

Annual Monitoring Report

2010-2011

Submission to the Secretary of State

December 2011



Exeter City Council

Exeter Local Development Framework

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EXECUTIVE SUMMARY

The aim of the Annual Monitoring Report is to review progress on the implementation of policies in the Council's current Development Plan, (which in Exeter City Council's case is the adopted Local Plan 2005-2011) and to monitor progress on the preparation of documents which will make up the future Development Plan – the Core Strategy and other local development documents.

The programme for the preparation of documents, particularly the Core Strategy, has been delayed due to changes in regulations concerning the preparation of the LDF, and the delay in adoption of the South West Regional Spatial Strategy (RSS). However, the Council has moved forward with the Core Strategy and submitted it to the Secretary of State for examination in February. The Council expect the Core Strategy Development Plan Document (DPD) to be found sound and to be adopted early in 2012.

Revisions to the timetable for the preparation of Local Development Documents were set out in the Local Development Scheme (LDS) and published in March 2011.

Until the Core Strategy is adopted, the monitoring of policy implementation will examine the policies in the Local Plan First Review, adopted March 2005. These are assessed against performance indicators.

The assessment indicates that good progress is being made towards meeting targets and the achievement of policy objectives despite the economic recession.

The Local Development Framework will update and revise policy to deal with changing circumstances and new objectives but no areas of significant policy concern have been identified through the monitoring assessments that require immediate attention.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the City Council to prepare an Annual Monitoring Report (AMR) setting out progress on the preparation and implementation of the Council's Local Development Framework. This monitoring report deals with the period from April 2010 to the end of March 2011.
- 1.2 The report begins with a review of progress on the preparation of the local development documents.
- 1.3 The monitoring results are then summarised, with details presented in Appendix 1. Until the documents that will make up the Local Development Framework are in place the monitoring information will relate to the 'saved' policies in the Local Plan First Review, adopted March 2005 ('saved' by Direction of the Secretary of State, March 2008).
- 1.4 The monitoring data in Appendix 1 is presented as follows:
 - Contextual Indicators - that allow for the wider social, environmental and economic circumstances to be taken into account;
 - Core Output Indicators - that assess direct policy effects;
 - Local Indicators based on the indicators listed in the adopted Local Plan First Review Monitoring Framework; and
 - Significant Effects Indicators, which are a product of the sustainability appraisal process.
- 1.5 An assessment of Exeter's 5 year housing land supply is attached at Appendix 2.

2. Local Development Document Preparation

Development Plan Documents (DPDs)

The Core Strategy was published September 2010 in order to invite representations before submission to the Secretary of State in February 2011. Once submitted to the Planning Inspectorate (PINS) the Core Strategy “examination” process started. The planning inspector appointed to test the soundness and legal compliance of the Core Strategy, Jill Kingaby BSc (Econ) MSc MRTPI, then produced a list of specific matters and questions relating to content of the Core Strategy and requested that both the pre-submission representors and the Local Planning Authority produce written statements in response. The inspector had time to consider these responses before seeking final clarification during the public hearings held in June and August.

The Council’s Local Development Scheme (LDS), was published in March and identifies, as priorities, the preparation of the Core Strategy, a Site Allocations Development Plan Document (DPD) to be followed by a Development Management DPD and, a City Centre Area Action Plan DPD. The LDS sets out the programme for Supplementary Planning Documents (SPDs) outlined below.

Supplementary Planning Documents (SPDs)

Houses in Multiple Occupation (including C4 Uses)	The SPD was adopted in July 2011.
Sustainable Transport	This SPD is currently being drafted and as yet, has not been subject to any public consultation. The proposed LDS timetable for the SPD is adoption November 2011.
Decentralised Energy and Sustainable Construction	This SPD has not yet commenced. The proposed timetable for the SPD is adoption May 2012.
Infrastructure Delivery	This SPD has not yet commenced.
University of Exeter (Streatham Campus)	This SPD is a masterplan framework to inform future development of the main campus. It was adopted in December 2010.
Residential Design Guide	The SPD was adopted in September 2010.
Affordable Housing	The SPD was adopted in September 2010.
Trees in relation to development	The SPD was adopted in September 2009.
Planning Obligations	The SPD was adopted in December 2009.

Residential Extensions

The SPD was adopted in September 2008.

Open Space, Sport and Recreation

The Open Space SPD was adopted in September 2005.

Masterplans

Masterplans for the Monkerton & Hill Barton and Newcourt area have been prepared and were subject to public consultation during March/April 2010. In September 2010 the Council's Executive Committee granted approval for both masterplans to be used for Development Management purposes and for their future adoption as SPD's¹ when the Core Strategy is adopted. The adoption of both the SPD's has been programmed in the revised LDS for August 2011. Until then they will be used to guide comprehensive development in strategic areas as and when planning applications come forward.

A Masterplan for the south west of Exeter, the major part of which lies within Teignbridge, is ongoing. The area within Exeter, south of Alphington, is identified in the Core Strategy as one of the proposed strategic allocations.

Supporting Studies

Completed:

- Urban Capacity Study 2006-2026 (2006)
- Exeter and Torbay Strategic Housing Market Assessment (SHMA), 2007 and 2010 Update
- Exeter Affordable Strategic Housing Viability Study, 2009
- Independent Review of the Exeter Affordable Housing Strategic Viability Study, 2010
- Housing, Planning Permissions and Completions, 2011
- Employment, Planning Permissions and Completions, 2011
- Strategic Housing Land Availability Assessment (SHLAA), 2010
- Gypsy & Traveller Housing Needs Assessment Report (Nov 2006)
- University of Exeter Supplementary Planning Guidance (SPG), 2007
- Student Accommodation Development in Residential Areas SPG, 2008, now replaced by Houses in Multiple Occupation (including C4 Uses) SPD
- Exeter Employment Study, 2007 (Atkins)
- Exeter Employment Land Review, 2009
- Exeter Retail Study, 2008 (DTZ)
- Hotel Study, 2007 (The Tourism Company)
- Audit of Outdoor Recreation Facilities, 2005
- Exeter Fringes Landscape Sensitivity and Capacity Study, 2007 (Diacomo Associates and White Consultants)
- Habitats Regulations Assessment, 2010 (WSP)
- Strategic Flood Risk Assessment, 2008 (plus further site appraisal: Clarkebond)
- Newcourt Masterplanning Study, 2009 (Atkins)
- Newcourt Masterplan, 2010
- Newcourt Masterplanning Study Transportation Technical Report, 2009
- Newcourt Masterplanning Study Strategic Air Quality Assessment, 2009
- Newcourt Masterplanning Study Water Quality Impact Assessment, 2009
- Newcourt Masterplanning Study Implementation Plan, 2009
- Newcourt Masterplanning Study – Sustainability Appraisal, 2008

¹ Subject to further investigation on the exact locations of the gypsy and traveller sites - although Executive members endorsed the principle that two gypsy and traveller sites would be provided within the Monkerton/Hill Barton and Newcourt Masterplan areas.

Newcourt Masterplan, Transport Access Strategy Addendum Report, 2011
Newcourt Education Statement, 2009
Devon Metro – Newcourt Feasibility Study, 2011 (Devon County Council)
Monkerton & Hill Barton Masterplan Study, 2010 (LDA Design)
Monkerton & Hill Barton Transportation Access Strategy, 2011
Assessment of Options for Delivery of RSS Growth in the Exeter Sub Region, 2010
Exeter City Centre Audit, 2005
Sustainability Appraisal for the Submission Core Strategy, 2010
Exeter City Centre CHP/DHS Study, 2011 (L'industrielle Chauffage Enterprise (UK) Ltd I.C.E. (UK))
Exeter Infrastructure Planning (Devon County Council)
Exeter Cycle Strategy, 2011 (Devon County Council)
Future Transport of Exeter: Consultation and Discussion Report, 2010 (Devon County Council)
Pinhoe Area Access Strategy, 2011 (Devon County Council)
Devon Metro Appraisal Report, 2011 (Devon County Council)
Exeter City Centre Transport Study, 2011 (Jacobs and Devon County Council)
South West Exeter Transportation Access Strategy, 2011 (Devon County Council)
Alphington Interchange Park and Ride Transport Report, 2011 (Devon County Council)
Local Transport Plan (LTP) 2011-2026 (Devon County Council)
Enhancing the Public Transport System in Exeter, 2011 (Jacobs and Devon County Council)

Exeter and East Devon Growth Point Studies:

Planning for Sport at the Exeter Growth Point and Maximising Planning Obligations to Sport, 2008 (Dr Robin Ganser & Prof Martin Elson with Sport England, East Devon District Council, Exeter City Council and Teignbridge District Council)
Green Infrastructure Study for the Exeter and East Devon New Growth Point (jointly with East Devon District Council, Teignbridge District Council and Natural England: LDA Design), 2009
Exeter and East Devon New Growth Point Energy Strategy, 2008 (Element Energy Limited)
Exeter & East Devon Infrastructure Study (EDAW/AECOM)
Water Cycle Strategy, (Halcrow Group Limited), 2010
Exeter & East Devon Multi Utility Sustainable Infrastructure (MUSIS) Strategy, 2011

In preparation:

South West of Exeter Masterplan, 2010 (LDA Design)
Exeter Infrastructure Delivery Plan (IDP), 2011 (Working Draft)
Strategic Flood Risk Assessment (SFRA) Level 2

3. Summary of Monitoring Results

- 3.1 The monitoring information presented in Appendix 1 is summarised and analysed below. This deals with the period from April 2010 to the end of March 2011 and therefore reflects the impact of the downturn in economic conditions. The information generally follows the topic headings, indicators and targets that are identified in the Local Plan First Review Monitoring Framework.

Contextual Information

- 3.2 The resident population² of Exeter, which has been estimated since the 2001 census, has increased from 111,200 to 119,600 in mid 2010. Crime figures continue to fall, albeit at a slower rate than previous years. Overall the trend is a general decline since 2002/3 and crime rates remain lower than the rate for England and Wales.
- 3.3 The claimant count of those in receipt of unemployment benefit is much higher in the years 2009, 2010 and 2011 than in 2006, 2007 and 2008, which is an increase in line with, but at a lower rate than, the national trend. The unemployment rate appears to be decreasing, but a longer-term trend is needed for complete confidence. The percentage of working age population qualified to NVQ Level 3 or equivalent has increased as well as the percentage of pupils obtaining 5 or more GCSEs (grade A*-C). The differential between average house prices and average income rose to 10.2 in March 2008, but has since fallen to 9.5 in the first quarter of 2011.
- 3.4 The number of noise complaints has started to decrease after rising dramatically in 2007 and remaining at high levels. The increase was due to a more reliable method of reporting and a programme by the Environmental Health Section of the Council who raised awareness of the issue. Transport indicators suggest that the number of children walking and cycling to school has increased despite three schools in the City not entering into the scheme this year. Waste indicators show that the percentage of household waste recycled has increased.
- 3.5 The number of Super Output Areas³ in Exeter that are in the top 10% nationally in the Indices of Multiple Deprivation (IMD) (defined as 'deprived areas') has decreased from three to two since 2007. Rifford Road area is no longer in the top 10% most deprived areas, yet the Sidwell Street/Clifton Road area and Burnthouse Lane area have moved up in ranking⁴. The exclusion of Rifford Road area this year does not mean that conditions have improved. The IMD is a measure of relative deprivation rather than absolute deprivation. Changes in ranking reflect where other areas in the country have improved and consequently the areas listed below them receive a lower ranking.

² Defined as people who reside in the area for at least 12 months

³ SOAs are small geographic areas within the City, and are used for a variety of indicators not only for measuring deprivation.

⁴ For more information on individual SOAs in Exeter see Communities and Local Government (CLG) website <http://www.imd.communities.gov.uk/InformationDisplay.aspx> and for reports on the 2010 update see <http://www.communities.gov.uk/publications/corporate/statistics/indices2010>

Economic Growth

Employment

- 3.6 Between 2001 and 2011 development of an average of 6 hectares of employment land has been completed each year compared to the Structure Plan 2001-2016 target rate of 5.7 hectares a year. This is mainly due to the completion, over the period, of major developments such as the Met Office and EDF Energy combined with steady growth at Exeter Business Park and Matford. In recent years the completion rate has been relatively low but the rate is likely to increase again as the economy improves and sites are brought forward through the Local Development Framework. The economic activity rate⁵ has increased in the last year which may indicate that the market is picking up, although this could be due to population increase and/or increase in the working age population. A longer-term trend is needed for complete confidence.

Retail

- 3.7 Vacancies in the City Centre have decreased from 51 units in March 2010 to 37 units in October 2011, with the most vacancies being in Sidwell Street, the Guildhall Shopping Centre and Paris Street. This represents 6.2% of all retail units in the City Centre, which is higher than the Local Plan target (6%), but below the national rate of around 14%. Vacancy rates were at their highest in 2009/10 and have since decreased from around 50 units to around 40 units. Prime rental values have also stabilised and have not changed since 2009 when they fell due to the recession. However, Exeter maintains its competitive position and continues to exceed the rental values of Taunton, Torquay and Plymouth. The John Lewis Partnership store plans to open in time for Christmas 2012, and is positive for the City as it will serve as an anchor store and enhance Exeter's regional retail status.
- 3.8 The high quality of the public realm and significant investment is likely to have had a positive impact on the ability of the City to withstand the downturn. In the last year, the City Centre has seen the completion of public realm improvements to the Cathedral Green and new paving and rails along the main pedestrian route connecting the High Street with Gandy Street. The pedestrian routes between Sidwell Street and King William Street Car Park have also been improved. Work continues on creating a shared 'vision' for the City Centre, with ambitions to improve the public realm and remove traffic in Sidwell Street at London Inn Square, improve the area between North Street and Queen Street, create a new place at Exe Bridges and improve the arrival spaces, including the City's train stations and the Bus Station. Future projects involve improvements to Queen Street around Central Station, Bradninch Place as part of the Cultural Quarter and Sidwell Street and the redevelopment of the Bus Station. Public realm improvements will continue for Heavitree Fore Street and Cowick Street.

Access to Housing

- 3.9 Between 2001 and 2011 development of an average of 517 dwellings has been completed each year compared to the Structure Plan 2001-2016 target of 447 dwellings a year. Completion rates will be significantly lower in the next few years

⁵ The percentage of population, both employed and unemployed, who constitutes the manpower supply of the labour market despite their current labour status. The figure is a measure of the degree of success of the economy in engaging the population in some form of production activity. It is an indicator which also reflects demographic trends.

due to the economic downturn but should increase again as the economy improves and sites are brought forward through the Local Development Framework.

- 3.10 The proportion of housing completed on previously developed land (PDL) remains above target at 85% because the housing completions in April 2010-2011 include large sites such as the former Royal Naval Stores Depot and the former Bradford's Building Supplies⁶. An average density of 75 dwellings per hectare was achieved between April 1st 2010 and March 31st 2011⁷, which exceeds the target of 30 to 50 dwellings per hectare set out in the Local Plan.
- 3.11 An assessment of Exeter's 5 year housing land supply for the period April 2011 to 31 March 2016 is attached at Appendix 2. It is based on the current development plan (the Devon Structure Plan 2001 to 2016) dwelling requirement adjusted for historic performance and identifies specific deliverable sites to deliver housing in the first five years. The sites are listed in schedules 1 and 2 in Appendix 2.

Transport

- 3.12 As a compact City all new development in Exeter provides good accessibility to essential services and to frequent public transport. All new non-residential development within the monitoring period has complied with the Local Plan First Review maximum car parking standards and the number of public City Centre car parking spaces has remained stable as proposed by the Local Plan.
- 3.13 At Newcourt, the road link between the A379 and Topsham Road, which runs through the proposed development area, is complete and open to vehicles.
- 3.14 Ongoing improvements continue to provide facilities for cyclists and pedestrians. During 2010-2011 the Exeter Cycle Project, a partnership between Devon County Council, Exeter City Council and Cycling England has funded a number of major infrastructure works on the cycling strategy's 'primary routes.' These include widening the shared use footway/cycleway between Countess Wear and Topsham, the provision of a cycle route from Sowton to Clyst St Mary and Westpoint and a shared use cycle lane on the east side of Moor Lane, linking up a number of sections for the Exe Estuary Trail, the completion of Redhayes Bridge linking Exeter to Science Park and on to Cranbrook, as well as widening paths, providing stop lines and additional crossings on other, more minor routes.

Open Space

- 3.15 Over the last few years there have been significant improvements to the landscape planting and infrastructure (including furniture, play equipment and surface repairs) of the City's parks. In the last twelve months several projects have been completed in the parks, whilst others will not be finished until 2012. In Belle Isle Park the steps have been replaced with a ramp and a pedestrian gate and railings provided at the Weirfield path entrance. At Bull Meadow Park the central tarmac path has been replaced with a porous surface. The boundary walls at St. David's Churchyard (Hele Road) and Bury Meadow (New North Road) have been repaired. At Bettysmead and King George V Playing fields there has been an extension of ball catcher fencing

⁶ *Planning Policy Statement 3: Housing* defines PDL as 'previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface structure.' The definition includes defence buildings.

⁷ Calculated by working out the density for each site, adding those together and dividing by the number of sites completed

behind the football pitches and at Heavitree Pleasure ground the restoration of the paddling pool and pump house. Future projects are likely to involve major landscape restoration works in Northernhay Gardens along with the completion of the RAMM extension and other schemes include improvements to Pincus Bowls Club pavilion toilets, relocation of mess room facilities to the Gate House in Pincus Gardens for parks staff, and the provision of a new store for Heavitree Bowls Club.

- 3.16 8 of the 11 parks and pleasure grounds would achieve a 60% pass when measured against the Green Flag assessment criteria. There have been no changes this year to the list. Maintaining the Green Flag standard on a reduced budget is difficult. The collection and removal of litter from the parks, playing fields and open spaces is becoming a major operation especially those open spaces which attract large numbers of people at the weekend.
- 3.17 In addition to the park improvements a number of 'play area' projects have been completed in 2010/11. These include the refurbishment of a multi play area and creation of timber seating area and shelter at Arena Park, the replacement of the skate ramp at Flowerpot 'Chill Zone' Skate Park, new items of play equipment provided in the Multi Use Games Area in Harrington Lane; the construction of Multi Use Games Area with floodlighting at both Lakeside and Pendragon, installation of a teen shelter at Summerway Park, installation of a new play area for the 8 – 13 age group funded by the national Play Builder scheme in Wonford Playing fields Wild Play Area and the completion of play equipment installation funded by a Section 106 Agreement in Wyvern Park.
- 3.18 All of the new family housing developments built in 2010-2011 have, or will have, access to a good quality play area and the provision of open space is above national standards.

Environment/Townscape

- 3.19 In general, the townscape/heritage indicators have been met. Following assessments made by Natural England⁸ the area of the Exe Estuary Site of Special Scientific Interest (SSSI) which is considered to be in favourable condition (at 84.33%) is the same as last year, but less than that recorded in 2008/09 (at 89.54%). However none of the area has declined since 2008 and a high percentage is still recovering (15.97% for 2009/10 compared to 9.92% in 2008/09). Stoke Woods SSSI, previously at 100% favourable condition, significantly declined in condition during 2009/10, due to a large amount of felling and thinning of conifer plantations to restore native broad-leaved woodland. However a management plan has now been agreed for the site and Natural England has assessed the SSSI as 'unfavourable' but recovering at 85% with none of the area now declining. Bonhay Road SSSI condition remains in the same condition since 2008 as '100% unfavourable declining' because of overgrown vegetation obscuring the geological earth features of the site. According to Natural England the site condition is becoming progressively worse⁹
- 3.20 The Royal Albert Memorial Museum (RAMM) museum continues to record high numbers of visitors since 2007 despite its closure. This is due to a substantial

⁸ For further information on the assessment of conditions for SSSI's see Natural England's website 'Nature on the Map' <http://www.natureonthemap.org.uk/identify.aspx>

⁹ For further information on the condition and proposed management of Bonhay Road Cutting see http://www.sssi.naturalengland.org.uk/special/sssi/sssi_details.cfm?sssi_id=1002153

museum programme of exhibitions off the premises which has been organised whilst the building is closed. The Museum will be re-opening to the public on 15 December.

- 3.21 With regards to air quality, the levels of sulphur dioxide and nitrogen dioxide have risen but the levels of carbon monoxide have fallen. However, air pollution levels vary annually as a result of many factors and it is impossible to identify the cause of any trend over such a short timescale. Despite these changes the target is met and there is an improvement on 1997 air quality levels. There has been a change in the classification of the River Exe with regards to water quality from 'very good' to 'moderate,' which is due to the introduction of a far wider range of biological and chemical assessments based on the Water Framework Directive (WFD). However, despite the change in assessment the status for Alphin Brook and Exeter Ship Canal remain in the same category as previous years.
- 3.22 The number of Council homes which do not meet the decent home standard¹⁰ has fallen substantially in the last few years due to a number of repairs being carried out, mainly central heating and cavity/loft insulation works. Unfortunately the number of rough sleepers is considerably higher in the last 18 months, where a substantial reduction had been achieved. The increase is mainly due to new rough sleepers coming into the city from other parts of the country following a loss of employment and accommodation. An increase in the Homelessness Grant from DCLG is being used to increase the capacity of supported housing and improve links to mental health and drug and alcohol services.

Use of Local Plan Policy

- 3.23 Analysis of planning applications that have been presented at Planning Committee from April 2010-March 2011 indicates that the policies most commonly referred to are:
1. DG1 Objectives of Urban Design
 2. DG4 Residential Layout and Amenity
 3. C1 Conservation Areas
 4. T3 Encouraging Use of Sustainable Modes
 5. T2 Accessibility Criteria
 6. T1 Hierarchy of Modes
 7. DG7 Vehicle Circulation and Car parking in Residential Areas
 8. DG2 Energy Conservation
 9. H5 Diversity of Housing
 10. H1 Search Sequence

There is limited reference to policies on Tourism, Community Services, Leisure and Recreation but many of these policies are promotional or would only apply to planning applications for a specific area. In general, the policies listed above are the most frequently referred to policies every year since the first annual monitoring report was produced in 2006.

Overall Summary

- 3.24 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land

¹⁰ To meet the standard, property must have reasonably modern facilities, be warm and weatherproof. http://webarchive.nationalarchives.gov.uk/+www.direct.gov.uk/en/homeandcommunity/socialhousingandcarehomes/repairstocouncilhomes/dg_10021332

targets have been exceeded. The number of vacant retail units in the City Centre has dropped since 2008/09. Transport objectives are being met but substantial transport infrastructure enhancements will be required to enable delivery of the employment and housing land proposals. Environmental targets e.g. energy and biodiversity, which are influenced by many other factors beyond the planning system, are harder to measure and, therefore, some information is not available.

Appendix One – Monitoring Data

(i) Contextual Indicators

The following indicators provide an overview of the social, economic and environmental conditions in Exeter and are useful as they provide a background against which the Local Development Framework policy operates. The majority of them are published by the Office for National Statistics (ONS) and are used by many organisations to make comparisons with other towns and cities in the rest of the country.

Demographic Structure

Indicator	Data
Population size	2005: 114,200 2006: 116,500 2007: 118,600 2008: 118,500 2009: 118,800 2010: 119,600

Socio-cultural issues

Indicator	Data
Level of crime	Levels of Violent Crimes ¹² per 1000 population in Exeter: 2005: 25.6 2006: 23.7 2007: 20.7 2008: 20.3 2009: 18.0 2010: 17.6 Levels of domestic burglaries per 1000 homes: 2005/06: 9.3 2006/07: 11.5 2007/08: 10.5 2008/09: 11.3 2009/10: 8.8 2010/11: 8.7
Unemployment (claimant count rate)	Exeter 1.5% March 2006 E&W 2.5% Exeter 1.5% March 2007 E&W 2.4% Exeter 1.2% March 2008 E&W 2.1% Exeter 2.8% March 2009 E&W 3.8% Exeter 2.7% March 2010 E&W 4.0% Exeter 2.6% March 2011 E&W 3.7%

<p>No of Super Output Areas¹¹ in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation - defined by the government as 'deprived areas'</p>	<p>Two SOAs in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area and Burnthouse Lane area (Trees).</p>
<p>Noise complaints</p>	<p>2004/05: 431 2005/06: 520 2006/07: 853 2007/08: 1468 2008/09: 1686 2009/10: 1368 2010/11: 1203</p>
<p>Percentage of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds)</p>	<p>For state schools in Exeter:</p> <p>2005: 46.4% 2006: 46.3% 2007: 49.3% 2008: 59.3% 2009: 64.0% 2010: 67.6%</p>

Economy

Indicator	Data																												
<p>Economic activity rate</p>	<table> <tr> <td>2005: Exeter</td> <td>77%</td> </tr> <tr> <td>E&W</td> <td>76.3%</td> </tr> <tr> <td>2006: Exeter</td> <td>78.2%</td> </tr> <tr> <td>E&W</td> <td>76.3%</td> </tr> <tr> <td>2007: Exeter</td> <td>74.3%</td> </tr> <tr> <td>E&W</td> <td>76.6%</td> </tr> <tr> <td>2008: Exeter</td> <td>75.8%</td> </tr> <tr> <td>E&W</td> <td>76.6%</td> </tr> <tr> <td>2009: Exeter</td> <td>79.7%</td> </tr> <tr> <td>E&W</td> <td>76.7%</td> </tr> <tr> <td>2010: Exeter</td> <td>81.2%</td> </tr> <tr> <td>E&W</td> <td>76.4%</td> </tr> <tr> <td>2011: Exeter</td> <td>83.4% (Jan-Dec)</td> </tr> <tr> <td>E&W</td> <td>76.2% (Jan-Dec)</td> </tr> </table>	2005: Exeter	77%	E&W	76.3%	2006: Exeter	78.2%	E&W	76.3%	2007: Exeter	74.3%	E&W	76.6%	2008: Exeter	75.8%	E&W	76.6%	2009: Exeter	79.7%	E&W	76.7%	2010: Exeter	81.2%	E&W	76.4%	2011: Exeter	83.4% (Jan-Dec)	E&W	76.2% (Jan-Dec)
2005: Exeter	77%																												
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¹¹ SOAs are small geographic areas within the City and are used for reporting a variety of local statistics not just deprivation

¹² 'Violent Crime' includes 'violence against the person' 'with' and 'without injury,' 'robbery' and 'sexual offences.'

<p>Percentage of the population of working age qualified to at least NVQ Level 3 or equivalent (2 or more A-levels)</p>	<p>2005: Exeter 51% E&W 46.5%</p> <p>2006: Exeter 56.7% E&W 47.2%</p> <p>2007: Exeter 57.8% E&W 47.9%</p> <p>2008: Exeter 57% E & W 47.6%</p> <p>2009: Exeter 51.5% E & W 48.8%</p> <p>2010: Exeter 57.2% E & W 50.6%</p>
<p>Ratio between average house price and average full-time salary</p>	<p>2005: 9.2 (1st quarter of 2006) 2006: 9.3 (2nd quarter of 2006) 2007: 9.5 (1st quarter of 2007) 2008: 10.4 (2nd quarter of 2008) 2009: 8.5 (1st quarter of 2009) 2010: 9.4 (1st quarter of 2010) 2011: 9.5 (1st quarter of 2011)</p>
<p>Business Registrations and Closures</p>	<p>2006: Registrations: 380 (9.4% rate) Closures: 350 (8.6% rate)</p> <p>2007: Registrations: 425 (10.3% rate) Closures: 410 (10% rate)</p> <p>2008: Registrations: 365 (9%) Closures: 405 (9.9%)</p> <p>2009: Registrations: 370 (9.2%) Closures: 430 (10.6%)</p> <p>2010: (update not yet available)</p>

<p>Rental values for retail</p>	<p>Zone A rent (£ per sq ft per annum in prime area):</p> <p>2007: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £220</p> <p>2008: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £225</p> <p>2009: Taunton: £120 Torquay: £75 Plymouth: £150 Exeter: £190</p> <p>2010: Taunton: £120 Torquay: £75 Plymouth: £120 Exeter: £190</p> <p>2011: Taunton: £115 Torquay: £75 Plymouth: £130 Exeter: £190</p>
<p>Pedestrian flows in City Centre</p>	<p>Pedestrian Flow (over a week in March)</p> <p>2006: 112,000 (Tesco Metro, High Street) 2007: 118,000 (Tesco Metro, High Street) 2008: 119,400 (Tesco Metro, High Street) 2009: 133,420 (Tesco Metro, High Street) 2010: 124,100 (Tesco Metro, High Street) 2011: Not collected due to financial constraints</p>

Environment

Indicator	Data
Area of statutory nature conservation sites (No change)	237 hectares Sites of Special Scientific Interest, 18.33 hectares Local Nature Reserves (Barley Valley: 10.73; Belvidere Meadows: 7.6)

Air Quality

Indicator	Data
Air Quality Management Areas	In 2007 one enlarged AQMA was created, which covers all the main transport routes into the City.

Human Health

Indicator	Data
Standardised Mortality Rates (mortality from all causes)	2006: 90 2007: 91 2008: 94 2009: 92 2010: 91 (comparison against the national average, set at 100). Exeter, therefore, is slightly below the national average).

Waste

Indicator	Data
Kg household waste collected per head (replaced in 08/09 by NI 191 below)	2004/05: 343kg 2005/06: 345kg 2006/07: 333kg 2007/08: 323kg 2008/09: 316kg
NI191 Residual ¹³ household waste per household (kgs)	2008/09: 494.70 2009/10: 483.45 2010/11: 455.76
Percentage of household waste recycled (replaced in 08/09 by NI 192 below)	2004/05: 20.75%: 8,060 tonnes 2005/06: 25.36%: 9,927 tonnes 2006/07: 28.73%: 11,281 tonnes 2007/08: 29.45% 11,393 tonnes 2008/09: 29.44% 11,385 tonnes
NI192 Percentage of household waste sent for reuse, recycling and composting	2004/05: 20.7% 2005/06: 30.0% 2006/07: 33.9% 2007/08: 35.2% 2008/09: 36.2% 2009/10: 36.2% 2010/11: 36.9%

¹³ Residual is 'other' waste which is sent to landfill (e.g. not recycled, not composted and not re-used).

Housing and the built environment

Indicator	Data
The proportion of LA homes which do not meet the decent home standard	2004/05: 53% 2005/06: 42% 2006/07: 30% 2007/08: 22% 2008/09: 8% 2009/10: 7% 2010/11: 10%
No of rough sleepers	November 2005: 6 November 2006: 10 November 2007: 15 November 2008: 15 November 2009: 6 November 2010: 24

Transport

Indicator	Data
Percentage of children walking to school	2005: 66.9% of pupils from 21 of Exeter's schools 2006/7: 56% of pupils from 35 of Exeter's schools 2007/8: 60.7% of pupils from 33 of Exeter's schools 2008/9: 62.4% of pupils from 33 of Exeter's schools 2009/10: 63.3% of pupils from 33 of Exeter's schools 2010/11: 65.9% of pupils from 30 of Exeter's schools
Percentage of people walking to work	2006: 11.4% 2007: 12.1% 2008: 12% 2009: 13% 2010: 12%
Park and Ride provision	Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500 (plus 200 overflow); Sowton: 588 plus 8 disabled; Honiton Road: 660 plus 10 disabled and Digby: 500.

(ii) Core Output, Local and Significant Effects Indicators

'Core Output' indicators are used to assess the performance of policies whereas 'Local' indicators provide scope for addressing issues which are of local importance and 'Significant Effects' indicators relate to the Sustainability Appraisal process, allowing for an examination into whether a policy is achieving a positive or negative impact.

Until March 2011 all local authorities were to report on a list of Core Output indicators derived from Government guidance 'Local Development Framework Monitoring' and Core Output Indicators update 2008, but these have now been withdrawn¹⁴. However, some of the Core Output indicators are still relevant, in particular those relating to housing and employment completions and permissions, and are set out in the Local Plan First Review Monitoring Framework. All monitoring indicators will be reviewed for next year's AMR in light of the Coalition Government's changes and adoption of the Council's Core Strategy which has its own monitoring and implementation framework.

Economic Growth

Core Output Indicators

Indicator	Data
Total amount of additional employment floorspace (by type)	2010/11: <i>Gross employment floorspace completed (sq m)</i> Offices (B1a) 0 B1, B2 or B8 Uses 920 Total (all uses) 920
Total amount of employment floorspace completed on previously developed land (by type)	2010/11: B1, B2 or B8 Uses 920 % on PDL <u>100%</u>
Employment land available by type (ha)	PP (at 1 April 2011) City Centre Offices 0.39 Out of Centre Offices 3.28 B1, B2 or B8 Uses (out of Centre) 19.42 Car Showrooms 0.17 Total excluding car showrooms <u>23.09</u> Total 23.26 LP (without planning permission) at 1 April 2011 South of the A379 ¹⁵ 12.4 West of Exeter Business Park ¹⁶ 1.9 West of Ibstock Brickworks 2.1 Eastern Fields 3.3 St. David's Station 0.4 Total 20.1

¹⁴ Letter to Chief Planning Officers: Preparation and Monitoring of Local Plans
<http://www.communities.gov.uk/publications/planningandbuilding/letterlocalplans>

¹⁵ Identified in the Local Plan for a Science Park – see the Newcourt Masterplan for future plans.

¹⁶ Identified in the Local Plan – see the Monkerton and Hill Barton Masterplan Study for future plans.

¹⁷ The office spaces, artist's studios and exhibition spaces shall be discontinued and the building reinstated to its former condition on or before 18 January 2013.

Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area (developments over 100 sq m only)	<p>2010/11: <u>Gross additional floorspace completed in the <u>City centre</u> (sq m)</u> Retail (A1): 0 Office (A2 & B1a): (<i>The Castle – temporary permission</i>)¹⁷ 198 Leisure (D2): (<i>The Castle – temporary permission</i>) 745.5 Total <u>943.5</u></p>
	<p>2010/11: <u>Gross additional floorspace completed in the <u>local authority area</u> (excludes the City Centre) (sq m)</u> Retail (A1): Office (A2 & B1a): Leisure (D2): (<i>Sandy Park</i>) 6032 Total <u>6032</u></p>

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of employment development	Development of 85 ha of employment land excluding City Centre offices between 2001 and 2016 (Structure Plan to 2016)	Completions 2001-2011: 59.77 ha which equates to 6 hectares a year. Target rate is 5.7 ha a year.
Vacant floorspace in the City Centre	No more than 6% of shops in the City Centre outside areas with planning permission for redevelopment to be vacant	2004/05: 5.6% 2006/07: 4.4% 2007/08: 6.4% (Aug 08 FP Survey 6.5%) 2008/09: 8.3% (Mar 09 Scrutiny 49/588=8.3%) 2009/10: 8.6% (Mar 10 FP Survey 51/594) 2010/11: 6.2% (Oct 10 FP Survey 37/595)

Access to Housing

Core Output Indicators

Indicators	Data
Housing provision to achieve strategic targets	See Housing Trajectory below
Percentage of completed new and converted dwellings on previously developed land	85%
The number of Gypsy and Traveller pitches delivered	None
Affordable housing completions (<i>new developments - information sourced from planning applications</i>)	15
Affordable housing delivered (gross) (<i>includes units provided from Section 106 agreements - information from Housing Section which includes RSL Transfers etc</i>)	146
Housing Quality – Building for Life (BFL) Assessments	See table below

BFL score (Score out of 20)	Number of BFL sites	Number of dwellings on BFL sites*	Percentage of dwellings in BFL class
16 or more (very good)	0	0	0
14 or 15 (good)	2	140	19
10-13 (average)	2	164	22
Less than 10 (poor)	2	445	59
BFL all scores total	6	749	100

*BFL only assesses housing developments with over 10 dwellings completed

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of additional housing	Development of 6,700 dwellings between 2001 and 2016 (Structure Plan to 2016)	Completions 2001-2011: 5166 which equates to 517 a year. Target rate is 447 a year.
Percentage of dwellings completed 2010/2011		
(i) on Local Plan allocated sites	No target set	42%
(ii) on windfall sites	No target set	58%

<p>Percentage of new dwellings completed at:</p> <p>i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare</p> <p>Number of homes that meet special needs</p> <p>Vacant residential properties</p>	<p>No target set</p> <p>5% of the total dwelling provision on sites with 15 dwellings or more or which have a site area of 0.5 ha</p> <p>No target set</p>	<p>42%</p> <p>25%</p> <p>33%</p> <p>2010/11: 0%</p> <p>Of the development sites over 15 units fully completed during 2010/11 (Former Bradfords Building Supplies & Land rear of Matworthy (The Orchard)) – neither have housing for special needs</p> <p>2007: 1151 2008: 1133 2009: 1375 2010: 1293 2011: 1442 (approx 2.8% of total stock)</p>
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Housing Trajectory

The housing completions data presented elsewhere in this report relates to the Structure Plan period to 2016. The housing trajectory presented below (columns 1 to 20) relates to the Core Strategy period to 2026 and is based on the 12,000 dwelling target contained in the Submission document¹⁸. Columns 1 to 5 show the completions for 2006/7 to 2010/11. Column 6 shows the anticipated completions for 2011/12, (the Five Year Supply calculation at the end of the AMR explains how these anticipated completions have been determined). The remaining columns set out the projected completions to 2026. It is predicted that, by the end of the plan period, the total requirement of 12,000 dwellings will have been exceeded by around 1,105 dwellings.

The trajectory is based upon the (draft) Exeter Strategic Housing Land Availability Assessment 2010 (SHLAA) which has been updated for the AMR by carrying out a desk-top review and making a number of site visits. The trajectory graph (over the page) suggests a similar rate in completions over the next five years, with a sudden increase after 2016/17 and significant variations thereafter. This predicted pattern of development arises from the SHLAA's methodology, which from necessity takes a simplistic view of completions that is based on five year time periods. It is unlikely to accurately reflect the true pattern of completions over the plan period. This is expected to be much smoother, with less pronounced peaks and troughs.

Trajectory (based on Submission Core Strategy target of 12,000 dwellings)

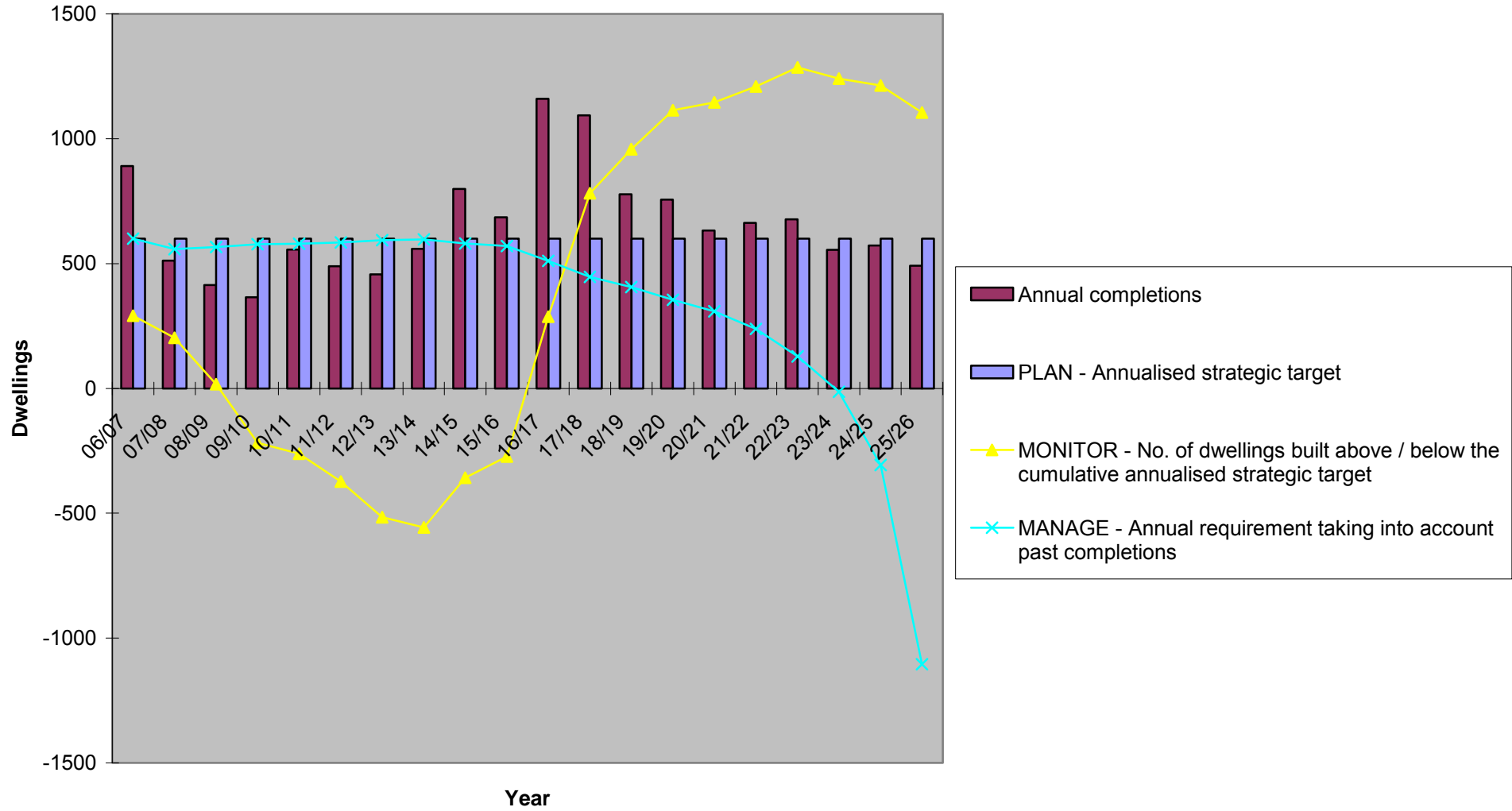
	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total	
Plan Period					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Previous completions	444	314	482	797	891	512	414	365	556																	4775
Reporting year completions										489																489
Projected completions	Net additions*										445	389	486	204	313	245	175	156	103	50	50	34	0	0	2650	
	Hectares**										10	9	11	5	7	5	4	3	2	1	1	1	0	0	0	59
Annual completions					891	512	414	365	556	489	457	559	799	685	1160	1094	777	756	632	663	677	555	572	492	13105	
Cumulative completions					891	1403	1817	2182	2738	3227	3684	4243	5042	5727	6887	7981	8758	9514	10146	10809	11486	12041	12613	13105	13105	
PLAN - Annualised strategic target					600	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	12000	
MONITOR - No. of dwellings built above / below the cumulative annualised strategic target					291	203	17	-218	-262	-373	-516	-557	-358	-273	287	781	958	1114	1146	1209	1286	1241	1213	1105	1105	
MANAGE - Annual requirement taking into account past completions					600	558	566	578	579	585	594	597	580	570	511	447	405	355	309	238	129	-14	-307	-1105		

* Includes sites with planning permission and sites without planning permission and broad locations for growth identified in the (Draft) 2010 Exeter SHLAA.

** Assumes 45 dph.

¹⁸ Submitted to the Secretary of State for Examination in February 2011 and examined in public at hearings held during summer 2011

Housing Trajectory



Transport

Core Output Indicators

Indicator	Data
Amount of completed non-residential development within Use Class Orders A (retail), B (employment) and D (leisure) complying with car-parking standards set out in local development framework	All completed non-residential development complied with standards in the Local Plan First Review.
Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City)

Local/Significant Effects Indicators

Indicator	Target	Data
Routes and frequency of bus and rail routes	Within the urban limit 90% of population to live within 400m of ½ hourly public transport	100% of residents live within these standards (see above).
No of public City Centre car parking spaces	To remain broadly fixed at about 4300 spaces	City Centre parking spaces: 4,220 (Includes 573 NCP parking spaces)
Peak time traffic volumes	To prevent peak time traffic growth in Exeter (from 2003 levels)	2003/04: -1.17% 2004/05: -0.31% 2005/06: -2.3% 2006/07: +0.5% 2007/08: -3.2% 2008/09: -3.4% 2009/10: +0.2% 2010/11: -1.1% Change from 2003 to 2011: -10.3%

<p>Traffic Composition</p> <p>No target set</p>	<p>Average percentage of vehicles in each category on 6 of the main routes in and out of the City (Honiton Road; Pinhoe Road, Alphington Road; Topsham Road, Cowley Bridge Road and Cowick Street). Measured on a single day in November each year.</p>
<p>2006: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 93.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.5%</p> <p>2007: Motor Cycles: 1.2% Light Goods Vehicles / Cars: 93.5% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.1%</p> <p>2008: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 94.8% Coaches and Buses: 1.8% Heavy Goods Vehicles: 2.3%</p> <p>2009: Motor Cycles: 0.9% Light Goods Vehicles / Cars: 94.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 2.7%</p> <p>2010: Motorcycles 1.1% Light Goods / Cars 94.1% Coaches and Buses 2.0% Heavy Goods Vehicles: 2.8%</p>	

Open Space

Core Output Indicators

Indicator	Target	Data
Amount of eligible open spaces managed to Green Flag Award standard	80%	8 out of the 11 City Parks (73%) achieve a pass of 60% when measured against a local standard based on Green Flag criteria. The criteria include management, accessibility, cleanliness, safety and community involvement.

Local/Significant Effects Indicators

Indicator	Target	Data
Loss of playing fields	No loss of playing field unless it is appropriately compensated for in another area	None
Provision of amenity space in new developments	All new family housing to be within 1000m of good quality children's play facilities suitable for all age groups	All family housing completed 2010/11 within 1000m of suitable play facilities.
% of land developed in landscape protection areas	No target set	2006/07: 0.05% (the Monkerton relief road) 2007/08: 0.22% (land at Exwick Heights School) 2008/09: 0% 2009/10: 0% 2010/11: 0%

Environment/Townscape/Cultural

Core Output Indicators

Indicator	Data
Water	
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	None

Local/Significant Effects Indicators

Indicator	Target	Data
Maintenance of Tree Cover		
Retention of important trees through new Tree Preservation Orders (TPOs)	Creation of new Tree Preservation Orders No TPOs trees felled without appropriate compensation	14 1 subject to enforcement
Indicator	Target	Data
Biodiversity		
Reported condition of Sites of Special Scientific Interest	To maintain and enhance the condition of Sites of Special Scientific Interest	Favourable condition: Exe Estuary: 2007: 84.81% 2008/9: 89.54% 2010: 84.33% 2011: 84.33% Stoke Woods: 2007/8/9: 100% 2010: 14.78% 2011: 14.78% Unfavourable condition: Exe Estuary: Recovering 15.67%, Declining 0% Stoke Woods: Recovering 85.22%, Declining 0% Bonhay Road Cutting: (Declining 100% - as scrub management required)
Local Nature Reserves per 1000 population	To maintain levels of access to Local Nature Reserves	0.15 ha per 1000 population – no change from previous year.

Indicator	Target	Data
Air Quality		
Air quality levels	<p>Air quality to maintain or improve from 1997 level.</p> <p>Carbon Monoxide Maximum hourly concentration (mg/m³) 1997: 14</p> <p>Nitrogen Dioxide Maximum 1-Hr Mean (µg m³) 1997: 201</p> <p>Sulphur Dioxide Maximum 1-Hr Mean (µg m³) 1997: 59</p> <p>Particulate Matter Annual Average Concentration (µg m³) 1998: 30</p>	<p>Carbon Monoxide Maximum hourly concentration (mg/m³) 2004: 7.1 2005: 5.3 2006: 4.4 2007: 2.5 2008: 6.8 2009: 7.9 2010: 4.0</p> <p>Nitrogen Dioxide Maximum 1-Hr Mean (µg m³) 2004:164 2005:189 2006:141 2007:170 2008:162 2009:120 2010: 195</p> <p>Sulphur Dioxide Maximum 1-Hr Mean (µg m³) 2004: 24 2005: 13 2006: 14 2007: 13 2008: 14 2009: 5 2010: 22.7</p> <p>Particulate Matter Annual Average Concentration (µg m³) 2004: 30 2005: 31 2006: 32.5 2007: 29 2008: 22 2009: 24 2010: 24</p>

Indicator	Target	Data
Water Quality		
Assessment of river water quality (current status)	Under the Water Framework Directive objectives (2000) all water bodies to meet good ecological and good surface water chemical status by 2015	<p>River Exe: Moderate Ecological Quality: Moderate (<i>less than good</i>) Chemical Quality: Good</p> <p>Alphin Brook: Good Current Ecological Quality: Good Current Chemical Quality: Does not require assessment¹⁹</p> <p>Exeter Ship Canal: Moderate Current Ecological Quality: Moderate Current Chemical Quality: Does not require assessment</p>
Land and Soil		
Re-use of buildings/conversion	To increase the proportion of housing provided through conversions ²⁰	<p>Number of dwellings/percentage of completions:</p> <p>2006: 116 (16%) 2007: 152 (17%) 2008: 140 (27%) 2009: 122 (29%) 2010: 34 (11%) 2011: 42 (8%)</p>
Renewable Energy		
Energy consumption/conservation	<p>Increase the SAP²¹ ratings of Council houses incrementally to 69.76 by 2014/15</p> <p>Increase the average SAP rating of private sector housing to 70 by 2010</p>	<p>2008/09: 67.6 2009/10: 68.5 2010/11: 69.4</p> <p>2008: 50 2009: 50 2010: 56</p>

¹⁹ If a water body is labelled as "Does not require an assessment" it is because these pollutants are not discharged into this water body in significant quantities.

²⁰ 'Conversion' includes 'change of use' (i.e. office to residential) as well as 'sub division of a dwelling' (i.e. from 1-2 units)

²¹ SAP is the Government's Standard Assessment Procedure for the Energy Rating of Dwellings. The higher the number the more efficient the building is.

Townscape		
Development affecting listed buildings	No loss of listed buildings or harmful alteration	7 alterations subject to formal enforcement
No of listed buildings, scheduled monuments and conservation areas	No target set	1696 Listed buildings 19 Scheduled Monuments 20 Conservation Areas
Development affecting archaeological remains	No unauthorised loss of archaeological remains without appropriate recording	None (subject to formal enforcement)
Cultural Heritage		
Tourist visits/attractions visits/museum use	To increase tourist/visitor use of cultural heritage assets	Number of visits to / usage of museums per 1,000 population 2005/06: 2,161 2006/07: 2,160 2007/08: 1,920 2008/09: 1,251 2009/10: 2,355 2010/11: 3,609 (RAMM closure 2007 to late 2011)

Appendix Two – Demonstrating a 5 Year Supply of Deliverable Sites

Exeter City Council's Five Year Supply of Deliverable Sites for Housing

April 2012 – March 2017

Introduction

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities (LPA's) to identify and maintain a rolling five year supply of deliverable land for housing. This requirement was reconfirmed in a letter to all Local Planning Authorities from DCLG's Chief Planning Officer, dated 6 July 2010.

This document sets out the five year housing land supply calculation for Exeter for the period of 1 April 2012 to 31 March 2017, **based on data correct at 31 October 2011**.

CLG guidance recommends LPA's use housing provision figures in the most recently adopted part of the development plan. In the case of Exeter, this is the *Devon Structure Plan* (2001-2016). However, the lifetime of this plan ends in four years, not five, so the provisional figures in the emerging Core Strategy will be used to calculate the fifth year. The *Submission Core Strategy* (February 2011), has been examined against the 'tests of soundness' by an independent planning inspector at a series of public hearings in the summer and therefore carries significant weight.

Although the CLG guidance has been removed from the CLG website we think this represents a robust approach to calculating a five year land supply. Currently, there is no government guidance on how to calculate a five year land supply and it is up to the local planning authority how the information is calculated and presented. We consider the approach we use to be based upon a robust methodology and evidence base.

Methodology

The five year housing land supply calculation that is set out in this document draws from the *Exeter 2010 Strategic Housing Land Availability Assessment (SHLAA)* published in March 2011, which has since been updated to reflect circumstances at 31 October 2011 for the purposes of the AMR. The calculation takes into account the following sources of land:

- Sites with extant planning permission for housing and planning applications that the Council has resolved to permit subject to the completion of a S106 Agreement, at 31 October 2011; and
- Sites without planning permission that have been submitted for assessment in the 2010 SHLAA.

To be considered deliverable within the five year period, the site has to:

- be available now;
- offer a suitable location for housing development now; and
- have a reasonable prospect of being developed for housing within the next five years.

Regarding sites with planning permission, the Notes and Definitions accompanying the Department of Communities and Local Government's (DCLG) advice note on Housing Flows Reconciliation²² allows privately-owned student cluster flats (i.e. self-contained accommodation built for students) to be recorded as dwellings, with each flat equating to one dwelling. This is because student cluster flats can make up a significant part of the

²²<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stockincludingvacants/overviewstock/>

housing supply, as is the case in Exeter. Accordingly, Exeter's five year supply calculation takes privately-owned self-contained student accommodation into account.

What is the housing requirement for Exeter?

Three scenarios have been used in calculating whether the Council has a five year supply:

- 1) The *Devon Structure Plan* plus the emerging *Core Strategy* figures for the fifth year;
- 2) The emerging *Core Strategy* figures for five years; and
- 3) The emerging *Core Strategy* figures plus an additional 20 per cent as proposed in the Government's Draft National Planning Policy Framework (NPPF)²³

Devon Structure Plan

The basis for calculating a five year supply is the current adopted development plan. In the case of Exeter, this is the *Devon Structure Plan* (2001-2016), (although the lifetime of the plan ends in four years time). The *Structure Plan* proposes that 6,700 dwellings should be built in Exeter between 2001 and 2016. **5,166** dwellings (including 489 units of self-contained student accommodation) were completed between April 2006 and March 2011.

Based on extant planning permissions and permissions subject to the completion of a Section 106 agreement granted to 30 September 2011 and, following recent site visits and discussions with Planning Officers from the Council's Development Management and Housing Enabling Teams, it is predicted that a further **489** dwellings (including 25 units of self-contained student accommodation) will be completed by 1 April 2012 (see the total for column D of Schedule 1). Sites 1165 and 1175 comprise the schemes of self-contained student accommodation. This leaves 1,045 dwellings to be provided over the remaining four years of the plan period to 2016.

The housing requirement for Exeter from April 2012 to March 2016 is therefore **1,045** dwellings. The average annual requirement for the remaining four years is **261** dwellings.

Emerging Core Strategy

The *Submission Core Strategy* (February 2011) (SCS), although not yet adopted, has been examined against the 'tests of soundness' by an independent planning inspector at a series of public hearings in the summer and therefore carries significant weight.

The SCS proposed that 12,000 dwellings should be built in Exeter between 2006 and 2026. **2,738** dwellings (including 426 units of self-contained student accommodation) were completed between April 2006 and March 2011.

As above, it is predicted that a further **489** dwellings will be completed by 1 April 2012. This leaves 8,773 dwellings to be provided over the remaining 14-year plan period to 2026.

The five year housing requirement for Exeter from April 2012 is therefore **3,133** dwellings (8,773/14 x 5). The average annual requirement is **627** dwellings. The Coalition Government's National Planning Policy Framework (NPPF) recently published widely for public consultation, proposed an additional allowance of at least 20 per cent to ensure choice and competition in the market for land. This would increase Exeter City Council's five year housing requirement to **3,760** dwellings.

²³ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf>

Which sites have the potential to deliver housing in the next five years?

(i) Sites with extant planning permission for housing (including permissions subject to completion of a S106 Agreement)

All sites with extant planning permission for residential development at 31 October 2011 are shown in Schedule 1.

The local authorities comprising the Exeter Housing Market Area (Exeter City Council, East Devon District Council, Mid Devon District Council, Teignbridge District Council and the Dartmoor National Park Authority) have developed a 'model' to determine whether or not, and to what extent, a site with extant planning permission for housing should be included in the five year supply calculation. The model has been endorsed by the SHLAA Panel.

The model requires an extant planning permission to be 'discounted' from the five year supply calculation if the local authority does not consider that it will be implemented. After speaking to the applicants of some larger schemes and consulting with Officers from the Council's Development Management and Housing Enabling Teams, it is considered that 4 extant permissions, totalling 142 dwellings, will not be implemented and therefore will not contribute to the five year housing land supply (sites 1001, 1132, 1161 and 1163). However site 1132 has been transferred into Schedule 2: 'sites without planning permission,' beyond the first five years, because it still has the potential for residential use in the long term.

Of the remaining permissions, the model assumes a standard completion rate (except for student accommodation and flats) to determine a contribution to the five year supply. Based on this completion rate, it is expected that **1,837** dwellings with extant planning permission will be completed during the five year period (see the total for 'Yield Yrs 1-5 in Schedule 1). This figure includes 464 units of self-contained student accommodation (sites 1015, 1165, 1168, 1175, 1181, 1187, 1204, 1208, 1211) and 639 dwellings where the permission is subject to the completion of a S106 Agreement (sites 1019, 1188, 1194, 1208, 1211).

(ii) Sites without planning permission for housing

Sites without planning permission have been identified through a desk-top review of the *2010 SHLAA*. Landowners and agents submitted 61 sites to be assessed in the *2010 SHLAA*, for their potential to deliver housing. These sites have revisited and updated and are shown in Schedule 2.

The conclusions drawn by the *2010 SHLAA* about the deliverability / developability of the 61 sites have been updated to reflect discussions held at the Core Strategy Examination in June 2011 and subsequent discussions with landowners/agents about when certain sites might come forward. In light of these discussions, it is concluded that 29 are 'deliverable' during the next five years and therefore have the potential to contribute towards the five year housing land supply (sites 4, 9, 18a, 18b, 18c, 19, 20, 23, 30, 35, 39, 40, 41, 42, 43, 44, 46, 54, 56, 59, 61, 62, 63, 66a, 66b, 82, 83, 84 and 89). It is estimated that these sites could yield a total of **1,823** dwellings during the five year period (see the total for 'Yield Yrs 1-5' in Schedule 2).

Five Year Supply Calculations

1) The *Devon Structure Plan* plus emerging *Core Strategy* figures:

The predicted yields from sources i and ii above generate a potential yield of **3,660** dwellings over the five year period from 1 April 2012. This **exceeds** the Devon Structure plan housing land requirement (1,045) plus one year's annual requirement of the emerging Core Strategy (627) dwellings by **1,988** dwellings. It equates to a deliverable housing land supply of 12 years and 7 months (based on the Devon Structure Plan's annual requirement of 261).

2) The *emerging Core Strategy* figures to calculate the five year supply:

The predicted yields from sources i and ii above generate a potential yield of **3,660** dwellings over the five year period from 1 April 2012. This **exceeds** the five year housing land requirement of 3,133 dwellings by **527** dwellings. It equates to a deliverable housing land supply of **5 years and 10 months**.

3) The emerging *Core Strategy* figures plus an additional 20 per cent as proposed in the Draft NPPF:

The predicted yield **falls short** of 3,760 dwellings (the total with an additional 20 per cent as proposed in the Draft NPPF) by **100** dwellings.

Schedule 1- sites with planning permission for housing at end of October 2011

A	B	C		D	E	F	G	H	I	J	K
Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1000	Land off Highcroft	N	6		6						Part of larger scheme that has been completed. Applicant has applied to extend the permission. Advice from DM is that permission will be implemented. SHLAA market conditions model.
1003	Plot F, Cleve House, Exwick Lane	N	2		2						SHLAA market conditions model.
1004	County Ground, Church Rd	N	0	15							Reduced from 100 to 84, following revised application in 2010. Completed 2011. SHLAA market conditions model.
1005	County Ground, Church Rd	N	0	53							Completed 2011. SHLAA market conditions model.
1006	Former Royal Naval Stores Depot, Topsham Rd	Y	50	57	50						Overall size of site reduced from 398 dwellings to 373
1007	162-163 Fore St	Y	8		8						SHLAA market conditions model.
1008	Former Garage Site, Verney St (The Hub)	N	0	67							Site completed during 2011. SHLAA market conditions model.
1010	Crossmeads Conference Centre	N	0	7							Total site completed during 2011. SHLAA market conditions model.
1013	Locks, Ladysmith Rd	N	2		2						Permission has been partly implemented. DM advice is that rest is likely to be completed. SHLAA market conditions model.
1014	Former Texaco/Gaytons Service Station, Western Way	Y	9		9						Site cleared. SHLAA market conditions model.
1015	Land adj to 18 & including 29 Lower North St	Y	25		25						Construction started in 2009/10. Student flats. SHLAA market conditions model.
1017	Episcopal Building & York Wing, Dinham Rd	Y	25	35	25						Construction started in 2009/10. SHLAA market conditions model.
1019	Site adj Maclaines Warehouse, Haven Rd	N	12		0	12					SHLAA market conditions model. DM advice is that permission is likely to be implemented. Extension of time limit application put to Committee in July - approval subject to conditions.
1021	Former Cold Storage Store, Chancel Lane	N	0	30							Site completed during 2011. SHLAA market conditions model.
1022	Land at Beacon Ave	Y	0	90							Site likely to be completed by April 2012. SHLAA market conditions model.

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1023	Land to r/o Oakridge & Oaklands, Cowick Lane	N	0	13						0	Site completed during 2011. SHLAA market conditions model.
1024	33-35 Culverland Rd	N	12			12				12	Construction not started. SHLAA market conditions model.
1026	137-137A Cowick St	Y	50		50					50	Site near completion. SHLAA market conditions model.
1027 A	St Loyes Foundation, Topsham Rd	Y	135		12	25	25	25	48	135	Reserved Matters approved & site works underway.
1027 B	Millbrook Village, Topsham Rd	N	63		12	25	25	1		63	RM. Not started.
1028	SEF site & Lower RNSD site, Topsham Road	N	446		0	12	25	25	50	112	Outline permission granted & S106 signed in 2010. Assumed year of 1st completions is deferred by 1 yr reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account.
1029	Langdon site, Old Rydon Lane	N	47		0	12	25	10		47	Outline permission granted & S106 signed in 2010. Assumed year of 1st completions is deferred by 1 yr reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account.
1030	ORLN, Old Rydon Lane	N	285		0	12	25	25	50	112	Outline permission granted & S106 signed in 2010 August 2011. Assumed year of 1st completions is deferred by 1 yr reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account.
1031	Land r/o 87-97 Merlin Crescent	N	0	18						0	Completed summer 2011. SHLAA market conditions model.
1032	University of Plymouth, Earl Richards Rd	N	156		0	0	12	25	50	87	Owner has confirmed the site will be developed and permission was renewed in-August 2011. As it is likely that a scheme will be implemented within the next few years, the extant permission is counted, but commencement delayed by a further year as a contingency.
1033	Cecil Boyall House, Victory Wing & Magdalen House, Southernhay East	N		6						0	Completed during 2011. SHLAA market conditions model.
1034	5 Tresillian Gardens, Topsham	N	2		2					2	SHLAA market conditions model.
1035	Tip Top, 10 East Wonford Hill	Y	0	1						0	SHLAA market conditions model.
1040	Land adj to Strathcairn, Sylvan Rd	Y	1		1					1	SHLAA market conditions model.

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1041	169 Honiton Rd	N	1		1					1	SHLAA market conditions model.
1042	90 South St	N	2		2					2	
1044	Land at Sivell Pl	Y	0	4						0	SHLAA market conditions model.
1045	7 Elliott Close	N	1		1					1	SHLAA market conditions model.
1046	Plot 2, Higher Field, Lodge Hill	N	1		1					1	SHLAA market conditions model.
1047	91 Salters Rd	Y	0	1						0	SHLAA market conditions model.
1048	1 Uplands Drive	Y	0	1						0	SHLAA market conditions model.
1050	Highfield, 229 Exwick Rd	N	1		1					1	Permission renewed in 2010. SHLAA market conditions model.
1051	Land adj 31 Langaton Lane	Y	1	1						0	SHLAA market conditions model.
1054	Ashfields, Dunsford Rd	Y	0	1						0	SHLAA market conditions model.
1055	United Reform Church, Church Rd	Y	0	3						0	SHLAA market conditions model.
1056	19/20 Friernhay St	N	1		1					1	SHLAA market conditions model.
1061	Land adj 113 St Katherine's Rd	N	1		1					1	Permission renewed in 2010. SHLAA market conditions model.
1062	30 Wellington Rd	Y	0	1						0	SHLAA market conditions model.
1063	69 Old Tiverton Rd	Y	0	3						0	SHLAA market conditions model.
1064	1-2 High St, Topsham	N	3		3					3	
1065	Land at r/o 1 & 2 Globe Court, Topsham	N	1		1					1	Permission renewed in 2010. SHLAA market conditions model.
1066	Greenacre, Denver Rd, Topsham	N	1		1					1	Permission renewed in 2010. SHLAA market conditions model.
1067	Land adj 5 Harrington Lane	N	1		1					1	Permission renewed in 2010. SHLAA market conditions model.
1072	Darley Dale, Alphington St	Y	0	3						0	SHLAA market conditions model.
1074	Land adj Peterhayes	N	5		5					5	SHLAA market conditions model.
1075	Land adj to Quarrylands, Little Johns Cross Hill	N	1		1					1	SHLAA market conditions model.
1076	9A Richmond Rd	Y	0	1						0	SHLAA market conditions model.
1077	362 Topsham Road	N	0	1						0	Complete.
1078	98 Honiton Rd	N	7		7					7	Permission renewed in 2010. DM advises likely to be implemented. SHLAA market conditions model.

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1082	Former Speedway Garage, 63 Cowick St	Y	7		7					7	Site cleared. SHLAA market conditions model. Time extension before Committee July 2011.
1086	84 Posloe Road	N	1		1					1	SHLAA market conditions model.
1088	1-1A Salisbury Rd	N	0	1						0	SHLAA market conditions model.
1089	156 Sidwell Street	N			1					1	SHLAA market conditions model.
1090	68 Bovermoors Lane	N	7		7					7	SHLAA market conditions model.
1092	47 Wonford St	N	1		1					1	SHLAA market conditions model.
1093	1 Oak Close, North St	N	1		1					1	SHLAA market conditions model.
1094	61 High St, Topsham	N	1		1					1	SHLAA market conditions model.
1095	Land to r/o 32-34 Alphington Rd	Y	3		3					3	SHLAA market conditions model.
1097	Ashdown Lodge, Alphington St	N	4		0	4				4	SHLAA market conditions model.
1098	Land to r/o 53 Cowick St	N	1		1					1	SHLAA market conditions model.
1100	32 East Ave	N	1		1					1	SHLAA market conditions model.
1101	44 Wentworth Gardens	N	1		1					1	SHLAA market conditions model.
1102	Harepath, Streatham Rise	Y	0	2						0	SHLAA market conditions model.
1103	38 Park Rd	N	1		1					1	SHLAA market conditions model.
1104	Land r/o 8 Cleve Close	N	3		3					3	SHLAA market conditions model.
1105	49 Well St	N	0	3						0	SHLAA market conditions model.
1106	Amersham Court, Malvern Gardens, Wonford St	N	0	2						0	SHLAA market conditions model.
1107	8 Colleton Crescent	N	0	5						0	SHLAA market conditions model.
1108	R/o 26-36 Leypark Rd	N	9		9					9	SHLAA market conditions model. Due to complete 2012/13.
1111	20 Hanover Rd	Y	1		1					1	SHLAA market conditions model.
1112	97 Monks Rd	N	1		1					1	SHLAA market conditions model.
1115	Rollestone House, Pennsylvania Rd	N	1		1					1	SHLAA market conditions model.
1116	Cowley Lawn Tennis Club, New North Rd	N	2		2					2	SHLAA market conditions model.
1117	Land adj 24 Vaughan Rd	N	1		1					1	SHLAA market conditions model.

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1118	13 Lyndhurst Rd	N	4		4					4	SHLAA market conditions model.
1119	69-72 Magdalen Rd	N	2		2					2	SHLAA market conditions model.
1120	91, 93, 95 & 97 Wonford St	N	9		9					9	SHLAA market conditions model.
1121	96 Fore St, Heavitree	N	1		1					1	SHLAA market conditions model.
1123	43 East Ave	N	1		1					1	SHLAA market conditions model.
1125	Treburtha, Woodwater Lane	N	2		2					2	SHLAA market conditions model.
1126	Store at end of Spinning Path, Blackboy Rd	N	1		1					1	SHLAA market conditions model.
1127	Land to south of 57 Union Rd	N	1		1					1	SHLAA market conditions model.
1128	Site of St Paul's Church, Hall & Parsonage, Burnthouse Lane	N	0	23						0	An RSL scheme. Completed during 2011.
1129	Branscombe House, 17 York Rd	N	6		6					6	SHLAA market conditions model.
1130	Land to r/o St Loyes Hotel, 12-14 Salters Rd	Y	7		7					7	SHLAA market conditions model.
1131	2 Wilcocks Rd	N	1		1					1	SHLAA market conditions model.
1133	1 Brewery Lane, North St	N	2		2					2	SHLAA market conditions model.
1137	Whipton Methodist Church, Brookway	N	12		12					12	An ECC scheme. ECC is keen to develop ASAP, although an RSL may take the site on. Revised scheme p'd in Feb 2011 for 13 units.
1138	20 Salutary Mount, Heavitree	N	1		1					1	SHLAA market conditions model.
1139	Former St Loyes PH, 12-14 Salters Rd	N	6		6					6	SHLAA market conditions model.
1140	12 Baring Crescent	N	1		1					1	SHLAA market conditions model.
1141	28 Barnfield Rd	N	6		6					6	SHLAA market conditions model.
1142	14 Castle St	N	1		1					1	SHLAA market conditions model.
1143	65 St Davids Hill	N	1		1					1	SHLAA market conditions model.
1144	26 New North Rd	N	1		1					1	SHLAA market conditions model.
1145	Land adj Rennes House, Vaughan Rd	N	21				12	9		21	DM advises scheme is likely to be implemented. SHLAA market conditions model.
1146	8 Barnfield Hill	N	0	1						0	SHLAA market conditions model.

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1147	79 St Davids Hill	N	1		1					1	SHLAA market conditions model.
1148	Crescent House, 1 Queens Crescent	N	1		1					1	SHLAA market conditions model.
1149	25 Victoria Park Rd	N	5			5				5	SHLAA market conditions model.
1150	64 Queens Rd	N	6		6					6	SHLAA market conditions model.
1151	58 Main Rd, Pinhoe	N	14			14				14	Permission renewed in 2010. SHLAA market conditions model.
1152	Foxhayes Garage, 125 Exwick Rd	N	11			11				11	SHLAA market conditions model.
1153	29 Norwich Rd	N	1		1					1	SHLAA market conditions model.
1154	Land adj 30 Bridge Rd	N	1		1					1	SHLAA market conditions model.
1155	Artful Dodger, Red Cow Village	N	5		5					5	SHLAA market conditions model.
1157	16 Lower North St	N	0	1						0	SHLAA market conditions model.
1158	Land west of 48-68 Newport Road	N	10			10				10	SHLAA market conditions model.
1159	Pinbrook House, Cheynegate Lane	N	1		1					1	SHLAA market conditions model.
1160	Apollo Industries/Works, Looe Rd	N	4	14	4					4	SHLAA market conditions model.
1162	Orchard House, Deepdene Park	N	3			3				3	SHLAA market conditions model.
1164	Halford Wing, Dean Clarke House, Southernhay East	N	40		0	40				40	Scheme comprises self-contained student flats. S106 was signed in November 2010 and is likely to be implemented.
1165	Bishop Blackhall School, Pennsylvania Rd	N	0	22						0	Scheme comprises self-contained student flats. Completed 2011.
1168	Former Tennis Courts, Bishop Blackall Annexe, Thornton Hill	N	9		9					9	Scheme comprises self-contained student flats. Construction not started. SHLAA market conditions model.
1169	Higher Field, Lodge Hill	N	2		2					2	
1171	18 Lower North St	N	2		2					2	
1173	1 Tresillian Gardens, Topsham	N	1		1					1	
1174	102-104 Fore Street	N	12		12					12	
1175	Red House, St David's Hill	Y	0	3						0	COU from A2 to 3 student cluster flats
1177	Victoria Inn, 36 Victoria St	N	1		1					1	
1178	R/o 33-35 Southbrook Road	N	1		1					1	
1179	69-73 Sidwell St	N	9		9					9	Self contained student flats.
1180	4 Spicer Road	N	4		4					4	

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments	
					2012/13	2013/14	2014/15	2015/16	2016/17			
1181	Townsend Printers, Western Way	N	130			130					130	Student accommodation of cluster flats and studios. Assume full completion within 5 years as it is for students.
1182	10 Honey Lane	N	2		2						2	
1183	Dinham House, Dinham Rd	Y	1		1						1	Under construction October 2011.
1184	School House, Dinham Rd	N	1		1						1	
1186	16 Pinhoe Road	Y	1		1						1	
1187	74 Queen St	N	2		2						2	Student accommodation of cluster flats
1188	Land at Pinhoe Quarry, Harrington Lane	N	380		0	14	56	56	56		182	Permitted subject to S106. Completion rate has been assumed by Head of Planning and Housing Enabling Officer.
1189	38 Blackboy Rd	N	3			3					3	
1190	15 Queens Terrace	N	1			1					1	
1191	Land off Hill Barton Road	N	151		0	12	25	25	50		112	Outline permission granted & S106 signed. Assumed year of 1st completions is deferred by 1 yr reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account. Was site 45 in 'sites without planning permission.'
1193	8 & 10 Church Rd, Alphington	N	12		0	12					12	Construction not started.
1194	68a Shakespeare Road	N	25		25						25	Permitted subject to S106 Agt. Sovereign have stated they intend to sign by Christmas 2011. Due to complete 2012/13.
1195	Higher Duryard House, Higher Duryard	N	1		1						1	
1196	40 Magdalen Road	N	1		1						1	
1197	54 Pennsylvania Road		-2		-2						-2	
1198	2 Devonshire Place		-1		-1						-1	
1199	St Loyes Foundation, Topsham Rd		50			50					50	Outline Permission includes 50 Extra Care housing which are subject to reserved matters
1200	Pines, Little Johns Cross Hill		1		1						1	
1201	1 Baring Crescent		1		1						1	
1202	14 Salutary Mount		1		1						1	
1203	Westwood House, 132 Beacon Lane		6			6					6	

Site Ref.	Address	Units under construction?	Dwgs with permission not yet completed	Completions 2011/12	Five Year Supply					Yield yrs 1 - 5	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17		
1204	Kilmorie Hall, Pennsylvania Road		6		6					6	
1205	Old Bakery Studios, Spicer Road		1		1					1	
1206	Land to west of 29, Holland Road		2		2					2	
1207	Raleigh Hall, Fore Street, Topsham		1		1					1	
1208	Portland House		149				149			149	Permitted subject to 106 Agreement being signed.
1209	Elmside House		2			2				2	
1210	Open Space, Bennett Square		8			8				8	
1211	Kingfisher House, Western Way		69				69			69	Permitted subject to 106 Agreement being signed.
1212	36 Alphington Road		-1		-1					-1	
1213	Land to east of 16 The Fairway		3			3				3	
1214	3 Ruby Court, Wonford Street		1			1				1	
1215	Flat 8, 37 New Bridge Street		-1			-1				-1	
1216	1 Rollestone Farm, Pennsylvania Road		1			1				1	
TOTAL			2650	489	445	389	486	204	313	1837	

Data reflects (i) planning permissions up to and including Committee agenda of 31 October 2011 (ii) Completions at 31 October 2011, including predicted completions up to April 2012 (i.e. near completion)

Schedule 2 - Sites without planning permission for housing at 31 Oct 2011

Site Ref.	Address	Gross site area (ha)	Min yield	Max yield	Mid yield	Suitable	Available	Achievable	Five Year Supply					Yield yrs 1 - 5	Other Comments
									2012/13	2013/14	2014/15	2015/16	2016/17		
2	Land off St Andrews Rd	0.12	5	6	6	✓	✓	✓	0	0	0	0	6	6	
4	Former Guide Dogs for the Blind Kennels, Exwick Lane	0.61	16	20	18	✓	✓	✓	0	18	0	0	0	18	
9	Nos. 36-38 Well St	0.09	4	5	5	✓	✓	✓	A	5				5	
11	Land off Hambeer Lane	8.77	0	0	0	✗	✓	NA		A	0	0	0	0	
13	Oaklands Riding School & The Rosary, Balls Farm Rd	12.3	0	0	0	✗	✓	NA	0	0	0	0	0	0	
15	Land bounded by Sidwell St, Paris St, Belgrave Rd & Summerland St	4	150	150	150	✓	✓	✓						0	
16	Exeter Royal Academy for Deaf Education, Topsham Rd	4.41	135	162	175	✓	✓	✓		A	0	0	0	0	
18a	Land west of Shillingford Rd	0.36	13	13	13	✓	✓	✓	0	0	12	1		13	Panel considered site achievable in Yrs 6-10 in 2010 SHLAA. However, landowner confirms intention to submit app'n ASAP and intends to start dev't in Yrs 1-5, subject to approval. ECC consider there are no infrastructure impediments to dev'g the site.
18b	Land east of Shillingford Rd	2.17	77	77	77	✓	✓	✓	0	0	12	25	40	77	See comments for Site 18a.
18c	Land between Chudleigh Rd & Dawlish Rd	8.07	287	287	287	✓	✓	✓	0	0	12	25	50	87	See comments for Site 18a.
19	Land north of Markham Lane	1.91	65	65	65	✓	✓	✓	0	0	12	25	28	65	See comments for Site 18a.
20	Land west of Chudleigh Rd	1.66	55	55	55	✓	✓	✓	A	0	0	12	43	55	See comments for Site 18a.
21	Land at Stoke Hill	9.69	0	0	0	✗	✓	NA	A	0	0	0	0	0	
23	Exmouth Junction, Prince Charles Rd	11.7	128	160	144	✓	✓	✓		A	0	0	25	25	
30	Ibstock Brick, Harrington Lane	9.75	220	220	220	✓	✓	✓	0	73	74	73		220	July 2011, for 220 dwgs. App's anticipate completion within 3 yrs.
31	Oakfields, Church Hill	1.68	0	0	0	✗	✓	NA	0	0	0	0	0	0	
34	Land south of the Pinn Brook, Tithebarn Lane	1.15	15	19	17	✓	✓	✓	0	0	0	0	0	0	
35	Land north & south of Tithebarn Lane	10.8	218	280	249	✓	✓	✓	0	0	12	25	50	87	Timing brought forward compared to 2010 SHLAA on advice of developers.
37a	Land east of Pinn Lane	0.92	32	41	37	✓	✓	✓	A	0	0	0	0	0	
37b	Sandrock Nursery, Pinn Lane	1.78	62	80	71	✓	✓	✓	0	0	0	0	0	0	
38	Land south of Gipsy Hill Lane	0.49	0	0	0	✗	✓	NA		A	0	0	0	0	
39	Land at Monkerton	20.1	600	698	650	✓	✓	✓	0	0	25	100	100	225	
40	Land north & south of Harts Lane	3.96	121	148	135	✓	✓	✓	0	0	0	25	50	75	

Site Ref.	Address	Gross site area (ha)	Min yield	Max yield	Mid yield	Suitable	Available	Achievable	Five Year Supply					Yield yrs 1 - 5	Other Comments
									2012/13	2013/14	2014/15	2015/16	2016/17		
41	Land west of Pilton Lane	2.27	63	63	63	✓	✓	✓	0	0	0	0	25	25	
42	Land adj Higher Furlong, Hollow Lane	1.3	54	64	59	✓	✓	✓	0	0	0	0	25	25	
43	Hessary, Hollow Lane	1.36	41	53	47	✓	✓	✓		A	0	0	25	25	
44	Land at Hill Barton Farm	18.8	698	842	770	✓	✓	✓	A	0	12	50	100	162	
46	Hill Barton Farm, Hill Barton Rd	0.32	7	7	7	✓	✓	✓	A	0	0	0	7	7	
47	Land north of Honiton Rd	3.97	0	0	0	✗	✓	NA		A	0	0	0	0	
51	Land at Aspen Close	0.77	0	0	0	✓	✓	✗	0	0	0	0	0	0	
53	Land north of west of England School, Topsham Rd	7.17	0	0	0	✗	✓	NA	0	0	0	0	0	0	
54	Land adj Exeter Arms Hotel, Rydon Lane	0.23	20	25	23	✓	✓	✓	0	0	0	12	11	23	
56	Bishop Court Sand Quarry, Sidmouth Rd	8.56	170	343	309	✓	✓	✓	A	12	50	50	50	162	Added back in from 2010 SHLAA, to reflect 2009 SHLAA conclusions, due to support in principle from DCC Highways that access issues can be addressed.
59	Land at Beech Cottage, Old Rydon Lane	0.74	35	35	35	✓	✓	✓	0	0	0	0	25	25	
60	Land east of the railway, Old Rydon Lane	11.9	110	110	110	✓	✓	✓	0	0	0	0	0	0	
61	Land south of Old Rydon Lane	2.14	86	86	86	✓	✓	✓		A	0	0	25	25	
62	Exeter Golf & Country Club Practice Ground, Topsham Rd	4.91	196	196	196	✓	✓	✓		A	0	0	25	25	
63	Land north of Topsham Road	31.4	700	700	700	✓	✓	✓	12	50	50	50	100	262	
64	Playing Field south of Wear Barton Rd	3.98	0	0	0	✗	✓	NA	A	0	0	0	0	0	
66a	Land west of the M5, Topsham Rd	0.73	15	15	15	✓	✓	✓		A	15			15	
66b	Land east of the M5, Exeter Rd, Topsham	0.79	20	20	20	✓	✓	✓		A	12	8	0	20	Included following Core Strategy EiP. Promoted through Core Strategy and nothing to stop development commencing in the next 5 yrs. In 2009 SHLAA, the Panel advised that Sites 66a & b had a combined capacity of 40, hence the yield.
68	Land north of Newcourt Rd, Topsham	1.08	0	0	0	✗	✓	NA	0	0	0	0	0	0	
69	Land north of Exeter Rd, Topsham	3.13	0	0	0	✗	✓	NA	0	0	0	0	0	0	
71	Attwells Farm, Exwick Lane	2.79	0	0	0	✗	✓	NA	0	0	0	0	0	0	
72	Land off Little Johns Cross Hill Lane	0.77	0	0	0	✗	✓	NA	0	0	0	0	0	0	
73	17-19 Water Lane	0.11	0	0	0	✓	✓	✗		A	0	0	0	0	
74	Land west of Salmonpool Bridge	8.33	0	0	0	✗	✓	NA	0	0	0	0	0	0	
75	Land east of Salmon-pool Bridge	2.8	0	0	0	✗	✓	NA	0	0	0	0	0	0	

Site Ref.	Address	Gross site area (ha)	Min yield	Max yield	Mid yield	Suitable	Available	Achievable	Five Year Supply					Yield yrs 1 - 5	Other Comments
									2012/13	2013/14	2014/15	2015/16	2016/17		
76	Marypole Head, Pennsylvania Rd	0.22	0	0	0	x	✓	NA	0	0	0	0	0	0	
78	Land adj 2 Hill Cottages, Church Hill	0.2	0	0	0	x	✓	NA	0	0	0	0	0	0	
79	23 Causey Lane	0.2	0	0	0	✓	✓	x	0	0	0	0	0	0	
80	Bayonne, Pinhoe Rd	0.1	0	0	0	✓	✓	x	0	0	0	0	0	0	
81	Vines, Gipsy Lane	0.77	27	35	31	✓	✓	✓	0	0	0	0	0	0	
82	Clystview, Hollow Lane	0.39	10	13	12	✓	✓	✓	0	0	0	0	12	12	
83	Land east of Newcourt House, Old Rydon Lane	0.43	17	17	17	✓	✓	✓					17	17	
84	Land north of Wessex Close, Topsham	0.6	24	30	27	✓	✓	✓	A	12	15	0	0	27	Included following Core Strategy EiP. Promoted through Core Strategy and nothing to prevent development commencing within the next 5 yrs.
85	Five Acres, Exeter Rd, Topsham	2.62	0	0	0	x	✓	NA	0	0	0	0	0	0	
86	Land south of Rushmore Nursery, Newcourt Rd, Topsham	1.45	0	0	0	x	✓	NA	A	0	0	0	0	0	
87	Land opposite Riversmeet House, Riversmeet, Topsham	2.43	0	0	0	x	✓	NA	A	0	0	0	0	0	
88 - Not in SHLAA 2010	Land to the east of Newport Park		8	8	8	✓	✓	✓	0	0	0	0	8	8	Included following Core Strategy EiP. Promoted through Core Strategy and nothing to prevent development commencing within the next 5 yrs.
89 - Was site with planning permission 1132	Land at Central Station Yard		28	28	28	✓	✓	✓	A	0	0	0	0	0	Outline permission. Developer hasn't requested HCA grant yet. DM & Housing Officers doubt the likelihood of implementation. Applicants have not confirmed an intention to implement, after being contacted.
									12	170	313	481	847	1823	

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



Exeter City Council

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