

Annual Monitoring Report

2009-2010

Submission to the Secretary of State

December 2010



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 preparation of local development documents and to examine the extent to which the policies set out in the local development documents are being achieved.

The programme for the preparation of documents, particularly the Core Strategy, has been delayed due to changes in regulations concerning the preparation of the Local Development Framework (LDF), and the delay in adoption of the Regional Spatial Strategy (RSS). The Council now wish to move forward with the Core Strategy and hope to submit to the Secretary of State early 2011. An additional consultation on the Core Strategy was held in autumn 2009 and the results of this consultation together with the findings of the Strategic Housing Land Availability Assessment (SHLAA) regarding the land availability and capacity went some way towards informing the decision by the Council to provide for 12,000 additional houses up to 2026.

Revisions to the timetable for the preparation of Local Development Documents were set out in the Local Development Scheme (LDS) submitted to the Secretary of State in October this year, and the aim is for it to be in place when the Core Strategy is submitted.

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 2009 to the end of March 2010.
- 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 National guidance states that it is acceptable for AMRs to develop gradually to take account of emerging best practice. Not all the information required is available or can be readily collected. In Appendix 2 the report highlights where there are deficiencies and explains how these deficiencies will be overcome in future years.
- 1.5 An assessment of Exeter's 5 year housing land supply is attached at Appendix 3.
- 1.6 In accordance with advice in the good practice guide 'Local Development Framework Monitoring' published by the ODPM¹, 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;
 - Mandatory Core Output Indicators, as specified in the ODPM guidance - 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 As updated by the Core Output indicators update 2008

2. Local Development Document Preparation

Development Plan Documents (DPDs)

The Core Strategy was published in August and September in order to invite representations before submission to the Secretary of State early 2011.

Preparation of the Core strategy has been carried out in parallel with the Regional Spatial Strategy (RSS) and submission has, until now, been delayed because of the need for reasonable certainty on the scale of development likely to be required by the RSS on adoption. The Secretary of State significantly increased the number of houses to be built in Exeter to 2026 from the 12,000 recommended by the RSS Panel who held the Examination in Public (EiP), to 15,000 in the RSS Proposed Changes. Exeter City Council Members resolved that representations should be made to the Proposed Changes stating that the increase in the number of houses to be provided within the City was not soundly based on evidence of capacity.

The Council agreed that the implications of the 15,000 dwellings and the 12,000 dwellings should be subject to further consultation and additional consultation took place in October and November 2009. A Strategic Housing Land Availability Study (SHLAA) was also carried out in order to assess the land available for further development within the City's boundaries.

The Council's Local Development Scheme (LDS), has been revised to identify, as priorities, the preparation of the Core Strategy and a Site Allocations Development Plan Document (DPD) to be followed by a Development Management DPD and, a City Centre Area Action Plan. The LDS sets out the programme for Supplementary Planning Documents (SPDs) outlined below. The revised programme has been submitted to the Secretary of State for approval.

Supplementary Planning Documents (SPDs)

Trees in relation to development	The SPD was adopted in September 2009.
Planning Obligations	The SPD was adopted in December 2009.
University of Exeter (Streatham Campus)	This SPD is a masterplan to inform future development of the main campus. It was adopted in December 2010.
Residential Design Guide	The SPD was subject to public consultation during July/August 2010 and representations have now been considered. The SPD was adopted September 2010.
Affordable Housing SPD	Consultation on a draft Affordable Housing SPD was carried out in February/March 2010 and it was adopted in September 2010.
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's² 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. Together these SPDs will replace the proposed East of Exeter Area Action Plan.

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.

Student Accommodation (C4 Small HMO's)	This SPD has not yet commenced. The proposed timetable for the SPD is adoption October 2011.
Sustainable Transport	This SPD has not yet commenced. The proposed 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. The proposed timetable for the SPD is adoption August 2012.

Supporting Studies

Completed:

- Urban Capacity Study 2006-2026, 2006
- Exeter and Torbay Strategic Housing Market Assessments to 2009
- Exeter Affordable Strategic Housing Viability Study, 2009
- Housing, Planning Permissions and Completions, 2010
- Employment, Planning Permissions and Completions, 2010
- Strategic Housing Land Availability Assessment, 2009
- 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)

² 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.

Water Cycle Strategy, (Halcrow Group Limited) 2010
Newcourt Masterplanning Study, 2010 (Atkins)
Monkerton / Hill Barton Masterplan, 2010 (LDA Design)
Assessment of Options for Delivery of RSS Growth in the Exeter Sub Region, 2010
Exeter City Centre Audit, 2005
Student Accommodation Development in Residential Areas Supplementary Planning
Guidance (SPG), 2008
Sustainability Appraisal for the Submission Core Strategy, 2010

Exeter and East Devon Growth Point Studies:

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 and East Devon Infrastructure Study (EDAW/AECOM)

In preparation:

South West of Exeter Masterplan, 2010 (LDA Design)
Exeter Infrastructure Schedule, 2010 (Working Draft)
Sustainable Design and Low Carbon Infrastructure Strategy (WSP), 2010

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 2009 to the end of March 2010 and therefore reflects the impact of the current economic conditions. The information generally follows the topic headings that are identified in the Local Plan First Review Monitoring Framework. Targets that are referred to below are derived from those listed in the Monitoring Framework.

Contextual Information

- 3.2 Following complex revisions of the way population estimates are made across the UK, the population of Exeter, amongst others, has been recalculated and has been revised downwards for 2007, 2008 and 2009. Crime figures have also been recalculated in line with population changes (violent crime per 1000 population), but the trend is still falling, albeit at a slower rate than previous. The number of burglaries per 1000 homes has dropped significantly but this could be because *“Exeter is low crime area, and one offender being released and then re-offending can make a very quick substantial effect on the numbers before re-arrest and back to prison”* (Exeter City Council Community Safety Partnership Co-ordinator). Overall the trend is a general decline since 2002/3 and both crime rates are lower than the rate for England and Wales.
- 3.3 The claimant count of those in receipt of unemployment benefit is higher in 2009 and 2010 than in previous years, which is an increase in line with, but at a lower rate than, the national trend. The percentage of working age population qualified to NVQ Level 3 or equivalent has fallen but the percentage of pupils obtaining 5 or more GCSEs (grade A*-C) has significantly increased. The differential between average house prices and average income has risen steadily in recent years to 10.4 in 2008, fell to 8.5 in 2009 but has risen again in 2010 to 9.4.
- 3.4 Noise complaints have increased dramatically in the last two years but this is partly due to a more reliable method of reporting and partly due to the Environmental Health department increasing public awareness of the issue. Transport indicators suggest that the number of children walking and cycling to school has increased. Waste indicators show that the percentage of household waste recycled has stayed the same.
- 3.5 Three Super Output Areas³ in Exeter are in the top 10% nationally in the Indices of Deprivation, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area and Rifford Road area.

Economic Growth

Employment

- 3.6 Between 2001 and 2010 development of an average of 6.6 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

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

economy improves and sites are brought forward through the Local Development Framework. The economic activity rate⁴ 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 increased from 49 units in March 2009 to 51 units in March 2010, with the most significant vacancies being in the High Street, Sidwell Street, and Fore Street. This represents 8.6% of all retail units in the City Centre, which is higher than the Local Plan target (6%), but below the national rate of 15%. In the past year the vacancies have only risen by 2 which suggests that the upward trend may have stabilised. 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. According to Experian, who produce retail rankings of shopping centres, Exeter has maintained its position at 43rd place as at November 2009. Planning permission has recently been granted for a John Lewis Partnership 'Home' store which 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. Ongoing improvements to the public realm for pedestrians and cyclists have reinforced the economic viability of the City Centre as indicated by the rising trend in pedestrian flows. In the last year, with many of the major City Centre enhancements complete, planning work has focussed on creating a vision for the City, which incorporates the Bus Station redevelopment and the Grecian Quarter. Smaller projects have been completed, such as the refurbishment of King William Car Park and the Holloway Street mural. Western Way was widened and incorporated tree planting. Future projects to improve the public realm include enhancements to Cathedral Yard, Gandy Street, Northernhay Place and Sidwell Street.

Access to Housing

- 3.9 Between 2001 and 2010 development of an average of 512 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 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 90% even though the definition of PDL has been amended to exclude private gardens. An average density of 47 dwellings per hectare was achieved between April 1st 2009 and March 31st 2010, which meets 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 3. It is based on the current development plan

⁴ 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.

(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 3.

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 under construction.
- 3.14 Ongoing improvements continue to provide facilities for cyclists and pedestrians. During 2009-2010 the Exeter Cycle Project, a partnership between Devon County Council, Exeter City Council and Cycling England has, amongst a number of works funded the completion of a cycle path at King George V Playing Field and links to the Exe Estuary Trail from Exminster. Additions and enhancements have been made to the primary and secondary route network as part of a future Cycling Strategy to create a clear and intelligible cycle network to continue the growth that has been witnessed since 2005.

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. Improvements made between April 2009 and March 2010 has mainly consisted of reactive repair works. The largest project was the restoration work on the boundary wall at Friernhay Cemetery. Other improvements included creating disabled parking bays in Belmont Pleasure ground for the bowls club and resurfacing small lengths of tarmac paths in various parks. Trews Wear Allotments were extended in the last year to provide a further 30 half and full sized plots, with new sheds, water supply, gates and fencing. The soft landscape improvements have included new and replacement tree planting on open spaces and the redesign of planting features in many parks.
- 3.16 The parks and pleasure grounds listed in last years survey would all 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 removal of graffiti, repairing vandalised play equipment, seats, litter bins or replacing damaged floral displays and trees is expensive. Ensuring a park remains welcoming for the public and clean is a continual challenge especially the collection and removal of litter from open spaces.
- 3.17 All of the new family housing developments built in 2009-2010 have, or will have, access to a good quality play area and the provision of open space is above national standards.

Environment/Townscape

- 3.18 In general, the townscape/heritage indicators have been met. Following assessments made by Natural England⁵ the area of the Exe Estuary Site of Special Scientific Interest (SSSI) which is considered to be in favourable condition (at 84.33%) is recorded as being less than last year (at 89.54%). However for the first time since 2008 none of the area is declining and a higher percentage is recovering (15.97% for this year compared to 9.92% last year). Stoke Woods SSSI, previously at 100% favourable condition, has significantly declined in condition (now 34.93% declining and 50.29% recovering) due to a large amount of felling and thinning of conifer plantations to restore native broad-leaved woodland. However the planned programme of woodland restoration should bring about recovery in the long term. Bonhay Road SSSI condition remains in the same condition as last year as '100% unfavourable declining' because of overgrown vegetation obscuring the geological earth features of the site.
- 3.19 The Royal Albert Memorial Museum (RAMM) museum recorded visitor numbers for 09/10 higher than total visitor numbers in 2007, before its closure. This is due to a substantial museum programme of exhibitions off the premises which has been organised whilst the building is closed.
- 3.20 With regards to air quality, the levels of carbon monoxide have risen, but sulphur dioxide and nitrogen dioxide 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. There has been no change in the quality of the main water courses through Exeter in the last year, although results show a general improvement in the Exeter Canal since 2005. The number of Council homes which do not meet the decent home standard⁶ has fallen substantially in the last two years due to a number of repairs being carried out, mainly central heating and cavity/loft insulation works.

Use of Local Plan Policy

- 3.21 Analysis of planning applications that have been presented at Planning Committee from April 2009-March 2010 indicates that the policies most commonly referred to are.
1. DG1 Objectives of Urban Design
 2. DG4 Residential Layout and Amenity
 3. T1 Hierarchy of Modes
 4. T2 Accessibility Criteria
 5. T3 Encouraging Use of Sustainable Modes
 6. H2 Location Priorities
 7. AP1 Design and Location of Development
 8. H1 Search Sequence
 9. EN5 Noise
 10. DG2 Energy Conservation

⁵ 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>

⁶ 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

There is limited reference to policies on Tourism and Community Services, although policies on Leisure and Recreation and Environment, in particular the policy on noise, were more commonly referred to during this period than in previous years.

Overall Summary

- 3.22 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land targets have been exceeded. The number of vacant retail units in the City Centre has increased over the year to March 2010 but has subsequently stabilised. 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

These indicators are derived from Government guidance in 'Local Development Framework Monitoring' and from the Core Strategy Sustainability Scoping Report (2005/6) data unless specified otherwise).

Demographic Structure

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

Socio-cultural issues

Indicator	Data
Level of crime	Levels of Violent Crimes per 1000 population in Exeter: 2005/06: 22.5 2006/07: 19.8 2007/08: 18.5 2008/09: 16.3 2009/10: 16.2 Levels of domestic burglaries per 1000 homes: 2005/06: 9.3 2006/07: 11.8 2007/08: 10.5 2008/09: 11.3 2009/10: 8.8
Unemployment (claimant count rate)	Exeter 1.5% March 2006 E&W 2.6% Exeter 1.5% March 2007 E&W 2.5% Exeter 1.2% March 2008 E&W 2.2% Exeter 2.8% March 2009 E&W 4.0% Exeter 2.7% March 2010 E&W 4.2%
No of Super Output Areas ⁷ in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation	Three SOAs in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area, and Rifford Road area.
Noise complaints	2004/05: 431 2005/06: 520 2006/07: 853 2007/08: 1468 2008/09: 1686 2009/10: 1368

⁷ SOAs are small geographic areas within the City, and are used for a variety of indicators but not only for measuring deprivation

Percentage of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds)	For state schools in Exeter: 2005: 46.4% 2006: 46.3% 2007: 49.3% 2008: 59.3% 2009: 64.0%
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Economy

Indicator	Data
Economic activity rate	2005: Exeter 76.9% E&W 76.3% 2006: Exeter 78.3% E&W 76.4% 2007: Exeter 73.9% E&W 76.5% 2008: Exeter 76% E&W 76.6% 2009: Exeter 79.9% E&W 76.8% 2010: Exeter 81.2% E&W 76.4%
Percentage of population of working age qualified to at least NVQ Level 3 or equivalent	<i>2 or more A-levels</i> 2005: Exeter 51% E&W 46.5% 2006: Exeter 56.8% E&W 47.2% 2007: Exeter 57.8% E&W 47.9% 2008: Exeter 57% E & W 47.5% 2009: Exeter 51.7% E & W 48.8%
Ratio between average house price and average full-time salary	2005: 9.2 (1 st quarter of 2006) 2006: 9.3 (2 nd quarter of 2006) 2007: 9.5 (1 st quarter of 2007) 2008: 10.4 (2 nd quarter of 2008) 2009: 8.5 (1 st quarter of 2009) 2010: 9.4 (1 st quarter of 2010)

Employees in knowledge based industries	<p>2004/05: 13% 2005/06: 12.8% 2006/07: 12.6% 2007/08: 13.0% 2008/09: 13.9% (2010 update not yet available)</p>
Business Registrations and Closures	<p>2006: Registrations: 380 (9.4% rate) Closures: 350 (8.6% rate)</p> <p>2007: Registrations: 425 (10.3% rate) Closures: 410 (9.9% rate)</p> <p>2008: Registrations: 365 (8.9%) Closures: 405 (9.9%)</p> <p>2009: Registrations: 370 (9.1%) Closures: 430 (10.6%)</p>
Rental values for retail	<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>
Pedestrian flows in City Centre	<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)</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: 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 <i>(replaced in 08/09 by NI 191 below)</i>	2004/05: 343kg 2005/06: 345kg 2006/07: 333kg 2007/08: 323kg 2008/09: 316kg
NI191 Residual ⁸ household waste per household (kgs)	2008/09: 494.70 2009/10: 483.45
Percentage of household waste recycled <i>(replaced in 08/09 by NI 192 below)</i>	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%

⁸ 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%
No of rough sleepers	November 2005: 6 November 2006: 10 November 2007: 15 November 2008: 15 November 2009: 6

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
Percentage of people walking to work	2006: 11.4% 2007: 12.1% 2008: 12% 2009: 13%
Park and Ride provision	Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500; Sowton: 520; Honiton Road: 670; Digby: 500, with 350 reserved for hospital staff.

(ii) **Core Output, Local and Significant Effects Indicators**

These indicators are derived from Government guidance in ‘Local Development Framework Monitoring’ and Core Output Indicators update 2008; from the Local Plan First Review Monitoring Framework; and from the Core Strategy Sustainability Appraisal (2009/10 completions and planning permissions data unless specified otherwise).

Economic Growth

Core Output Indicators

Indicator	Data																								
Total amount of additional employment floorspace (by type)	<p>2009/10: <i>Gross employment floorspace completed (sq m)</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Offices (B1a)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>B1, B2 or B8 Uses</td> <td style="text-align: right;">354</td> </tr> <tr> <td>Total (all uses)</td> <td style="text-align: right;"><u>354</u></td> </tr> </table>	Offices (B1a)	0	B1, B2 or B8 Uses	354	Total (all uses)	<u>354</u>																		
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Total amount of employment floorspace completed on previously developed land (by type)	<p>2009/10:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">B1, B2 or B8 Uses</td> <td style="text-align: right;">354</td> </tr> <tr> <td>% on PDL</td> <td style="text-align: right;"><u>100%</u></td> </tr> </table>	B1, B2 or B8 Uses	354	% on PDL	<u>100%</u>																				
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% on PDL	<u>100%</u>																								
Employment land available by type (ha)	<p>PP (at 1 April 2010)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">City Centre Offices</td> <td style="text-align: right;">1.22</td> </tr> <tr> <td>Out of Centre Offices</td> <td style="text-align: right;">2.79</td> </tr> <tr> <td>B1, B2 or B8 Uses (out of Centre)</td> <td style="text-align: right;">7.95</td> </tr> <tr> <td>Car Showrooms</td> <td style="text-align: right;">1.12</td> </tr> <tr> <td>Total excluding car showrooms</td> <td style="text-align: right;"><u>11.96</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>13.08</u></td> </tr> </table> <p>LP (without planning permission) at 1 April 2010</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">South of the A379⁹</td> <td style="text-align: right;">12.4</td> </tr> <tr> <td>West of Exeter Business Park</td> <td style="text-align: right;">1.9</td> </tr> <tr> <td>West of Ibstock Brickworks</td> <td style="text-align: right;">2.1</td> </tr> <tr> <td>Eastern Fields</td> <td style="text-align: right;">3.3</td> </tr> <tr> <td>St. Davids Station</td> <td style="text-align: right;">0.4</td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>20.1</u></td> </tr> </table>	City Centre Offices	1.22	Out of Centre Offices	2.79	B1, B2 or B8 Uses (out of Centre)	7.95	Car Showrooms	1.12	Total excluding car showrooms	<u>11.96</u>	Total	<u>13.08</u>	South of the A379 ⁹	12.4	West of Exeter Business Park	1.9	West of Ibstock Brickworks	2.1	Eastern Fields	3.3	St. Davids Station	0.4	Total	<u>20.1</u>
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Total	<u>20.1</u>																								

⁹ Identified in the Local Plan for a Science Park – the Newcourt Masterplan provides more detail regarding this site.

Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area (major developments only)	2009/10: <u>Gross additional floorspace completed in the <u>City centre</u> (sq m)</u> Retail (A1): 0 Office (A2 & B1a): 0 Leisure (D2): 0 Total 0
	2009/10: <u>Gross additional floorspace completed in the <u>local authority area</u> (sq m)</u> Retail (A1): (Toys R Us) 3207 Office (A2 & B1a): 0 Leisure (D2): (Northcott Theatre Extension) 234 Total 3441

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 2001-2010: 59.58 ha which equates to 6.6 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% 2008/09: 8.5% 2009/10: 8.6%

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	90%
The number of Gypsy and Traveller pitches delivered	None
Affordable housing completions	107
Affordable housing delivered (gross)	158

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)	1	14	5
10-13 (average)	4	65	27
Less than 10 (poor)	4	166	68
BFL all scores total	9	245	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 2001-2010: 4610 which equates to 512 a year. Target rate is 447 a year.
Percentage of dwellings completed 2009/2010		
(i) on Local Plan allocated sites	No target set	43%
(ii) on windfall sites	No target set	57%
Percentage of new dwellings completed at:	No target set	
i) less than 30 dwellings per hectare		16%
ii) between 30 and 50 dwellings per hectare		45%
iii) above 50 dwellings per hectare		39%
Number of homes that meet special needs	5% of the total dwelling provision on sites with 15 dwellings or more or which have a site area of 0.5 ha	2009/10: 5% (inc: 2 at Crossmead, Barley Lane)
Vacant residential properties	No target set	2007: 1151 2008: 1133 2009: 1375 2010: 1293 (approx 2.5% of total stock)

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 Pre-Submission document. Columns 1 to 4 show the completions for 2006/7 to 2009/10. Column 5 shows the anticipated completions for 2010/11, (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 150 dwellings.

The trajectory is based upon the (draft) Exeter Strategic Housing Land Availability Assessment 2010 (SHLAA). The trajectory graph suggests a gradual decrease in completions over the next five years, with a sudden increase after 2015/16 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.

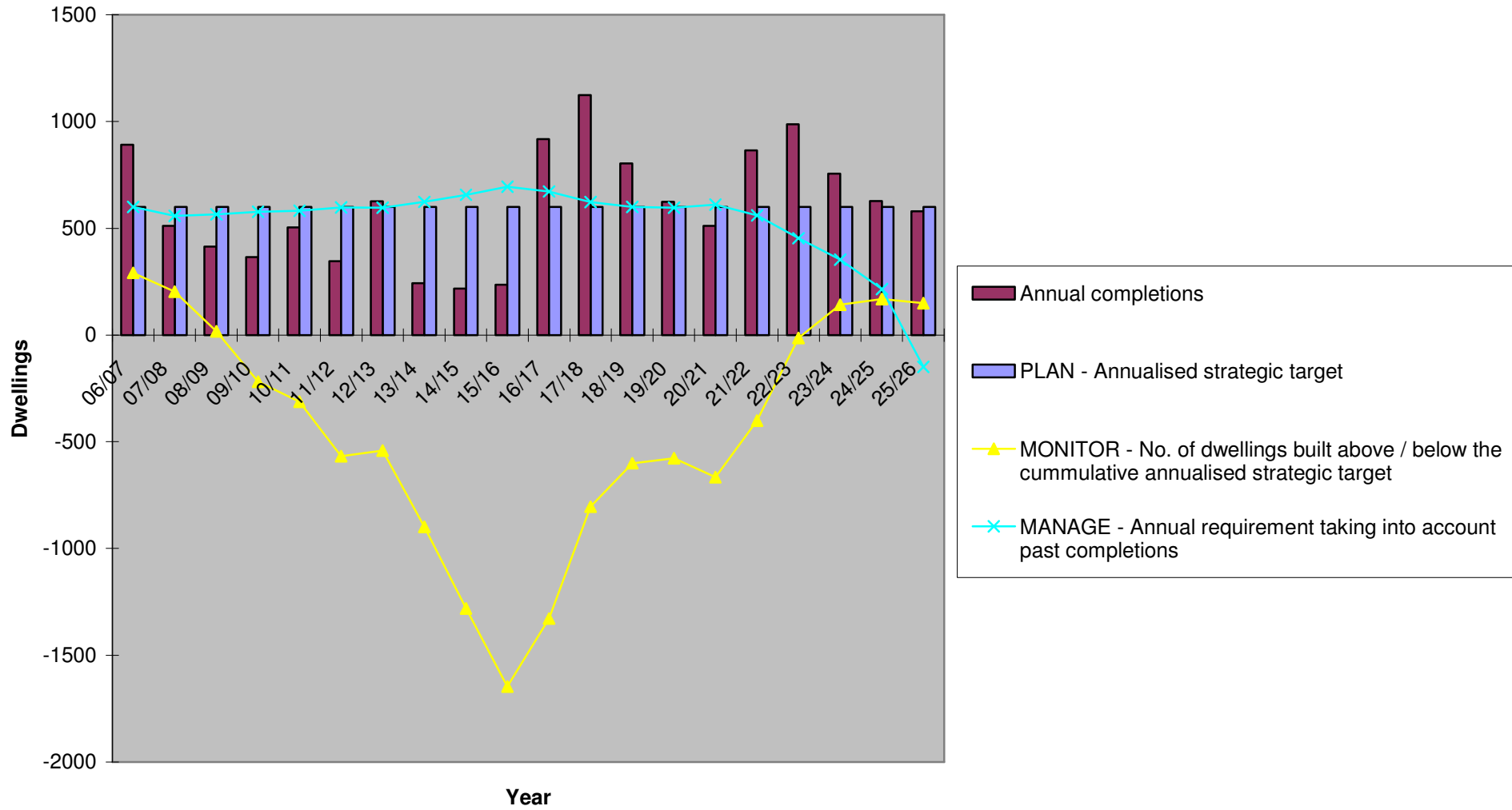
Trajectory (based on Submission Core Strategy target of 12,000 dwellings)

	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																	4219
Reporting year completions									505																505
Projected completions	Net additions*									346	626	242	218	235	918	1124	803	624	511	865	987	756	627	580	9462
	Hectares**									8	14	5	5	5	20	25	18	14	11	19	22	17	14	13	210
Annual completions					891	512	414	365	505	346	626	242	218	235	918	1124	803	624	511	865	987	756	627	580	12149
Cumulative completions					891	1403	1817	2182	2687	3033	3659	3901	4119	4354	5272	6396	7199	7823	8334	9199	10186	10942	11569	12149	12149
PLAN - 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	12000
MONITOR - No. of dwellings built above / below the cumulative annualised strategic target					291	203	17	-218	-313	-567	-541	-899	-1281	-1646	-1328	-804	-601	-577	-666	-401	-14	142	169	149	149
MANAGE - Annual requirement taking into account past completions					600	558	566	578	582	598	596	623	657	695	673	623	600	597	611	560	454	353	216	-149	

* 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.

Housing Trajectory



Transport

Core Output Indicators

Indicator	Data
<p>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</p> <p>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).</p>	<p>All completed non-residential development complied with standards in the Local Plan First Review.</p> <p>Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City)</p>

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: 4,319 (Includes 604 NCP parking spaces)
Traffic Composition No target set	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 each year.	
<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>

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 2008/09 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%

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	16
	No TPOs trees felled without appropriate compensation	0
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% Stoke Woods: 2007/8/9: 100% 2010: 14.78% Unfavourable condition: Exe Estuary: Recovering 15.97%, Declining 0% Stoke Woods: Recovering 50.29%, Declining 34.93% 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</p> <p>Nitrogen Dioxide Maximum 1-Hr Mean (µg m³) 2004:164 2005:189 2006:141 2007:170 2008:162 2009:120</p> <p>Sulphur Dioxide Maximum 1-Hr Mean (µg m³) 2004: 24 2005: 13 2006: 14 2007: 13 2008: 14 2009: 5</p> <p>Particulate Matter Annual Average Concentration (µg m³) 2004: 30 2005: 31 2006: 32.5 2007: 29 2008: 22 2009: 24</p>
Indicator	Target	Data
Water Quality		
General Assessment for river water quality	Under the Water Framework Directive objectives (2000) all water bodies to meet good ecological status by 2015.	<p>Exe: Very Good Alphin Brook: Good Exeter Canal: Fairly Good</p> <p>(no change)</p>

Land and Soil		
Re-use of buildings/conversion	To increase the proportion of housing provided through conversions	Number of dwellings/percentage of completions: 2004: 78 (25%) 2005: 79 (16%) 2006: 89 (12%) 2007: 112 (12.5%) 2008: 117 (22%) 2009: 121 (29%) 2010: 26 (9.2%)
Renewable Energy		
Energy consumption/conservation	Increase the SAP ¹⁰ ratings of Council houses incrementally to 69.76 by 2014/15 Increase the average SAP rating of private sector housing to 70 by 2010	2008/09: 67.6 2009/10: 68.5 2008: 50 2009: 50
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 (RAMM closure 2007 to late 2011 – alternative sites used)

¹⁰ SAP is the Government's Standard Assessment Procedure for the Energy Rating of Dwellings. The higher the number the more efficient the building is.

Appendix Two – Information to be Collected

Information to be collected

Contextual Indicators

Indicator	Action to be taken
Fear of crime	Indicator to be identified.
Index of cultural facilities	Liaison with Council's Leisure and Museum Service and Economy and Tourism Service to prepare the index.

Core Output Indicators

Indicator	Action to be taken
Biodiversity	
Change in areas of biodiversity importance	As yet no information available, but consultants are working for Devon County Council on the possibility of monitoring species on sites in Devon.
Renewable Energy	
Renewable energy capacity installed by type	Monitoring will be carried out when the policy guidance is in place.

Local/Significant Effects Indicators

Indicator	Action to be taken
Percentage of new housing provided for people permanently confined to wheelchairs.	A percentage requirement will be considered in the Development Management DPD.

Appendix Three – Demonstrating a 5 Year Supply of Deliverable Sites

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

April 2011 – March 2016

Introduction

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities 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 the 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 2011 to 31 March 2016.

Methodology

The five year housing land supply calculation that is set out in this document draws directly from the *(Draft) Exeter 2010 Strategic Housing Land Availability Assessment (SHLAA)*. 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 1 November 2010; and
- Sites without planning permission that have been submitted for assessment in the *(Draft) SHLAA*.

Sites from the above sources have only been included in the five year supply calculation if they have been assessed as deliverable by the SHLAA Panel, comprising representatives of the house building industry and organisations such as the Environment Agency. To be considered deliverable, 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 next five years.

Further details about how each site has been assessed are provided in the *Methodology for SHLAAs: Exeter Housing Market Area (Revised September 2010)* and the *(Draft) SHLAA*.

Regarding sites with planning permission, the Notes and Definitions accompanying the Department of Communities and Local Government's (CLG) advice note on Housing Flows Reconciliation for the year ending March 31 2010 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 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?

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)*.

The *Structure Plan* proposes that 6,700 dwellings should be built in Exeter between 2001 and 2016. 4,610 dwellings (including 360 units of self-contained student accommodation) were completed between April 2001 and March 2010.

Based on extant planning permissions and permissions subject to the completion of a S106 Agreement granted to 1 November 2010 and, following discussions with the applicants of larger schemes and Officers from the Council's Development Management and Housing Enabling Teams, it is predicted that a further 505 dwellings (including 131 units of self-contained student accommodation) will be completed by 1 April 2011 (see the total for column D of Schedule 1). Sites 1164 -1168 comprise the schemes of self-contained student accommodation). This leaves 1,585 dwellings to be provided over the remaining plan period to 2016, which coincidentally equates to five years.

The five year housing requirement for Exeter from April 2011 is therefore **1,585** dwellings. The average annual requirement is **317** dwellings.

Which sites have 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 1 November 2010 are shown in Schedule 1 on the following pages. On this date, extant planning permission existed for 2,921 dwellings in Exeter (see the total for column C), including 105 dwellings permitted subject to the completion of a S106 Agreement (sites 1161-1163) and 215 units of self-contained student accommodation (sites 1164-1168).

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 6 extant permissions, totalling 166 dwellings, will not be implemented and therefore will not contribute to the five year housing land supply (sites 1001, 1009, 1018, 1132, 1161 and 1163).

Of the remaining permissions, the model assumes a standard completion rate to determine a contribution to the five year supply. Based on this completion rate, it is expected that **1,403** dwellings with extant planning permission will be completed during the five year period (see the total for column J in Schedule 1). This figure includes 74 units of self-contained student accommodation (sites 1164, 1165, 1167 and 1168) and 3 dwellings where the permission is subject to the completion of a S106 Agreement (site 1162).

ii) Sites without planning permission for housing

Sites without planning permission have been identified through the preparation of the *(Draft) SHLAA*. Landowners and agents have submitted 61 sites to be assessed in the *SHLAA*, for their potential to deliver housing. These sites are shown in Schedule 2 on the following pages.

Initial assessment of these sites by the Council and the SHLAA Panel has concluded that 5 are 'deliverable' during the next five years and therefore have the potential to contribute towards the five year housing land supply (sites 9, 44, 45, 54 and 63). It is estimated that these sites could yield a total of **264** dwellings during the five year period (see the total for column J in Schedule 2).

Five year supply calculation

The predicted yields from sources i and ii above generate a total potential yield of **1,617** dwellings over the five year period from 1 April 2011. This **exceeds** the five year housing land requirement of 1,585 dwellings by **32** dwellings. It equates to a deliverable housing land supply of **5 years and 1 month**.

Schedule 1: Sites with planning permission

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1000	Land off Highcroft	6	0	0	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.
1001	12 to 16 Richmond Road	12	0						0	Applicant does not intend to implement the permission.
1002	Land r/o Matworthy & Orchard House, Deepdene Park	8	8						0	Construction commenced 2009/10. SHLAA market conditions model.
1003	Plot F, Cleve House, Exwick Lane	2	0	0	2				2	SHLAA market conditions model.
1004	County Ground, Church Road	84	12	25	25	22			72	Reduced from 100 to 86, following revised application in 2010. Construction commenced 2010/11. SHLAA market conditions model.
1005	County Ground, Church Road	53	12	25	16				41	Construction commenced 2010/11. SHLAA market conditions model.
1006	Former Royal Naval Stores Depot, Topsham Rd	301	97	97	97	10			204	Construction commenced 2009/10. 96 dwellings completed in that year. Reasonable to assume that this rate of completion will continue in 2010/11 onwards. Application to revise scheme slightly was permitted in 2010.
1007	162-163 Fore Street	10	0	0	10				10	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1008	Former Garage Site, Verney Street	67	12	25	25	5			55	Construction commenced in 2010/11. SHLAA market conditions model.
1009	Rowe Memorial Hall, The Mint	11	0						0	Applicant does not intend to implement the permission.
1010	Crossmeads Conference Centre	58	25	25	8				33	Construction commenced in 2009/10. SHLAA market conditions model.
1011	Quintana Gate, Bartholemew St East	18	0	0	12	6			18	Applicant has confirmed an intention to implement permission. SHLAA market conditions model.
1012	Barley House, Isleworth Road	3	3						0	SHLAA market conditions model.
1013	Locks, Ladysmith Road	2	0	2					2	Permission has been partly implemented. DM advice is that rest is likely to be completed. SHLAA market conditions model.
1014	Former Gaytons Service Station, Western Way	9	0	0	9				9	SHLAA market conditions model.
1015	Land adj to 18 & including 29 Lower North St	36	25	11					11	Construction started in 2009/10. SHLAA market conditions model.
1016	Land at North Gate Court, Lower North St	11	11						0	SHLAA market conditions model.
1017	Episcopal Building & York Wing, Dinham Rd	60	25	25	10				35	Construction started in 2009/10. SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1018	Frickers Yard, Willeys Avenue	13	0						0	DM advice is that site is for sale and unlikely that permission will be implemented.
1019	Site adj Maclaines Warehouse, Haven Rd	12	0	0	12				12	DM advice is that permission is likely to be implemented. SHLAA market conditions model.
1020	8-10 Church Rd, Alphington	12	0	0	12				12	DM advice is that permission is likely to be implemented. Permission renewed in 2010. SHLAA market conditions model.
1021	Former Cold Storage Store, Chancel Lane	89	25	25	25	14			64	Construction started in 2009/10. SHLAA market conditions model.
1022	Land at Beacon Avenue	90	12	25	25	25	3		78	Construction started in 2010/11. SHLAA market conditions model.
1023	Land to r/o Oakridge & Oaklands, Cowick Lane	13	12	1					1	Construction started in 2010/11. SHLAA market conditions model.
1024	33-35 Culverland Rd	12	12						0	Construction started in 2010/11. SHLAA market conditions model.
1025	88 Honiton Rd	10	0	0	10				10	Applicant has confirmed an intention to implement. SHLAA market conditions model.
1026	137-137A Cowick St	50	0	0	12	25	13		50	DM and Housing Officer advice is that this scheme is almost certain to be implemented. SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1027	St Loyes Foundation, Topsham Road	208	0	0	12	25	25	25	87	Reserved Matters approved & site works underway. Assumed year of 1st completions is therefore only deferred by 1 yr, to take the economic climate into account.
1028	SEF site & Lower RNSD site, Topsham Road	446	0	0	0	12	25	25	62	Outline permission granted & S106 signed in 2010. Assumed year of 1st completions is deferred by 2 yrs reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account.
1029	Langdon site, Old Rydon Lane	47	0	0	0	12	25	10	47	Outline permission granted & S106 signed in 2010. Assumed year of 1st completions is deferred by 2 yrs reflecting need to obtain RM approval & undertake site works, & 1 yr to take economic climate into account.
1030	ORLN, Old Rydon Lane	285	0	0	0	12	25	25	62	Outline permission granted & S106 signed in 2010. Assumed year of 1st completions is deferred by 2 yrs 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	18	12	6					6	Construction started in 2010/11. SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1032	University of Plymouth, Earl Richards Rd	156	0	0	0	0	12	25	37	Owner has confirmed the site will be developed, although possibly not the extant permission - pre-application discussions are underway for an alternative scheme. As it is highly likely that a scheme will be implemented within the next few years, the extant permission is counted, but commencement delayed by a further year to allow for the potential need to obtain permission for the alternative scheme.
1033	Cecil Boyall House, Victory Wing & Magdalen House, Southernhay East	13	12	1					1	Construction started in 2010/11. SHLAA market conditions model.
1034	5 Tresilian Gardens, Topsham	2	0	0	2				2	SHLAA market conditions model.
1035	Tip Top, 10 East Wonford Hill	1	1						0	SHLAA market conditions model.
1036	41 Rollestone Crescent	1	1						0	SHLAA market conditions model.
1037	14 Exe Street	6	0	0	6				6	Renewed in 2010. SHLAA market conditions model.
1038	1 Colleton Hill	1	0	0	1				1	SHLAA market conditions model.
1039	57 Union Rd	1	0	0	1				1	SHLAA market conditions model.
1040	Land adj to Strathcairn,	1	0	0	1				1	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
	Sylvan Rd									
1041	169 Honiton Rd	1	0	0	1				1	SHLAA market conditions model.
1042	90 South St	2	0	0	2				2	SHLAA market conditions model.
1043	6 Glenthorne Rd	1	1						0	SHLAA market conditions model.
1044	Land at Sivell Place	4	4						0	SHLAA market conditions model.
1045	7 Elliott Close	1	0	0	1				1	SHLAA market conditions model.
1046	Plot 2, Higher Field, Lodge Hill	1	0	0	1				1	SHLAA market conditions model.
1047	91 Salters Rd	1	1						0	SHLAA market conditions model.
1048	1 Uplands Drive	1	1						0	SHLAA market conditions model.
1049	49 Old Tiverton Rd	2	2						0	Permission renewed in 2010. SHLAA market conditions model.
1050	Highfield, 229 Exwick Rd	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.
1051	Land adj 31 Langaton Lane	1	0	0	1				1	SHLAA market conditions model.
1052	27a Chudleigh Rd	5	0	5					5	Site cleared. Therefore the assumed first yr of completions is only deferred by 1 yr to take economic climate into account.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1053	18 Cathedral Yard	5	0	0	5				5	SHLAA market conditions model.
1054	Ashfields, Dunsford Rd	1	1						0	SHLAA market conditions model.
1055	United Reform Church, Church Rd	3	3						0	SHLAA market conditions model.
1056	19/20 Friernhay St	1	0	0	1				1	SHLAA market conditions model.
1057	Land at 1 Broadparks Close	1	0	0	1				1	SHLAA market conditions model.
1058	Ewhurst, Little Johns Cross Hill	1	0	0	1				1	SHLAA market conditions model.
1059	Land adj 12 Pennsylvania Close	1	1						0	SHLAA market conditions model.
1060	Garages at Colleton Grove, Colleton Row	3	3						0	SHLAA market conditions model.
1061	Land adj 113 St Katherine's Rd	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.
1062	30 Wellington Rd	1	1						0	SHLAA market conditions model.
1063	69 Old Tiverton Rd	3	3						0	SHLAA market conditions model.
1064	1-2 High Street, Topsham	3	0	0	3				3	Permission renewed in 2010. SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1065	Land at r/o 1 & 2 Globe Court, Topsham	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.
1066	Greenacre, Denver Rd, Topsham	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.
1067	Land adj 5 Harrington Lane	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.
1068	Land adj 1 Summer Close	1	1						0	SHLAA market conditions model.
1069	112 Magdalen Road	2	2						0	SHLAA market conditions model.
1070	13 Pinhoe Road	1	0	0	1				1	SHLAA market conditions model.
1071	40 Magdalen Road	1	0	0	1				1	SHLAA market conditions model.
1072	Darley Dale, Alphington Street	3	0	0	3				3	SHLAA market conditions model.
1073	St Loyes Church, Wonford Street	3	3						0	SHLAA market conditions model.
1074	Land adj Peterhayes	5	0	0	5				5	SHLAA market conditions model.
1075	Land adj to Quarrylands, Little Johns Cross Hill	1	0	0	1				1	SHLAA market conditions model.
1076	9A Richmond Road	1	1						0	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1077	362 Topsham Road	1	0	0	1				1	SHLAA market conditions model.
1078	98 Honiton Road	7	0	0	7				7	Permission renewed in 2010. DM advises likely to be implemented. SHLAA market conditions model.
1079	47 Venny Bridge	1	1						0	SHLAA market conditions model.
1080	19-21 Cathedral Yard	9	0	0	9				9	SHLAA market conditions model.
1081	45 Union Road	1	0	0	1				1	SHLAA market conditions model.
1082	Former Speedway Garage, 63 Cowick Street	7	0	0	7				7	SHLAA market conditions model.
1083	2 Monks Road	2	0	0	2				2	SHLAA market conditions model.
1084	85 Old Tiverton Road	3	0	0	3				3	SHLAA market conditions model.
1085	42 Queens Road	3	0	0	3				3	SHLAA market conditions model.
1086	84 Polsloe Road	1	0	0	1				1	SHLAA market conditions model.
1087	89-91 Sidwell Street	1	0	0	1				1	SHLAA market conditions model.
1088	1-1A Salisbury Road	1	0	0	1				1	SHLAA market conditions model.
1089	156 Sidwell Street	1	0	0	1				1	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1090	68 Bovemoors Lane	7	0	0	7				7	SHLAA market conditions model.
1091	14 Waterloo Road	1	1						0	SHLAA market conditions model.
1092	47 Wonford Street	1	0	0	1				1	SHLAA market conditions model.
1093	1 Oak Close, North Street, Heavitree	1	0	0	1				1	SHLAA market conditions model.
1094	61 High Street, Topsham	1	0	0	1				1	SHLAA market conditions model.
1095	Land to r/o 32-34 Alphington Road	3	0	0	3				3	SHLAA market conditions model.
1096	Land adj to 46 Barley Mount	1	1						0	SHLAA market conditions model.
1097	Ashdown Lodge, Alphington Street	4	0	0	4				4	SHLAA market conditions model.
1098	Land to r/o 53 Cowick Street	1	0	0	1				1	SHLAA market conditions model.
1099	63 Addison Close	1	1						0	SHLAA market conditions model.
1100	32 East Avenue	1	0	0	1				1	SHLAA market conditions model.
1101	44 Wentworth Gardens	1	0	0	1				1	SHLAA market conditions model.
1102	Harepath, Streatham Rise	2	2						0	SHLAA market conditions model.
1103	38 Park Road	1	0	0	1				1	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1104	Land r/o 8 Cleve Close	3	0	0	3				3	SHLAA market conditions model.
1105	49 Well Street	3	0	0	3				3	SHLAA market conditions model.
1106	Amersham Court, Malvern Gardens, Wonford St	2	0	0	2				2	SHLAA market conditions model.
1107	8 Colleton Crescent	5	0	0	5				5	SHLAA market conditions model.
1108	R/o 26-36 Leypark Road	9	0	0	9				9	SHLAA market conditions model.
1109	12 Langaton Lane	1	1						0	SHLAA market conditions model.
1110	Collard House, St Marks Avenue	2	2						0	SHLAA market conditions model.
1111	20 Hanover Road	1	1						0	SHLAA market conditions model.
1112	97 Monks Road	1	0	0	1				1	SHLAA market conditions model.
1113	Land to west of 5 The Old Cooperage, Sivell Place	3	0	0	3				3	SHLAA market conditions model.
1114	21/22 Richmond Road	2	2						0	SHLAA market conditions model.
1115	Rollestone House, Pennsylvania Road	1	0	0	1				1	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1116	Cowley Lawn Tennis Club, New North Road	2	0	0	2				2	SHLAA market conditions model.
1117	24 Vaughan Road	1	0	0	1				1	SHLAA market conditions model.
1118	13 Lyndhurst Road	4	0	0	4				4	SHLAA market conditions model.
1119	69-72 Magdalen Road	2	0	0	2				2	SHLAA market conditions model.
1120	91, 93, 95 & 97 Wonford Street	9	0	0	9				9	SHLAA market conditions model.
1121	96 Fore Street, Heavitree	1	0	0	1				1	SHLAA market conditions model.
1123	43 East Avenue	1	0	0	1				1	SHLAA market conditions model.
1124	Old Stables, Melbourne Street	1	0	0	1				1	SHLAA market conditions model.
1125	Treburtha, Woodwater Lane	2	0	0	2				2	SHLAA market conditions model.
1126	Store at end of Spinning Path, Blackboy Road	1	0	0	1				1	SHLAA market conditions model.
1127	Land to south of 57 Union Road	1	0	0	1				1	SHLAA market conditions model.
1128	Site of St Paul's Church, Hall & Parsonage, Burnthouse Lane	23	0	23					23	An RSL scheme. Grant secured from HCA and due to complete in mid 2011.
1129	Branscombe House, 17 York	6	0	0	6				6	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
	Road									
1130	Land to r/o St Loyes Hotel, 12-14 Salters Road	7	7						0	SHLAA market conditions model.
1131	2 Wilcocks Road	1	0	0	1				1	SHLAA market conditions model.
1132	Land at Central Station Yard	28	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.
1133	1 Brewery Lane, North Street, Heavitree	2	0	0	2				2	SHLAA market conditions model.
1134	Golden Lion, 64 Clifton Street	1	0	0	1				1	SHLAA market conditions model.
1135	21-22 New Bridge Street	2	0	0	2				2	SHLAA market conditions model.
1136	St Andrews Hotel, 28 Alphington Road	1	0	0	1				1	SHLAA market conditions model.
1137	Whipton Methodist Church, Brookway	12	0	0	12				12	An ECC scheme. ECC is keen to develop ASAP, although an RSL may take the site on.
1138	20 Salutary Mount, Heavitree	1	0	0	1				1	SHLAA market conditions model.
1139	Former St Loyes PH, 12-14 Salters	6	0	0	6				6	SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
	Road									
1140	12 Baring Crescent	1	0	0	1				1	SHLAA market conditions model.
1141	28 Barnfield Road	6	0	0	6				6	SHLAA market conditions model.
1142	14 Castle Street	1	0	0	1				1	SHLAA market conditions model.
1143	65 St Davids Hill	1	0	0	1				1	SHLAA market conditions model.
1144	26 New North Road	1	0	0	1				1	SHLAA market conditions model.
1145	Land adj Rennes House, Vaughan Road	21	0	0	12	9			21	DM advises scheme is likely to be implemented. SHLAA market conditions model.
1146	8 Barnfield Hill	1	0	0	1				1	SHLAA market conditions model.
1147	79 St Davids Hill	1	0	0	1				1	SHLAA market conditions model.
1148	Crescent House, 1 Queens Crescent	1	0	0	1				1	SHLAA market conditions model.
1149	25 Victoria Park Road	5	0	0	5				5	SHLAA market conditions model.
1150	64 Queens Road	6	0	0	6				6	SHLAA market conditions model.
1151	58 Main Road, Pinhoe	1	0	0	1				1	Permission renewed in 2010. SHLAA market conditions model.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1152	Foxhayes Garage, 125 Exwick Road	11	0	0	11				11	SHLAA market conditions model.
1153	29 Norwich Road	1	0	0	1				1	SHLAA market conditions model.
1154	Land adjacent 30 Bridge Road	1	0	0	1				1	SHLAA market conditions model.
1155	Artful Dodger, Red Cow Village	6	0	0	6				6	SHLAA market conditions model.
1156	The Castle, Castle Street	4	0	0	4				4	SHLAA market conditions model.
1157	16 Lower North Street	1	0	0	1				1	SHLAA market conditions model.
1158	Land west of 48-68 Newport Park	10	0	0	10				10	SHLAA market conditions model.
1159	Pinbrook House, Cheynegate Lane	1	0	0	1				1	SHLAA market conditions model.
1160	Apollo Industries, Looe Road	4	0	0	4				4	SHLAA market conditions model.
1161	Locks, Ladysmith Road	6	0						0	As the S106 hasn't been signed after 3 years, it is assumed that the permission will not be implemented.
1162	Orchard House, Deepdene Park	3	0	0	3				3	Subject to completion of S106. SHLAA market conditions model.
1163	1-11 Sidwell Street	96	0						0	Subject to signing S106. Applicant does not intend to implement the permission.

A	B	C	D	E	F	G	H	I	J	K
Site Ref.	Site Address	Dwellings with permission not yet completed	Five Year Supply					Yield yrs 1 - 5	Comments	
			2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
1164	Halford Wing, Dean Clarke House, Southernhay East	40	0	0	12	25	3		40	Scheme comprises self-contained student flats. S106 was signed in November 2010 and is likely to be implemented.
1165	Bishop Blackhall School, Pennsylvania Road	23	0	23					23	Scheme comprises self-contained student flats. Subject to signing S106. Applicant intends to complete by Sept 2011.
1166	Former Bradfords Building Supplies	129	129						0	Self contained student flats. Completed in Sept 2010.
1167	Apollo Works, Looe Road	14	12	2					2	Construction commenced in 2010/11. SHLAA market conditions model.
1168	Former Tennis Courts, Bishop Blackhall Annexe, Thornton Hill	9	0	0	9				9	Scheme comprises self-contained student flats. SHLAA market conditions model.
Total		2921	505	346	614	202	131	110	1403	

Schedule 2: Sites without planning permission

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply						Yield yrs 1 - 5	Comments
					2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		
2	Land off St Andrews Road	0.12	6	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
4	Former Guide Dogs for the Blind Kennels, Exwick Lane	0.61	18	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
9	Nos. 36-38 Well Street	0.09	5	<input type="checkbox"/>		A	0	5			5	Panel considers site is achievable in Years 1-5.
11	Land off Hambeer Lane	8.77	0	<input type="checkbox"/>			A	0	0	0	0	Site is unsuitable
13	Oaklands Riding School & The Rosary, Balls Farm Road	12.3	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
15	Land bounded by Sidwell St, Paris St, Belgrave Road & Summerland St	4	150	<input type="checkbox"/>							0	Council considers site is achievable in Years 11-15 & that residential development could be completed by 2026
16	Exeter Royal Academy for Deaf Education, Topsham Road	4.41	149	<input type="checkbox"/>				A	0	0	0	Panel considers site is achievable in Years 6-10.
18a	Land west of Shillingford Road	0.36	13	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
18b	Land east of Shillingford Road	2.17	77	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
18c	Land between Chudleigh Road & Dawlish Road	8.07	287	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
19	Land north of Markham Lane	1.91	65	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply					Yield yrs 1 - 5	Comments	
					2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
20	Land west of Chudleigh Road	1.66	55	<input type="checkbox"/>		A	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
21	Land at Stoke Hill	9.69	0	<input type="checkbox"/>		A	0	0	0	0	0	Site is unsuitable
23	Exmouth Junction, Prince Charles Road	11.7	144	<input type="checkbox"/>		A	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
30	Ibstock Brick, Harrington Lane	9.75	232	<input type="checkbox"/>		A	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
31	Oakfields, Church Hill	1.68	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
34	Land south of the Pinn Brook	1.15	17	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
35	Land north & south of Tithebarn Lane	10.8	249	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development will take place between 2022-2026, so yield is split evenly over 5 years rather than following the standard methodology build out rate.
37a	Land east of Pinn Lane	0.92	37	<input type="checkbox"/>		A	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
37b	Sandrock Nursery, Pinn Lane	1.78	71	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
38	Land south of Gipsy Hill Lane	0.49	0	<input type="checkbox"/>			A	0	0	0	0	Site is unsuitable

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply						Yield yrs 1 - 5	Comments
					2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		
39	Land at Monkerton	20.1	649	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
40	Land north & south of Harts Lane	3.96	135	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
41	Land west of Pilton Lane	2.27	63	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
42	Land adj Higher Furlong, Hollow Lane	1.3	59	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
43	Hessary, Hollow Lane	1.36	47	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
44	Land at Hill Barton Farm	18.8	770	<input type="checkbox"/>		A	0	0	12	50	62	Council considers site is achievable in Years 1-5.
45	Land east of Hill Barton Road	4.96	239	<input type="checkbox"/>	A	0	0	12	25	25	62	Council considers site is achievable in Years 1-5.
46	Hill Barton Farm, Hill Barton Road	0.32	7	<input type="checkbox"/>		A	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
47	Land north of Honiton Road	3.97	0	<input type="checkbox"/>			A	0	0	0	0	Site is unsuitable
51	Land at Aspen Close	0.77	3	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unachievable.
53	Land north of west of England School	7.17	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
54	Land adj Exeter Arms Hotel, Rydon Lane	0.23	23	<input type="checkbox"/>	A	0	12	11			23	Panel considers site is achievable in Years 1-5.
56	Bishop Court Sand Quarry, Sidmouth Road	8.56	309	<input type="checkbox"/>		A	0	0	0	0	0	Site is unsuitable

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply						Yield yrs 1 - 5	Comments
					2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		
59	Land at Beech Cottage, Old Rydon Lane	0.74	35	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
60	Land east of the railway, Old Rydon Lane	11.9	110	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
61	Land south of Old Rydon Lane	2.14	86	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
62	Exeter Golf & Country Club Practice Ground	4.91	196	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
63	Land north of Topsham Road	31.4	600	<input type="checkbox"/>	A	0	0	12	50	50	112	Council considers site is achievable in Years 1-5.
64	Playing Field south of Wear Barton Road	3.98	0	<input type="checkbox"/>		A	0	0	0	0	0	Site is unsuitable
66a	Land west of the M5, Topsham Road	0.73	20	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
66b	Land east of the M5, Exeter Road, Topsham	0.79	0	<input type="checkbox"/>			A	0	0	0	0	Site is unsuitable
68	Land north of Newcourt Road, Topsham	1.08	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
69	Land north of Exeter Road, Topsham	3.13	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
71	Attwells Farm, Exwick Lane	2.79	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Forms part of a much larger site, the rest of which is within Teignbridge DC.
72	Land off Little Johns Cross Hill Lane	0.77	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
73	17-19 Water Lane	0.11	0	<input type="checkbox"/>					A	0	0	Site is unsuitable

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply					Yield yrs 1 - 5	Comments	
					2010/11	2011/12	2012/13	2013/14	2014/15			2015/16
74	Land west of Salmonpool Bridge	8.33	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
75	Land east of Salmonpool Bridge	2.8	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
76	Marypole Head, Pennsylvania Road	0.22	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
77	Pinhoe Quarry	12.2	380	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
78	Land adjacent 2 Hill Cottages, Church Hill	0.2	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
79	23 Causey Lane	0.2	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable
80	Bayonne, Pinhoe Road	0.1	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unachievable.
81	Vines, Gipsy Lane	0.77	31	<input type="checkbox"/>	A	0	0	0	0	0	0	Masterplan suggests development could commence in 2022/23.
82	Clystview, Hollow Lane	0.39	12	<input type="checkbox"/>	A	0	0	0	0	0	0	Panel considers site is achievable in Years 6-10.
83	Land east of Newcourt House, Old Rydon Lane	0.43	17	<input type="checkbox"/>			A	0	0	0	0	Panel considers site is achievable in Years 6-10.
84	Land north of Wessex Close, Topsham	0.6	0	<input type="checkbox"/>		A	0	0	0	0	0	Site is unsuitable
85	Five Acres, Exeter Road, Topsham	2.62	0	<input type="checkbox"/>	A	0	0	0	0	0	0	Site is unsuitable

A	B	C	D	E	F	G	H	I	J	K	L	M
Site Ref.	Site Address	Site Area (ha)	Mid yield	Deliverable within 5 yrs?	Five Year Supply						Yield yrs 1 - 5	Comments
					2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		
86	Land south of Rushmore Nursery, Newcourt Road, Topsham	1.45	0	<input type="checkbox"/>			A	0	0	0	0	Site is unsuitable
87	Land opposite Riversmeet House, Riversmeet, Topsham	2.43	0	<input type="checkbox"/>		A	0	0	0	0	0	Site is unsuitable
					0	0	12	40	87	125	264	

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



Exeter City Council

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