	No	Yes	20
36 Burnthouse Lane	2	No	No	No	No	22
61 High Street, Topsham	2	No	No	No	No	24
Drewmora Lodge, 32 West Avenue	1	No	No	No	No	25
Land at Magnolia Avenue	4	No	No	No	No	29

10 Archibald Road	3	No	No	No	No	32
28 Mansfield Road	2	No	No	No	No	35
Land at Western Road/Okehampton Road	4	No	No	No	No	39
62 Bonhay road	1	No	No	No	No	40
Rear of 78 Topsham Road	1	No	No	Yes	No	40
61 Gloucester Road	1	No	No	Yes	No	40
St Johns Ambulance, King Street	6	No	No	No	Yes	40
2 Dryden Road	1	No	No	No	No	41
Mornexe, Beech Avenue	1	No	No	No	No	42
10, 11, 13, 14, 16, 17 Alice Templar Close, Barrack Road	3	No	No	No	No	45
40 Queens Road	1	No	No	No	No	46
14 Briar Crescent	1	No	No	No	No	47
(10 Victoria Road) and 1 Victoria Street	5	No	No	No	Yes	47
Land adjacent to Ashley House, Old Pinn Lane	1	No	No	No	No	48
97 St Davids Hill	4	No	No	Yes	No	48
100 Union Road	2	No	No	No	No	50
58 King Edward Street	1	No	No	No	No	51
31 & 32 Alice Templar Close	2	No	No	No	No	53
38 Alphington Road	1	No	No	No	No	54
6 Pennsylvania Road	6	No	No	No	Yes	**54**
2004/2005						
Princess Elizabeth Orthopaedic Hospital, Barrack Road (Wellingtonia Park)	4	No	No	No	Yes	0
Land at Kinnerton Way (Primrose Grove)	20	Yes	No	No	Yes	0
Land at Kinnerton Way (Primrose Grove)	46	Yes	No	No	Yes	0
Summerway Middle School, Summerway	12	Yes	No	No	Yes	0
Lazy Landlord Inn, Bonhay Road (River Court)	27	Yes	No	No	Yes	0
Former Plmyco, Kinnerton Way	47	Yes	No	No	Yes	0
Ibstock Brickworks	12	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane Phase 1	20	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane Phase 1	105	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane Phase 1	20	Yes	No	No	Yes	0

Land between Quarry Lane and Sidmouth Road	3	Yes	No	No	Yes	0
Former Printing Works, Courtenay Road (Besley Court)	23	Yes	No	No	Yes	0
Land at Church Road (Chapel Court)	10	No	No	No	Yes	0
Barts Tavern, 53 Bartholemew Street West (Barts Mews)	10	No	No	No	Yes	0
Land at Wellswood Garden	1	No	No	No	No	1
Land at Halwill, Clydesdale Road	1	No	No	No	No	2
Rear of 3 Pinhoe Road	2	No	No	No	No	4
RDM Leisure, 464 Pinhoe Road, Venny Bridge, Pinhoe	7	No	No	No	Yes	4
Land at Western Road, adj 1 Lynwood Avenue	1	No	No	No	No	5
Site of Scout Hall, Little Silver	1	No	No	No	No	6
Land between 4 & 8 Lonsdale Road	1	No	No	No	No	7
Globefields, Topsham	7	No	No	No	Yes	7
Land adj 59 Danes Road	1	No	No	No	No	8
Land adj 64 Danes Road	2	No	No	No	No	10
Building (former Stalite Signs), Radnor Place	1	Yes	No	No	No	10
The Yard, Meadow Way	5	No	No	No	Yes	10
5 Northernhay Place	5	No	No	No	Yes	10
Exon Vehicle Repairers, Mount Pleasant Road	4	No	No	No	No	14
Land adjoining 12 Hillcrest Park	1	No	No	No	No	15
22 Bonhay Road	2	No	No	No	No	17
Duryard Garage, Lower Argyll Road	2	No	No	No	No	19
Garages to rear of 55 Old Tiverton Road	1	No	No	No	No	20
The Grove (Land north of Peterhayes), Park Lane	1	No	No	No	No	21
Building (former Stalite Signs), Radnor Place	5	Yes	No	No	Yes	21
Magdalen House, 63/64 Magdalen Street	8	No	No	No	Yes	21
34 Raleigh Road	2	No	No	No	No	23
12 Hanover Close	1	No	No	No	No	24
Land adjoining Laurel Cottage, Ide Lane (Orchard House)	1	No	No	No	No	25
50 Old Tiverton Road	2	No	No	No	No	27
Kingdon Hall, 30 Holloway Street	1	No	No	No	No	28
Friars Lodge, Melbourne Place	2	No	No	No	No	30

Rear of 117 Old Tiverton Road	1	No	No	No	No	31
4 Longbrook Terrace	3	No	No	No	No	34
65 Exwick Road	1	No	No	No	No	35
Kinnerton Court	4	No	No	No	No	39
5 & 6 King Street	9	No	No	No	Yes	39
29 Church Street, Heavitree	3	No	No	No	No	42
32 New Bridge Street	4	No	No	No	No	46
Land adjacent to the Rectory, Matford Lane	1	No	No	No	No	47
90 South Street	2	No	No	No	No	49
Rear of 72 Haven Road	1	No	No	Yes	No	49
Hamlyns Farm	1	No	No	No	No	50
Land adjacent to 75 Mount Pleasant Road	9	No	No	No	Yes	50
108 Monks Road	1	No	No	No	No	51
12 West Street	1	No	No	No	No	52
72 Haven Road	1	No	No	No	No	53
13 Raleigh Road	2	No	No	No	No	55
3 Mill Yard Cottages	1	No	No	No	No	56
25 Polsloe Road	1	No	No	No	No	57
68 Blackboy Road	1	No	No	Yes	No	57
50 Church Road, Alphington	1	No	No	No	No	58
Cuity Wall House, Bartholemew Street East	1	No	No	No	No	59
56 Old Tiverton Road	5	No	No	No	Yes	59
Knightshayes, 4 Bowhay Lane	1	No	No	No	No	**60**
2005/2006						
RJ Boots (King Edward Studios), New North Road	63	No	No	No	Yes	0
Eveleighs Garage, Acland Road.King William Street (Eveleighs Court)	9	Yes	No	No	Yes	0
Eveleighs Garage, Acland Road.King William Street (Eveleighs Court)	37	Yes	No	No	Yes	0
Land at Prospect Place	30	Yes	No	No	Yes	0
Summerway Middle School, Summerway	66	Yes	No	No	Yes	0
Central Station Yard (Isca Place)	8	Yes	No	No	Yes	0
Central Station Yard (Isca Place)	44	Yes	No	No	Yes	0

Former Plymco, Kinnerton Way	26	Yes	No	No	Yes	0
Shaul Bakery, 11 Verney Street	24	Yes	No	No	Yes	0
Shaul Bakery, 11 Verney Street	8	Yes	No	No	Yes	0
Ibstock Brickworks (Rougemont Mews)	16	Yes	No	No	Yes	0
Ibstock Brickworks (Rougemont Mews)	52	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane Phase 1	5	Yes	No	No	Yes	0
Land between Quarry Lane and Sidmouth Road	50	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane	116	Yes	No	No	Yes	0
Land off Rydon Lane adj Sidmouth Road and Woodwater Lane	26	Yes	No	No	Yes	0
Brookfield, New North Road	10	No	No	Yes	Yes	0
The Nichols Centre, 89 Polsloe Road	39	No	No	No	Yes	0
Wyvern Barracks, Barrack Road	6	No	No	No	Yes	0
Cleve House & Coach House, Exwick Lane	3	No	No	No	Yes	0
49 Polsloe Road	10	No	No	No	Yes	0
Seabrook Service Station, 543 Topsham Road (Seabrook Mews)	24	No	No	No	Yes	0
Land adj Roseland Drive (Nethercotts Close)	10	No	No	No	Yes	0
Land at Halwill, Clydesdale Road	5	No	No	No	Yes	0
Alpington Halt, Mill Lane	1	No	No	No	No	1
Prestons Yard, Ludwell Lane	2	No	No	No	No	3
The Cooperage, Sivell Place	4	Yes	No	No	No	3
22 Beaufort Road	1	No	No	No	No	4
Sunningdale Post Office, 1 Egham Avenue	1	No	No	No	No	5
4 Honiton Road	2	No	No	No	No	7
1 Grendon Buildings, Preston Street	1	No	No	No	No	8
The Grove (Land north of Peterhayes), Park Lane	2	No	No	No	No	10
79 Buddle Lane	1	No	No	Yes	No	10
John Hannam House, Eaton Drive	1	No	No	No	No	11
Whipton Washtub, Summer Lane	4	No	No	No	No	15
3 West Street	4	No	No	No	No	19
Mount Radford Square (Mount Radford Mews)	4	No	No	No	No	23
21 Eldertree Gardens	2	No	No	No	No	25

Land adjacent 1 Dryden Road	1	No	No	No	No	26
21 Northernhay Street	4	No	No	No	No	30
Halwill, Clydesdale Road	1	No	No	Yes	No	30
34 Matford Avenue	1	No	No	Yes	No	30
268 Pinhoe Road	1	No	No	No	No	31
Land adjacent to 82 Radford Road	1	No	No	No	No	32
Plot 4 The Grove (Land north of Peterhayes), Park Lane	1	No	No	No	No	33
Brookfield Annex, New North Road	2	No	No	No	No	35
Land adjoining St Matthews Church Hall, Clifton Road (St Matthews Court)	6	No	No	No	Yes	35
48 Fore Street, Topsham	1	No	No	No	No	36
Land adjoining 19 Codrington Street	6	No	No	No	Yes	36
Land adjacent to 1 Moorland Way	1	No	No	No	No	37
6 York Road	4	No	No	No	No	41
68 Magdalen Street	1	No	No	No	No	42
Rear of 47 & 49 Southbrook Road	1	No	No	Yes	No	42
1 Milton Road	1	No	No	Yes	No	42
2 Park Lane	1	No	No	Yes	No	42
Land opposite 6-8 Rutherford Street	2	No	No	No	No	44
96-97 Mount Pleasant Road	1	No	No	No	No	45
Rear of 50 Church Road, Alphington	6	No	No	Yes	Yes	45
37 New Bridge Street	6	No	No	Yes	Yes	45
30 Powderham Crescent	1	No	No	No	No	46
8 Thurlow Road	2	No	No	No	No	48
4 Manstone Terrace	1	No	No	No	No	49
Rear of 13 and 13a St James Road	1	No	No	No	No	50
74 Fore Street, Heavitree	1	No	No	No	No	51
46 Alphington Road	1	No	No	No	No	**52**
2006/2007						
Greenslades Garage, Newtown	11	No	No	No	Yes	0
Central Station Yard (Isca Place)	171	Yes	No	No	Yes	0
Central Station Yard (Isca Place)	23	Yes	No	No	Yes	0

22-24 Alphington Road	12	No	No	Yes	Yes	0
Victoria Nurseries, Okehampton Street (Vision) (Victoria Court)	22	No	No	No	Yes	0
Ibstock Brickworks (Rougemont Mews)	3	Yes	No	No	Yes	0
Ibstock Brickworks (Rougemont Mews)	13	Yes	No	No	Yes	0
Land between Quarry Lane and Sidmouth Road	54	Yes	No	No	Yes	0
Land off Rydon Lane adj to Sidmouth Road and Woodwater Lane (area 4 & 6)	70	Yes	No	No	Yes	0
Land off Rydon Lane adj to Sidmouth Road and Woodwater Lane (area 7)	28	Yes	No	No	Yes	0
Rear of 35/37 St Davids Court (Belvedere Court)	14	No	No	No	Yes	0
Land off Digby Drive/Russell Way	36	Yes	No	No	Yes	0
Land off Digby Drive/Russell Way	12	Yes	No	No	Yes	0
Land off Digby Drive/Russell Way	44	Yes	No	No	Yes	0
Wyvern Barracks, Barrack Road (Phase 1)	9	Yes	No	No	Yes	0
Cleve House & Coach House, Exwick Lane	4	No	No	No	Yes	0
125-127 Fore Street	8	No	No	No	Yes	0
Former Topsham Middle School, Parkfield Road, Topsham (Armada Court)	37	Yes	No	No	Yes	0
Land adjacent to 42 Shakespeare Road (Bronte House)	12	No	No	No	Yes	0
Well Park, Willeys Avenue	14	No	No	No	Yes	0
Richmond Yard (Platford #101)	23	Yes	No	No	Yes	0
Richmond Yard (Platford #101)	50	Yes	No	No	Yes	0
Wyvern Barracks (Phase 2)	21	Yes	No	No	Yes	0
Land rear of 182-210 Monks Road	14	No	No	No	Yes	0
Ermen Court, Butts Road (Meyer Court)	67	Yes	No	No	Yes	0
Alphington Halt, Mill Lane	6	No	No	No	Yes	0
9 Clifton Hill	3	No	No	No	No	3
59 South Street	1	No	No	No	No	4
Land adj 1 Broadfields Road	1	No	No	No	No	5
46 Rosebank Crescent	1	No	No	Yes	No	5
23 Chudleigh Road	1	No	No	Yes	No	5
Former Arthur Crocker Ltd, Tan Lane	6	Yes	No	No	Yes	5
42 Magdalen Road	7	No	No	No	Yes	5
Garden of Porlock House, Lower Harrington Lane	1	No	No	Yes	No	5

81 Pinhoe Road	1	No	No	No	No	6
Land adjoining 52 Howell Road & 2 Old Park Road	1	No	No	No	No	7
Countess Wear House, 59 Countess Wear Road	2	No	No	Yes	No	7
10 King Street	3	No	No	No	No	10
46 Preston Street	1	No	No	No	No	11
Rear of 20 Okehampton Road	1	No	No	Yes	No	11
Beacon Lane Surgery, 107/109 Beacon Lane	4	No	No	No	No	15
15 Dryden Road	1	No	No	No	No	16
Land rear of Cobham, Rosebarn Lane	2	No	No	Yes	No	16
27 Victoria Park Road	6	No	No	No	Yes	16
7a Mount Pleasant Road	2	No	No	No	No	18
124-125 Fore Street	5	No	No	No	Yes	18
19 Princes Square	2	No	No	No	No	20
Monkerton Cottage, Pinn Lane	1	No	No	Yes	No	20
122 Fore Street	2	No	No	No	No	22
84 Pinhoe Road	1	No	No	No	No	23
121 Chancellors Way	1	No	No	Yes	No	23
Delph House, 8 Pinhoe Road	5	No	No	No	Yes	23
3 Midway Terrace	1	No	No	Yes	No	23
149 Alphington Road	3	No	No	No	No	25
80 Queens Road	2	No	No	Yes	No	25
46 Oxford Road	2	No	No	Yes	No	25
6 Pennsylvania Crescent	1	No	No	No	No	26
130 Fore Street	1	No	No	No	No	27
Former Snooker Club, 44a Sidwell Street	8	No	No	No	Yes	27
8 Midway Terrace	1	No	No	No	No	28
22 Clinton Street	1	No	No	No	No	29
27-28 Cowick Street (Ashgrove Apartments)	6	No	No	No	Yes	29
Land at Pinncourt Lane	2	No	No	No	No	31
9 Reynolds Close	2	No	No	Yes	No	31
60 South Street	4	No	No	No	No	35

18 Homefield Road	2	No	No	No	No	37
47a Magdalen Road	1	No	No	No	No	38
32 Polsloe Road	2	No	No	No	No	40
75 Summerway	1	No	No	Yes	No	40
Land adjoining 59 Beacon Lane	1	No	No	No	No	41
153 Fore Street	5	No	No	No	Yes	41
49 Church Road	1	No	No	No	No	42
96 Old Tiverton Road	1	No	No	No	No	43
24 Whipton Village Road	1	No	No	No	No	44
3 Albion Street	1	No	No	No	No	45
38 Ebrington Road	1	No	No	No	No	**46**
2007/2008						
Princesshay (Bedford House, Friary Court, Canon House)	55	Yes	No	No	Yes	0
Land between Quarry Lane and Sidmouth Road	3	Yes	No	No	Yes	0
Land off Rydon Lane adj to Sidmouth Road and Woodwater Lane (area 6 south)	20	Yes	No	No	Yes	0
Land off Rydon Lane adj to Sidmouth Road and Woodwater Lane (area 6 south)	56	Yes	No	No	Yes	0
Land off Rydon Lane adj to Sidmouth Road and Woodwater Lane (Area 7)	82	Yes	No	No	Yes	0
Wyvern Barracks, Barrack Road (Phase 1)	46	Yes	No	No	Yes	0
Cleve House & Coach House, Exwick Lane (Cleve Lane)	3	No	No	No	Yes	0
125-127 Fore Street	3	No	No	No	Yes	0
George Tannock Garage, Landscore Road	11	No	No	No	Yes	0
Richmond Yard (Platford #101)	26	Yes	No	No	Yes	0
Richmond Yard (Platford #101)	2	Yes	No	No	Yes	0
86 Okehampton Road	13	No	No	No	Yes	0
Wyvern Barracks, Barrack Road (Phase 2)	18	Yes	No	No	Yes	0
Land adjacent to 7 Alice Templer Close	13	No	No	No	Yes	0
Northernhay Gate, Queen Street (Northernhay Gate House)	11	No	No	No	Yes	0
7 Tudor Street (St Edmonds Court)	10	No	No	No	Yes	0
Land adjacent to 81 & 90 Hoopern Street (Hoopern Mews)	8	No	No	Yes	Yes	0
Barley House, Isleworth Road (Barley Mews)	8	No	No	No	Yes	0
Locks, Ladysmith Road	5	No	No	No	Yes	0

Building adjacent 82 Alphington Road (Luscombe Cottage)	1	No	No	No	No	1
22 Herbert Road	1	No	No	No	No	2
Newport House, Topsham Road	3	No	No	No	No	5
12 Redhills	1	No	No	No	No	6
The Ballroom, Clyst Heath	8	Yes	No	No	Yes	6
7 Oak Ridge, Alphington	1	No	No	Yes	No	6
39a Polsloe Road	1	No	No	Yes	No	6
Land rear of 1 Ladysmith Road	1	No	No	No	No	7
Monkerton Cottage, Pinn Lane	1	No	No	Yes	No	7
Land adjacent to 58 Lancelot Road	1	No	No	No	No	8
122 Fore Street	2	No	No	No	No	10
Welfare Day Centre, Hatherleigh Road	8	No	No	No	Yes	10
64 Howell Road	2	No	No	No	No	12
38 Gordon Road, Topsham	2	No	No	Yes	No	12
65-67 High Street	4	No	No	No	No	16
Store at Spinning Path, Blackboy Road	1	No	No	No	No	17
Countess Wear House, 59 Countess Wear Road	1	No	No	Yes	No	17
Land adjoining 9 Lynwood Avenue	2	No	No	No	No	19
1a New Bridge Street	1	No	No	No	No	20
17 Savile Road	1	No	No	No	No	21
Land at 36 Wentworth Gardens	1	No	No	Yes	No	21
Rear of 125 Fore Street	2	No	No	No	No	23
25 Woodwater Lane	1	No	No	Yes	No	23
Burwood, Pinn Lane	1	No	No	Yes	No	23
The Rectory Garden Site, Rectory Drive, Alphington	2	No	No	Yes	No	23
56 Buller Road	1	No	No	No	No	24
Sylvan News, 84 Union Road	2	No	No	No	No	26
42a Chamberlain Road	2	No	No	Yes	No	26
Village Inn, Whipton Village Road	4	No	No	No	No	30
47 Venny Bridge	1	No	No	No	No	31
2A Sivell Place (Sivell Court)	5	Yes	No	No	Yes	31

8a St Davids Hill (5 St Michael's Mews, Richmond Road)	1	No	No	No	No	32
121-122 Old Tiverton Road	1	No	No	No	No	33
43 St Davids Hill	1	No	No	No	No	34
Argyll Nursing Home, 23 Argyll Road	1	No	No	No	No	35
10 Spicer Road (Maryland Court)	5	No	No	No	Yes	35
80 Pinhoe Road	1	No	No	No	No	36
102 Mount Pleasant Road	3	No	No	No	No	39
87 Magdalen Road (St Leonards Court)	5	No	No	No	Yes	39
Sylvania Stores, 1 Sylvania Drive	1	No	No	No	No	40
93 Heavitree Road	4	No	No	No	No	44
41a New North road (Molly Hayes Apartments)	14	No	No	No	Yes	44
3-8 Cherry Gardens	6	No	No	No	Yes	44
100 Pennsylvania Road	1	No	No	No	No	45
2 Lower Tythe Barn, Tithebarn Lane	1	No	No	Yes	No	45
14 Roberts Road	1	No	No	No	No	46
21 Park Road	1	No	No	No	No	47
49 Park Road	1	No	No	No	No	48
95 Alphington Road	1	No	No	No	No	49
90-91 Sidwell Street	1	No	No	No	No	51
1 Mincinglake Road	2	No	No	No	No	53
461 Topsham Road	1	No	No	No	No	54
40 Queens Road	1	No	No	No	No	55
60 Duckworth Road	1	No	No	No	No	**56**
2008/2009						
Princesshay (St Johns Place, Trinity Apartments, Roman Walk)	28	Yes	No	No	Yes	0
Wyvern Barracks, Barrack Road (Phase 1)	12	Yes	No	No	Yes	0
Coach House, Exwick Lane (Cleve Lane)	1	No	No	No	Yes	0
Shirehampton House, 35-37 St Davids Hill	10	No	No	No	Yes	0
Land adjacent to & rear of 2-46 Barley Mount (Little Barley)	11	No	No	No	Yes	0
94a & 94b Sidwell Street (Inglewood House)	11	No	No	No	Yes	0
Land at Galsworthy Court (Margaret Court)	12	No	No	No	Yes	0

58-64 Longbrook Street (Isca Lofts)	14	No	No	No	Yes	0
11 West Street (West Street Mews)	11	No	No	No	Yes	0
Consignia Court, Bonhay Road (Point Exe)	59	Yes	No	No	Yes	0
Sunningdale & part of Glenhayes, Prince of Wales Road	12	No	No	Yes	Yes	0
Former Elmfield Nursery, New North Road (Northfield)	94	Yes	No	No	Yes	0
Land adj 2 Jenifer Close (St Leonards Lodge)	1	No	No	No	No	1
Land adj Redwood, Vennybridge (Venny Gardens)	4	No	No	No	No	5
Land adjacent St Catherine's, New North Road (7 Harefield Close)	1	No	No	No	No	6
5 Victoria Park Road	1	No	No	No	No	7
Countess Wear House, Countess Wear Road	1	No	No	No	No	8
Victor E Beer & Sons, Water Lane (Casting House)	4	Yes	No	No	No	8
35 Langaton Gardens	1	No	No	No	No	9
Materials Laboratory, Elm Grove Road, Topsham (Tophayes)	8	No	No	No	Yes	9
53 Old Tiverton Road	7	No	No	No	Yes	9
78 Hoker Road	5	No	No	No	Yes	9
Land at 63a Langaton Lane	1	No	No	Yes	No	9
32 St Johns Road	2	No	No	No	No	11
St Thomas of Canterbury Church, Dunsford Road (Tower House & Canterbury House)	2	No	No	No	No	13
7 Longbrook Terrace	2	No	No	No	No	15
The Old Mill and The Old Stables, Tudor Street	5	No	No	No	Yes	15
32 Alphington Road	8	No	No	No	Yes	15
34 Alphington Road	6	No	No	No	Yes	15
40 Queens Road	2	No	No	No	No	17
30 Old Tiverton Road	3	No	No	No	No	20
Site G, Old Electricity Building, Haven Road (Hedgerows)	1	Yes	No	No	No	20
Land r/o 19 & 21 Southbrook Rd	1	No	No	No	No	21
The Workshop, Bull Meadow Road	2	No	No	No	No	23
Wyvern Barracks	5	No	No	No	Yes	23
Land adjoining Peterhayes, Park Lane (Park House)	1	No	No	Yes	No	23
Land to the rear of 7/8 Colleton Crescent	3	No	No	No	No	26
40-41 New North Road	2	No	No	No	No	28

5 Cranbrook Road	1	No	No	No	No	29
79 Longbrook Street	3	No	No	No	No	32
16 Archibald Road	1	No	No	No	No	33
63 Kingsway	1	No	No	No	No	34
Fountain House, Western Way	9	No	No	No	Yes	34
32 Fore Street, Heavitree	1	No	No	No	No	35
210 Monks Road	5	No	No	No	Yes	35
1 St Johns Road	3	No	No	No	No	38
Land adjacent to 30 Foxhayes Road	1	No	No	No	No	39
61 Hatherleigh Road	1	No	No	No	No	40
Lydia House, 91 Old Tiverton Road and 2a May Street	6	No	No	No	Yes	40
2 Higher Wear Road	1	No	No	No	No	41
35 Albion Street	1	No	No	No	No	42
38 Church Road, St Thomas	1	No	No	No	No	43
21 Northernhay Street	8	No	No	No	Yes	43
2 College Road	4	No	No	No	No	47
32 Commins Road	1	No	No	No	No	48
5 Church Road, Heavitree	1	No	No	No	No	49
156 Pinhoe Road	1	No	No	No	No	50
14 Clifton Road	1	No	No	No	No	51
24 Whipton Village Road	1	No	No	No	No	52
9 Colleton Crescent	1	No	No	No	No	53
1 Roseland Crescent	1	No	No	No	No	54
38A Sidwell Street	1	No	No	No	No	**55**
2009/10						
Land rear of Matworthy & Orchard House, Deepdene Park (The Orchard)	10	Yes	No	No	Yes	0
Rowancroft, Fore Street, Heavitree	62	No	No	Yes	Yes	0
Wyvern Barracks, Barrack Road (Phase 1)	1	No	No	No	Yes	0
48 Beacon Lane (Priory View)	14	No	No	No	Yes	0
Former Royal Naval Stores Depot, Topsham Road	97	Yes	No	No	Yes	0
Exeter Trust House, Blackboy Road	35	No	No	No	Yes	0

Crossmeads Conference Centre, Barley Lane	22	No	No	No	Yes	0
Barley House, Isleworth Road	2	No	No	No	Yes	0
4-6 Countess Wear Road (St Lukes View)	10	No	No	No	Yes	0
Site adjacent 60 Haven Road (Terracina Court)	14	Yes	No	No	Yes	0
Former Cold Storage Store, Chancel Lane (Chancel Park)	19	Yes	No	No	Yes	0
Former Cold Storage Store, Chancel Lane (Chancel Park)	14	No	No	No	Yes	0
Treetops, Exwick Road	10	No	Yes	No	Yes	0
DJ Motorcycles, St Annes Well Mews, Lower North Street (The Old Bakery)	5	No	No	No	Yes	0
The Old Bakery, St Annes Well Mews, Lower North Street	2	No	No	No	No	2
38 Sylvan Road (38A)	1	No	No	Yes	No	2
11 Southbrook Road (19 Bishop Westall Road)	1	No	No	No	No	3
73 Howell Road	5	No	No	No	Yes	3
Land at 59 East Wonford Hill (Goldsmoor house)	1	No	No	Yes	No	3
Land adjacent to 138 Lancelot Road (Lancelot Place)	6	No	No	No	Yes	3
2 Milton Road	1	No	No	No	No	4
The Flat, Little Johns Cross, Dunsford Road	1	No	No	No	No	5
The Coach House, Ide Lane	1	No	No	No	No	6
Admiral Vernon, 44 Chudleigh Road (Admiral Vernon Court)	6	No	No	No	Yes	6
37-39 Southbrook Road (4 Bishop Westall Road)	1	No	No	Yes	No	6
55 Union Road (25 Culverland Road)	1	No	No	Yes	No	6
44 East Avenue (1 Pretoria Road)	1	No	No	No	No	7
Coach House, Beacon Rise, Park Lane	1	No	No	No	No	8
Friendship Centre, Glasshouse Lane (The Beeches)	3	No	No	No	No	11
299 Topsham Road (The Coach House)	1	No	No	No	No	12
44 Main Road, Pinhoe	1	No	No	No	No	13
41A-43A Sidwell Street (Lucy Court, Acland Road)	7	No	No	No	Yes	13
16 Magdalen Road	1	No	No	No	No	17
238 Pinhoe Road	1	No	No	No	No	18
35 Blackboy Road	1	No	No	No	No	19
3 Mount Radford Crescent	1	No	No	No	No	20
22 Union Street	1	No	No	No	No	21

1 Barrack Road	1	No	No	No	No	22
10 Priestly Avenue	1	No	No	No	No	23
9 Heavitree Road	1	No	No	No	No	24
12 Alphington Road	1	No	No	No	No	**25**
2010/11						
Land rear of Matworthy & Orchard House, Deepdene Park (The Orchard)	8	Yes	No	No	Yes	0
County Ground, Church Road	69	No	No	No	Yes	0
Former Royal Naval Stores Depot, Topsham Road	169	Yes	No	No	Yes	0
162-3 Fore Street	2	No	No	No	Yes	0
Crossmeads Conference Centre, Barley Lane	51	No	No	No	YEs	0
Barley House, Iselworth Road	3	No	No	No	Yes	0
Land at North Gate Court, Lower North St	11	No	No	No	Yes	0
Former Cold Storage Store, Chancel Lane (Chancel Park)	56	Yes	No	No	Yes	0
Land at Beacon Avenue	5	No	No	No	Yes	0
Former Bradford Building Supplies Ltd	129	No	No	No	Yes	0
Cecil Boyall House, Victory Wing & Magdalen House, Southernhay East	7	No	No	No	Yes	0
41 Rollestone Crescent	1	No	No	Yes	No	0
1 Colleton Hill	1	No	No	No	No	1
6 Glenthorne Rd	1	No	No	Yes	No	1
49 Old Tiverton Rd	2	No	No	No	No	3
27a Chudleigh Rd	5	No	No	No	Yes	3
St.Annes Well Brewery, 18 Lower North St	1	No	No	No	No	4
Ewhurst, Little Johns Cross Hill	1	No	No	Yes	No	4
5 Clifton Hill	6	No	No	No	Yes	4
Land adj 12 Pennsylvania Close	1	No	No	No	No	5
Garages at Colleton Grove, Colleton Row	3	No	No	No	No	8
Land adj 1 Summer Close	1	No	No	No	No	9
112 Magdalen Road	2	No	No	No	No	11
St Loyes Church, Wonford St	3	No	No	No	No	14
47 Venny Bridge	1	No	No	No	No	15
85 Old Tiverton Rd	3	No	No	No	No	16

89-91 Sidwell St	1	No	No	No	No	17
14 Waterloo Rd	1	No	No	Yes	No	17
Land adj to 46 Barley Mount	1	No	No	No	No	18
63 Addison Close	1	No	No	Yes	No	19
12 Langaton Lane	1	No	No	No	No	20
Collard House, St Marks Ave	2	No	No	No	No	22
Land at west of 5 The Old Cooperage, Sivell Place	3	No	No	No	No	25
21/22 Richmond Rd	2	No	No	No	No	27
The Old Stables, Melbourne St	1	No	No	No	No	28
Golden Lion, 64 Clifton Rd	1	No	No	No	No	29
21-22 New Bridge St	2	No	No	No	No	31
Cleve Cottage, Exwick Lane	1	No	No	No	No	32
St.Annes Well Brewery, 18 Lower North St	2	No	No	No	No	**34**
2011/2012						
County Ground, Church Road	68	No	No	No	Yes	0
Former Royal Naval Stores Depot, Topsham Road	93	Yes	No	No	Yes	0
Former Garage Site, Verney St	67	No	No	No	Yes	0
Crossmeads Conference Centre, Barley Lane	7	No	No	No	Yes	0
Episcopal Building & York Wing, Dinham Rd	36	Yes	No	No	Yes	0
Former Cold Storage Store, Chancel Lane (Chancel Park)	30	Yes	No	No	Yes	0
Land at Beacon Avenue	85	No	No	No	Yes	0
Land to the rear of Oakridge & Oaklands, Cowick Lane	13	No	No	No	Yes	0
Apollo Works, Looe Rd	18	No	No	No	Yes	0
137-137A Cowick St	50	No	No	No	Yes	0
Land rear of 87-97 Merlin Crescent	18	No	Yes	No	Yes	0
Cecil Boyall House, Victory Wing & Magdalen House, Southernhay East	6	No	No	No	Yes	0
Site of St Pauls Church/Parsonage, Burnthouse Lane	23	No	No	No	Yes	0
Bishop Blackhall School, Pennsylvania Rd	22	No	No	No	Yes	0
91 Salters Rd	1	No	No	Yes	No	0
Highfield, 229 Exwick Rd	1	No	No	Yes	No	0
Land adj 31 Langaton Lane	1	No	No	No	No	1

Ashfields, Dunsford Rd	1	No	No	Yes	No	1
30 Wellington Rd	1	No	No	Yes	No	1
9A Richmond Rd	1	No	No	No	No	2
362 Topsham Rd	1	No	No	Yes	No	2
84 Polsloe Rd	1	No	No	No	No	3
1-1A Salisbury Rd	1	No	No	No	No	4
1 Oak Close, North St	1	No	No	No	No	5
Land to rear of 32-34 Alphington Rd	3	No	No	No	No	8
Land to rear of St Loyes Hotel, 12-14 Salters Rd	7	No	No	No	Yes	8
32 East Ave	1	No	No	Yes	No	8
Harepath, Streatham Rise	2	No	Yes	Yes	No	8
49 Well Street	3	No	No	No	No	9
Amersham Court, Malvern Gardens, Wonford St	2	No	No	No	No	11
8 Colleton Crescent	5	No	No	No	Yes	11
Cowley Lawn Tennis Club, New North Rd	2	No	No	No	No	13
24 Vaughan Rd	1	No	No	No	No	14
69-72 Magdalen St	2	No	No	No	No	16
96 Fore Street	1	No	No	No	No	17
26 New North Rd	1	No	No	No	No	18
65 St Davids Hill	1	No	No	No	No	19
25 Victoria Park Rd	5	No	No	No	Yes	19
64 Queens Rd	6	No	No	No	Yes	19
16 Lower North St	1	No	No	No	No	20
The Red House, St Davids Hill	3	No	No	No	No	23
8 Barnfield Hill	1	No	No	No	No	24
79 St Davids Hill	1	No	No	No	No	25
20 Salutary Mount	1	No	No	No	No	26
Pinbrook House, Cheynegate Lane	1	No	No	No	No	27
Crescent House, 1 Queens Crescent	1	No	No	No	No	28
15 Queens Terrace	1	No	No	No	No	29
1 Thornton Hill	1	No	No	No	No	30

3 St Leonards Place	1	No	No	No	No	31
Colleton Lodge, Colleton Crescent	1	No	No	No	No	**32**
2012/2013						
Land off Highcroft	6	No	No	No	Yes	0
Plot F, Cleve House, Exwick Lane	2	No	No	No	No	2
Former RNSD, Topsham Rd	14	Yes	No	No	Yes	2
Former Texaco/Gaytons Service Station, Western Way	9	No	No	No	Yes	2
Land adj to 18 & inc 29 Lower North St	129	No	No	No	Yes	2
Episcopal Building & York Wing, Dinham Rd	24	Yes	No	No	Yes	2
Land at Sivell Place	3	No	No	No	No	5
Plot 2, Higher Field, Lodge Hill	1	No	No	No	No	6
1 Uplands Drive	1	No	No	No	No	7
Darley Dale, Alphington St	3	No	No	No	No	10
47 Wonford St	1	No	No	No	No	11
44 Wentworth Gardens	1	No	No	No	No	12
13 Lyndhurst Rd	4	No	No	Yes	No	12
43 East Avenue	1	No	No	Yes	No	12
Land to south of 57 Union Road	1	No	No	Yes	No	12
Branscombe House, 17 York Rd	6	No	No	No	Yes	12
Former St Loyes PH, 12-14 Salters Rd	6	No	No	No	Yes	12
12 Baring Crescent	1	No	No	No	No	13
28 Barnfield Rd	1	No	No	No	No	14
Apollo Works, Looe Rd	15	No	No	No	Yes	14
1 Tresilian Gardens	1	No	No	Yes	No	14
R/O 33-35 Southbrook Rd	1	No	No	Yes	No	14
Dinham House, Dinham Rd	1	Yes	No	No	No	14
School House, Dinham Rd	1	Yes	No	No	No	14
Pines, Little Johns Cross Hill Rd	1	No	No	Yes	No	14
1 Baring Crescent	1	No	No	No	No	15
14 Salutary Mount	1	No	No	Yes	No	15
Kilmorie Hall, Pennsylvania Rd	6	No	No	No	Yes	15

Old Bakery Studios, Spicer Rd	1	No	No	No	No	16
Land w of 29 Holland Rd	2	No	No	No	No	18
Raleigh Hall, Fore St, Topsham	1	No	No	No	No	19
Elmside House	2	No	No	No	No	21
3 Ruby Court, Wonford St	1	No	No	No	No	22
Old Tax Office, Countess Wear Rd	3	No	No	No	No	25
298 Topsham rd	1	No	No	No	No	26
16 Lower Hill Road	1	No	No	Yes	No	26
The Bungalow, Old Rydon Lane	1	No	No	No	No	27
1 Deanery Place	1	No	No	No	No	28
Old Stables, Balls Farm Rd	1	No	No	No	No	29
11 Elm Grove Rd	1	No	No	No	No	30
Fairfield Rd	1	No	No	No	No	**31**

Year	**Windfall total**
2003	46
2004	54
2005	60
2006	52
2007	46
2008	56
2009	55
2010	25
2011	34
2012	32
2013	31
Total	**491**
Annual average	**45**

Schedule 4: Broad locations for growth

Broad location	Site area (ha)	Min yield	Max yield	Mid yield	Five Year Supply					Yield Yrs 1-5	2018/19	2019/20	2020/21	2021/22	2022/23	Yield Yrs 6-10	2023/24	2024/25	2025/26	2026/27	2027/28	Yield Yrs 11-15	Running total	Comments
					2013/14	2014/15	2015/16	2016/17	2017/18															
Water Lane	7	350	700	525						0						0	25	100	100	100	100	425	425	Due to build-rate, only 425 of the 525 will be delivered in Years 11-15 and only 225 during the plan period.
Grecian Quarter	0.57	58	143	101						0						0	25	50	26			101	526	
Newcourt	11.5	277	369	323						0						0	25	50	50	50	50	225	751	Due to build-rate, only 225 of the 323 will be delivered in Years 11-15 and only 125 during the plan period.
Monkerton / Hill Barton	1.88	87	116	102						0						0	25	50	27			102	853	
Middlemoor	5	120	160	140						0						0	25	50	50	15		140	993	Due to build-rate, only 125 of the 140 will be delivered during the plan period.
					0	0	0	0	0	0	0	0	0	0	0	0	125	300	253	165	150	993	993	

Trajectory (based on Exeter City Council's adopted Core Strategy target of at least 12,000 dwellings)																					
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Plan Period	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Previous completions	891	512	414	365	561	597															
Reporting year completions*							250														
Projected completions (net additions	Planning permissions							648	421	462	475	331	303	256	256	221	144	38	0	0	3555
	Sites without planning permission							12	130	340	421	312	487	433	365	236	114	185	318	173	3526
	Broad locations for growth																	125	300	253	678
	Windfalls							50	50	50	50	50	50	50	50	50	50	50	50	50	650
Hectares***								15.8	13.4	18.9	21.0	15.4	18.7	16.4	14.9	11.3	6.8	8.8	14.8	10.6	
Annual completions	891	512	414	365	561	597	250	710	601	852	946	693	840	739	671	507	308	398	668	476	11999
Cumulative comple-tions	891	1403	1817	2182	2743	3340	3590	4300	4901	5753	6699	7392	8232	8971	9642	10149	10457	10855	11523	11999	
Annualised strategic target	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	12000
Cumulative annualised strategic target	600	1200	1800	2400	3000	3600	4200	4800	5400	6000	6600	7200	7800	8400	9000	9600	10200	10800	11400	12000	
No. of dwellings built above / below the cumulative annualised strategic target	291	203	17	-218	-257	-260	-610	-500	-499	-247	99	192	432	571	642	549	257	55	123	-1	
Annual requirement taking into account past completions	600	558	566	578	579	577	601	0	592	568	530	512	471	433	393	370	386	382	239	1	
* Estimated completions by April 2013 from site visits carried out on 1st, 2nd and 6th November 2012																					
** Includes sites with planning permission/permission subject to S106 Agt at 1 January 2012, sites without planning permission and broad locations for growth identified in the draft Exeter 2012 SHLAA, plus a windfall rate of 50 per annum.																					
*** Assumes 45 dph.																					