

Five Year Housing Land Supply Statement

May 2023

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1. Introduction

- 1.1 This statement presents the current five year housing land supply position for Exeter City Council. It applies from 1 April 2023 and sets out the housing supply position in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). It covers the five year period from 1 April 2023 to 31 March 2028.

2. Establishing the five year housing requirement

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

Local housing need

- 2.2 The Exeter Core Strategy was adopted in February 2012 and is therefore more than five years old. It has not been reviewed and the Council is instead embarking upon the preparation of a new Local Plan (the Exeter Plan). Consequently, this position statement measures the five year housing supply against local housing need calculated using the standard method. Based on the standard method, Exeter's current annual local housing need figure is 642². This generates a basic five year housing requirement of 3,210.

Addressing any past housing delivery shortfalls

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

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

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

Adding a buffer

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

¹ Paragraph 68

² Calculated using the ONS 2014-based household projections for Exeter for the period 2023 to 2033, adjusted to take into account the ONS 2022 median workplace-based affordability ratio for Exeter.

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

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

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

2.6 The Council is not seeking to 'confirm' its five year housing supply for a year as set out in paragraph 74 of the NPPF and therefore a buffer of 10% is not applicable. The latest Housing Delivery Test result is from 2021 and the Council passed that test with a result of 155%. Therefore a buffer of 20% is not applicable. Based on advice in the PPG, it is instead appropriate to calculate Exeter's five year housing requirement by applying a buffer of 5% to the local housing need figure.

The final five year land requirement

2.7 Taking into account the steps set out in paragraphs 2.2 to 2.6 above, Exeter has a five year housing requirement of 3,371 homes. The calculation is set out in table 1.

Table 1: Exeter's five year land requirement 2023/24 – 2027/28

Description	Homes
(A) Annual local housing need (at 1 April 2022)	642
(B) Basic five year housing requirement (A x 5)	3,210
(C) Shortfall	N/A
(D) 5% buffer	161
(E) Total five year housing requirement	3,371

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

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

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

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

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

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

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

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

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

3.4 This five year housing supply statement has been produced in line with the NPPF's definition of deliverability and the guidance set out in PPG. During April 2023, the Council contacted the developers / promoters of all major sites with planning consent (or with a resolution to approve consent subject to the completion of a S106 Agreement) to establish:

- Advice on delivery rates for sites;
- Progress towards submission of applications where applicable;
- Whether there is 'clear evidence' of non-delivery or delivery of consents and allocations, in line with the requirements of the definition of deliverability; and
- Whether or not there is a developer on board.

3.5 The developers / promoters were asked to provide this information on a standard and signed proforma, via email. Reminder emails were also sent. The Council issued sixty-four proformas and received nineteen completed proformas back.

Sites with planning consent or a resolution to approve planning consent

3.6 Appendix 1 provides a build trajectory for all sites with planning consent (or with a resolution to approve planning consent subject to the completion of a S106 Agreement) at 1 April 2023. For each site, the trajectory takes into account the following sources of information:

- In the first instance, the response of the developer / promoter provided in April 2023;
- If no response was provided in April 2023:
 - For major sites where completions have occurred for at least the previous two years, the average annual rate of completions on the site to date. The trajectory assumes that this annual average rate will continue until full completion occurs;
 - For all other sites, the market conditions model in appendix 2 of the Exeter HMA HELAA Methodology⁶. This has been applied as a precautionary approach, in that it assumes a potentially suppressed build rate for the next five years to reflect the conditions of a recession. The model has been developed with the HELAA Panel, comprising a group of representatives from the housebuilding industry;
 - For small sites with outline or full/reserved matters consent and major sites with full/reserved matters consent, any clear evidence to demonstrate that the site is not deliverable; and
 - For major sites with outline consent, any clear evidence of a realistic prospect that housing completions will begin on site within five years.

3.7 The consequence of this robust approach is that a number of sites with planning consent (or resolution to approve planning consent subject to the completion of a S106 Agreement) at 1 April 2023 are either not included, or not fully included, in the trajectory for the forthcoming five years, i.e.:

- **Land at Pinhoe Quarry (site 328); Land for residential development at Hill Barton Farm (site 346c); The Old Coal Yard Phase 1 (site 400a); The Old**

⁶ HELAA Methodology, Revised May 2021. East Devon District Council, Exeter City Council, Mid Devon District Council and Dartmoor National Park Authority.

Coal Yard Phase 2 (site 400b); The Old Coal Yard Phase 3 (site 400c); Aldens Farm East (site 409); The Harlequin Centre (site 416); Aldens Farm West (site 417); Land at Ikea Way (site 430): these nine sites have full or reserved matters consent. As the developers / promoters have not responded to the Council's requests for information on build rates, the HELAA market conditions model has been applied to calculate the site trajectories. This results in assumed build rates that see:

- 80 homes (of the 295 still to be constructed) completed in year 6+ at Land at Pinhoe Quarry;
- 113 homes (of the 200 consented) completed in year 6+ at Land for residential development at Hill Barton Farm;
- 143 homes (of the 230 consented) completed in year 6+ at The Old Coal Yard Phase 1;
- 78 homes (of the 165 consented) completed in year 6+ at The Old Coal Yard Phase 2;
- 2 homes (of the 89 consented) completed in year 6+ at the Old Coal Yard Phase 3;
- 75 homes (of the 200 consented) completed in year 6+ at Aldens Farm East;
- the equivalent of 123 homes⁷ (of the 210 consented) completed in year 6+ at the Harlequin Centre;
- 9 homes (of the 96 consented) completed in year 6+ at Aldens Farm West; and
- 72 (of the 184 homes consented) completed in year 6+ at Land at Ikea Way.

This means that 695 homes are not included in the five year housing supply, despite having full or reserved matters consent.

- **102-104 Fore Street (site 336); 130 Fore Street (site 345); Hurst Road Almshouses (site 424S); 5 Tresillian Gardens (site 1375); 90 South Street (site 1621); Emmanuel School (site 1991); St Andrews Yard (site 2377):** six of these sites have full consent and one site (Hurst Road Almshouses) benefits from a Committee resolution to approve consent subject to the completion of a Section 106 Agreement. The Council considers that there is clear evidence of non-delivery of these sites within the next five years. This means that a further 59 homes with full consent are not included in the five year housing supply;
- **Seabrook Orchards Phase 4 (site 333a); Land for residential development at Hill Barton Farm (site 346a); Bricknells Bungalow (site 362); Land east of Exmouth Branchline (site 366S); Land at Redills (site 426); Land off Spruce Close and Celia Crescent (site 433); Land adjacent to Newcourt Road (site 436S); Land at St Bridget Nurseries (site 437S):** five of these sites have outline consent and three (Land east of Exmouth Branchline, Land adjacent to Newcourt Road and Land at St Bridget Nurseries) benefit from a Committee resolution to approve outline consent subject to the completion of a Section 106 Agreement. The sites are not included in the five year housing supply because the Council

⁷ The planning consent is for a co-living scheme. Details of how the Council counts co-living homes in the five year land supply are provided in paragraph 3.9 of this Statement.

considers that there is currently no clear evidence to support their inclusion. This means that 1,619 homes with outline consent are not included in the five year housing supply.

- 3.8 It should be remembered that a five year housing supply is not a test of housing delivery certainty, but rather a test of there being a realistic prospect of housing delivery. This is evident by the wording of the PPG and the inclusion of a buffer in the five year housing requirement, which reflects the possibility that not all homes included in the five year housing supply are certain to come forward in the manner assessed. The Council considers that its approach to determining deliverability is robust and reflects the aforementioned guidance in PPG.
- 3.9 This statement has been produced in line with guidance in the PPG⁸ and the Housing Delivery Test Rulebook⁹ on how to count housing completions, as follows:
- Completions are net figures, offsetting any demolitions;
 - Empty homes are only counted where they are not already counted as part of the existing stock;
 - Communal accommodation that is not self-contained and co-living housing are counted using a ratio of one home for every 1.8 bed spaces.
- 3.10 A High Court Judgment means that Exeter City Council is currently unable to count purpose built student accommodation in the five year supply. Further details are provided in section six of this statement.

⁸ PPG Paragraphs: 029 Reference ID: 68-029-20190722; 030 Reference ID: 68-030-20190722 and 035 Reference ID: 68-035-20190722.

⁹ Paragraph 11.

4. Five year housing supply position

4.1 The deliverable supply of housing identified in the next five years (2023/24 to 2027/28) is set out in detail in appendices 1 and 2. Table 2 summarises the data and identifies a total net supply of 2,914 homes. The supply from major sites and small sites with consent or a resolution to approve consent are discussed in chapter 3 of this Statement. Definitions of the other types of supply listed table 1 are discussed in turn below.

Table 2: Total net housing supply 2023/24 to 2027/28

	23/24	24/25	25/26	26/27	27/28	Total five year supply (net)
Major sites with consent / resolution to approve	718	739	595	309	265	2,626
Small sites with consent / resolution to approve	23	88	0	0	0	111
Identified sites without planning consent	0	0	0	0	0	0
Windfalls	0	0	59	59	59	177
Total net supply	741	827	654	368	324	2,914

Identified sites without planning consent

4.1 Sites within this category include those that are allocated in the development plan but do not yet have consent / a resolution to approve consent, sites that have Permission in Principle and sites on Exeter's Brownfield Register. Of these sources:

- No unconsented site allocations are counted in the five year housing supply, because there is currently no clear evidence of a realistic prospect that housing completions will begin on these sites within five years;
- No sites with Permission in Principle are counted in the five year housing supply, because there are currently no sites with this status in Exeter;
- Sites on Exeter's Brownfield Register are only included in the five year housing supply if they have planning consent / resolution to approve planning consent (in which case they are counted as such and not as 'identified sites without planning consent').

- 4.2 Within this category, a further source of sites are those that are currently at pre-application or planning application stage. However, there is currently no clear evidence to justify the inclusion of these sites within the five year housing supply.
- 4.3 The Council is preparing a new Local Plan (the Exeter Plan) and consulted on an Outline Draft of the Plan in the autumn of 2022. The Outline Draft Plan included a number of proposed housing allocations. At this stage there is no clear evidence to justify the inclusion of these sites within the five year housing supply.

Small sites windfall allowance

- 4.4 The supply makes an allowance for windfall sites of less than twenty homes based on historic evidence. Appendix 2 provides the evidence for the windfall allowance, which has been calculated in accordance with the formula agreed with the HELAA Panel that is set out in appendix 4 of the HELAA Methodology. The only departure from the formula is for 2023/24. For this year, a rigid application of the methodology would see 44 windfalls delivered. However, this has been reduced to zero on the basis that these windfalls do not have planning consent at 1 April 2023, making it unlikely that they will be delivered within the next year.
- 4.5 As can be seen from table 2, the result of applying the formula is that a contribution off 221 homes from windfall sites is included in the five year housing supply.

The five year land supply position

- 4.7 Table 3 sets out the years of supply against the five year land requirement at 1 April 2023.

Table 3: Exeter’s five year land supply position at 1 April 2023

Description	Homes
(A) Five year housing requirement	3,371
(B) Deliverable supply	2,914
(C) Five year land supply position	4 years and 4 months

5. Conclusion

- 5.1 Against the five year housing land requirement, the Council is currently able to identify a supply of four years and four months for the period commencing 1 April 2023. The supply of deliverable homes falls short of the five year housing requirement by 457 homes.

6. Purpose Built Student Accommodation

6.1 In 2015, a High Court Judgment ruled that the Council was unable to count purpose built student accommodation (PBSA) in the five year land supply. This was because:

- the Judge ruled that the Council's housing requirement (which at the time was set by the Exeter Core Strategy) did not take full account of the need for student housing; and
- the Judge ruled that, based on the wording of PPG at that time, it was only possible for local authorities to count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.

6.2 As a consequence of this High Court Judgment, anticipated completions of PBSA are not included in the five year housing supply calculation set out in section four of this statement.

6.3 However, changed circumstances suggest that it may now be reasonable for the Council to count PBSA towards the five year housing supply.

6.4 The first change is the introduction by Government in 2018 of the Housing Delivery Test. Both the Housing Delivery Test and (in Exeter's case) the five year housing supply are measured against the standard method housing requirement. In the Housing Delivery Test, self-contained and communal PBSA are counted as part of the housing supply. The fact that the five year housing supply is measured against the same housing requirement as the Housing Delivery Test suggests that it may be reasonable, and indeed consistent with Government practice, for the Council to count self-contained and communal PBSA in Exeter's five year housing supply.

6.5 The second change comprises amendments to PPG made since the High Court Judgment¹⁰. The new PPG clearly sets out the process by which Councils can count PBSA in the five year housing supply:

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

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

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

¹⁰ [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/721212/Housing_supply_and_delivery_-_GOV.UK_(www.gov.uk).pdf)

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

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

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

The impact of including PBSA in the five year housing supply

- 6.6 Given the points set out above, the Council considers it reasonable to assess the impact that the inclusion of PBSA would have on the five year housing supply. The assessment has been undertaken using the same robust approach set out in sections three and four of this statement. Deliverable schemes of PBSA have been added to the supply and the windfall allowance has been modified to take account of PBSA windfalls schemes of less than twenty units. PBSA has been counted in accordance with PPG, as set out in paragraph 6.4 above, i.e.:
- Each studio flat has been counted as one dwelling;
 - For cluster flats and communal PBSA, every 2.5 bedspaces has been counted as one dwelling based on published census data.
- 6.7 Table 4 summarises the outcome of the assessment, setting out the total net housing supply for the five year period including PBSA. A row is included in the table showing delivery on major schemes of PBSA with consent / resolution approve; and the windfall allowance takes PBSA into account. Full details of major sites of PBSA with consent / resolution to approve are provided in appendix 3 and full details of the adjusted windfall allowance are provided in appendix 2.

Table 4: Total net housing supply including PBSA 2023/24 to 2027/28

	23/24	24/25	25/26	26/27	27/28	Total five year supply (net)
Major sites with consent / resolution to approve	718	739	595	309	265	2,626
Small sites with consent / resolution to approve	23	88	0	0	0	111
Sites for PBSA with consent / resolution to approve	98	546	0	0	0	644
Identified sites without planning consent	0	0	0	0	0	0
Windfalls (including PBSA)	0	0	65	65	65	195
Total net supply	839	1373	660	374	330	3,576

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

Table 5: Exeter’s five year land supply position at 1 April 2023, including PBSA

Description	Homes
Five year housing requirement	3,371
Deliverable supply	3,576
Five year land supply position	5 years and 4 months

6.9 Table 5 shows that if PBSA were to be counted towards the five year housing requirement, the Council would currently be able to identify a supply of five years and four months for the period commencing 1 April 2023. The supply of deliverable homes would exceed the five year housing requirement by 205 homes.

Appendix 1 - Sites with planning permission for housing at 1 April 2023

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
Major Sites																										
264	162-163 Fore St	Y	N	1							0	1					1						0	1	03/1958/03. Permission for 4 flats. 3 completed, 1 left. Stalled with no evidence of delivery, therefore not included in 5 YLS.	NA
328	Land at Pinhoe Quarry, Harrington Lane	N	Y	295	75	43	43	43	43	43	215	43	37				80						0	296	10/2088/01. 19/1100/02 - RM application for 380 dwellings etc. 2021/22:10 homes completed. 2022/23: 75 homes completed. No response from developer, therefore average annual build rate for site applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
333 a	Seabrook Orchards Phase 4 (formerly land to north of Topsham Road)	N	N	232							0	25	50	50	50	50	225	7					7	528	11/1291/01. Development of up to 700 homes and...care homes. 200 homes consented on site 333b, 245 homes consented on site 333c and 23 homes consented on site 333d, leaving 232 unconsented under the outline. April 2023: Agent has advised that a RM application for 175 homes will be made in August 2023 and that these will be delivered within the next five years. However, this advice on its own is not considered to be sufficient to include the homes in the 5 YLS.	NA
333 c	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	N	Y	104	37		52	52			104						0						0	632	11/1291/01 - Development of up to 700 homes and...care homes (see 333a). 18/1849/02 - reserved matters for phase 2, 245 homes. 55 homes completed in 2020/21. 45 homes completed in 2021/22. 37 homes completed in 2022/23. Build rate for remaining homes advised by the developer, April 2023. Excludes 4 homes.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
333d	Seabrook Orchards (adj. Trinity C of E Primary and Nursery School), Topsham Road (Phase 3)	N	N	23							0						0						0	632	11/1291/01. Development of up to 700 homes and...care homes. 19/0280/02 - RM for 23 homes, community facility and infrastructure. LAPSED.	25/06/2022
336	102-104 Fore Street	Y	N	13							0	13					13						0	645	10/1687/03, 11/1065/03, 14/0353/32. Implemented but landowner advises the further work is uncertain. Therefore excluded from the 5YLS.	NA
343	Tithebarn Green at Monkerton	N	Y	120	31	38	38	38	6		120						0						0	765	12/0802/01, 14/1090/02, 16/0934/03, 18/0789/RES, 22/0989/NMA. 349 dwellings increased to 384 by 18/0789/RES. 53 completed in 2016/17. 63 completions in 2017/18. 25 completions in 2018/19. 3 completions in 2019/20. 34 completions in 2020/21. 54 completions in 2021/22. 32 completions in 2022/23. No response from developer, therefore average annual build rate for site applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
344	Land at Sandrock, Gipsy Hill Lane	N	Y	10	25	10					10						0						0	775	17/1320/03 - 62 dwellings. 9 dwellings completed in 2020/21. 18 homes completed in 2021/22. 25 homes completed in 2022/23. No response from developer, therefore average annual build rate for the site applied.	NA
345	130 Fore Street	Y	N	13							0	13					13						0	788	12/1426/03. Implemented but landowner advises the further work is uncertain. Therefore excluded from the 5YLS.	NA
346 a	Land for residential development at Hill Barton Farm, Hill Barton Road	N	N	285							0	25	50	50	50	50	225	50	10				60	1073	21/1701/OUT: Construction of up to 285 homes. Comprises phase 5 of an earlier outline granted in 2013. No response from the applicant, therefore HELAA lapse rate applied.	21/10/2027
346 d	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land north, west & south of the MO)	N	Y	40	7	25	15				40						0						0	1113	19/0699/03 - 47 dwellings and associated infrastructure. 2022/23: 7 homes completed. No response from the developer, therefore HELAA lapse rate applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
346 e	Land for residential development at Hill Barton Farm, Hill Barton Road	N	N	200			12	25	25	25	87	50	50	13			113						0	1313	19/1375/OUT, 21/1054/RM - 200 homes. No response from the development, therefore HELAA lapse rate applied.	17/11/2024
356 b	Land known as Monkerton Farm on western side of Cumberland Way	N	Y	55	39	55					55						0						0	1368	13/4984/01 - outline for up to 400 homes. 18/0010/02 - RM application for 249 dwellings. 15 completions in 2019/20. 57 completed in 2020/21. 83 completed in 2021/22. 39 completed in 2022/23. Build rate for remainder advised by the developer, Taylor Wimpey, in April 2023.	NA
356 d	Land east of Cumberland Way	N	N	68			30	28	10		68						0						0	1436	18/1145/OUT - Up to 80 dwellings. 22/1656/RES - Approval of reserved matters for 68 homes (100% affordable). Build rate advised by developer, Sovereign Housing Association, April 2023.	26/01/2026

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
362	Bricknells Bungalow, Old Rydon Lane	N	N	57							0	25	32				57						0	1493	14/2007/01 - Outline for up to 63 dwgs. Phase 1 for 6 dwellings has been implemented, leaving 57 under the outline. Current application for Phase 2 comprising 34 dwellings is pending consideration (18/1240/RES), however due to lack of RM consent and no response from the developer, the site is not included in the 5YLS.	NA
363 b	Land at Home Farm, Church Hill (Phase 2)	N	Y	5	22	5					5						0						0	1498	13/4802/01 - Up to 120 dwgs. 16/1576/01 - Up to 120 dwellings. 19/0255/02 - 90 units. 2020/21: 11 completions. 2021/22: 52 completions. 2022/23: 22 completions. No response from the developer, therefore average annual build rate applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
364	Former St Margarets School, 147 Magdalen Rd	N	Y	12	1	12					12						0						0	1510	14/1608/03 - Demolition, conversion & new build to create 41 units. 17/1953/03 - revised scheme of 39 units. 20/1245/FUL - subdivision of 2 flats in Baring House to create 2 additional flats, increasing the total number to 41 approved. 22 completed in 2020/21. 6 completed in 2021/22. 1 completed in 2022/23. Conversion of Baring House to complete (12 units). Build rate advised by the developer, April 2023.	NA
366 S	Land east of Exmouth Branchline, Newcourt, Old Rydon Lane	N	N	392							0	25	50	50	50	50	225	50	50	50	17		167	1902	14/1451/01 - Outline for up to 392 units. No progress made in completing S106 and no response from the applicant. Therefore HELAA lapse rate applied.	TBD
371	The Vines, Gipsy Lane	N	N	0	8						0						0						0	1902	14/2155/01 - Outline for 17 houses. Site purchased by Stonewater HA. 19/1384/03 - 20 dwellings. 12 completed in 2021/22. Completed.	NA
386	Playing Field off Wear Barton Road	N	N	0	12						0						0						0	1902	16/0849/01 - Up to 101 houses, new sports pitch etc. 18/1081/02 - 101 dwellings. 16 homes completed in 2020/21. 73 completed in 2021/22. 12 homes completed in 2022/23. Completed.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
391	1-6 North Street and 182, 184 & 186 Fore Street	N	N	24			24				24						0						0	1926	19/0440/FUL - COU of shops and 4 apartments to café, offices and 28 apartments (net gain of 24). LAPSED . However, 23/0326/FUL - revised application pending consideration, net gain of 24 units (28 gross). Therefore retained in the 5YLS, also on the basis of the landowner's advice, April 2023.	23/03/2023
392	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	N	Y	10	13	10					10						0						0	1936	17/0006/03 - Construction of 82 dwellings etc. 19/0528/FUL - 9 intermediate affordable homes in place of 9 flats consented under 17/0006/FUL. 14 completions in 2019/20. 21 completions in 2020/21. 24 completions in 2021/22. 13 completions in 2022/23. No response from the developer, therefore average annual build rate applied.	NA
397a	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	146		50	50	46			146						0						0	2082	17/1640/03 - 146 homes, 68 bed care home and 61 assisted living units. Entry relates to the 146 homes. Developer is Acorn. 397b. Build rate advised by the developers in April 2023.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
397 b	Exeter Royal Academy for Deaf Education, Topsham Road	N	N	84			12	25	25	22	84						0						0	216 6	21/1864/FUL - Redevelopment for retired living accommodation (60 yrs+ and/or partner 55yrs+) comprising 84 retirement apartments. Approved in place of the 61 assisted living units consented under 17/1640/FUL. Ground works undertaken by Churchill Retirement and site sold to another developer. No response from the developer, therefore HELAA lapse rate applied.	NA
397 c	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	38		38					38						0						0	220 4	17/1640/03 - 146 homes, 68 bed care home and 61 assisted living units. Care home equates to 38 dwellings (1/1.8x68) under the PPG HELAA Methodology and HDT Rulebook. Entry solely relates to the care home. Build rate advised by developers, Simply Care UK, in April 2023.	
399	Former Exwick Middle School, Higher Exwick Hill	N	Y	42	1	25	16				41						0						0	224 5	17/1788/01, 19/1712/02 - 43 homes. 2022/23: 1 completion. No response from the developer, therefore HELAA lapse rate applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
400 a	Land at Clyst Road, Topsham	N	Y	14	1	14					14						0						0	2259	17/1148/01 - Up to 155 dwgs and a 64 bed care home. Allowed on appeal 14/01/2019. RM for 15 homes in place of the 63-bed care home approved, 21/0401/FUL. 2022/23: 1 completion. Build rate advised by the developer, Taylor Wimpey, in April 2023.	NA
400 b	Land at Clyst Road (Phase 1)	N	Y	131	24	40	40	40	11		131						0						0	2390	20/0849/RES - 155 dwellings. 2022/23: 24 completions. Build rate advised by the developer, Taylor Wimpey, in April 2023.	NA
401	Former Foxhayes Infant School, Gloucester Road	N	Y	31		12	19				31						0						0	2421	17/1789/01, 19/1713/02 - 31 dwellings. No response from the developer, therefore HELAA lapse rate applied.	NA
402	Alphin House, Mill Lane	Y	N	0							0						0						0	2421	18/1275/03 - COU of former care home (35 bedrooms) to provide 19 homes. 35 bedrooms equates to 14 dwgs under the PPG HELAA Methodology and HDT Rulebook (1/1.8x35), making a net gain of 5 dwgs (35-14). Care home closed and site fenced off. LAPSED.	11/02/2023

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
404	Land west of Ringswell Avenue	N	Y	52	8	25	25	2			52						0						0	247 3	18/0534/03 - Construction of 48 dwellings allowed on appeal. 19/1406/03 - 60 homes, approved by Committee. 2022/23: 8 completions. No response from the developer, therefore HELAA lapse rate applied.	NA
405	Land between 106 Hamlin Gardens & 65 Carlyon Gardens	N	Y	21		12	9				21						0						0	249 4	18/0878/03 - Redevelopment of parking facilities to provide an apartment block of 21 units. HELAA lapse rate applied. No response from the developer, therefore HELAA lapse rate applied.	NA
406	Land off Pulling Road, Pinhoe	N	Y	40		40					40						0						0	253 4	19/0962/03 - 40 dwellings etc. Build rate advised by the developer, Verto Homes, in April 2023.	NA
407	Whipton Barton House, Vaughan Road	N	Y	56		12	25	19			56						0						0	259 0	19/1621/03 - Demolition of existing buildings (36 dwellings) and construction of 92 apartments. Net gain of 56 homes. Existing buildings on site demolished. No response from the developer, therefore HELAA lapse rate applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
408 a	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 1)	N	Y	230			12	25	25	25	87	50	50	43			143						0	2820	19/0650/OUT - outline for all matters except landscaping, including 400 dwellings and 65 self-contained senior living care units, etc. 21/0960/RES granted for reserved matters for landscaping. Phase 1 comprises 230 homes. No response from the developer, therefore HELAA lapse rate applied.	25/03/2025
408 b	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 2)	N	Y	165			12	25	25	25	87	50	28				78						0	2985	19/0650/01 - outline for all matters except landscaping, including 400 dwellings and 65 senior living care units (C2, but self-contained dwellings with additional communal facilities provided), etc. 22/0037/VOC - outline...VOC of condition 3 to carry out minor material amendments to phase 2 including reducing the number of dwellings (Class C3) (in the outline) to 395. 22/0817/RES - Approval of landscaping for phase 2. Phase 2 comprises 165 homes. No response from developer, therefore HELAA lapse rate applied.	21/10/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
408c	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 3)	N	Y	89			12	25	25	25	87	2					2						0	3074	19/0650/01 - outline for all matters except landscaping, including 400 dwellings and 65 senior living care units, etc. 21/1495/FUL - Construct a part 4, part 5 storey building of residential units (89xC3 units)...forming part of a larger site granted outline consent under 19/0650/OUT. No response from developer, therefore HELAA lapse rate applied.	01/12/2025
409	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	N	Y	200	6	25	25	25	25	25	125	50	25				75						0	3274	15/0640/01 - Up to 234 homes etc. 21/0434/RM for 206 homes. 2022-23: 6 completions. No response from developer, therefore HELAA lapse rate applied.	NA
411	Land north of Exeter Road, Topsham	N	Y	48		12	25	11			48						0						0	3322	20/0229/03 - 72 bed care home. Revised scheme for an 86-bed care home approved under 21/0082/FUL. Counted as (1/1.8 x 86) 48 units based on Methodology in para 042 of PPG HELAA and para 11 of HDT Measurement Rulebook. No response from developer, therefore HELAA lapse rate applied.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
412	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	N	Y	55	6	25	25	5			55						0						0	337 7	20/0321/03 - Demolition of existing buildings, development of 61 homes etc. 21/1516/NMA & 22/0329/NMA - Various non-material minor amendments. 21/0384/03 - 7 dwellings etc. (revised layout to part of scheme consented under 20/0321/03. 21/1516/NMA approved. 2022/23: 6 completions. No response from developer, therefore HELAA lapse rate applied.	NA
413	Land adjoining Exeter Road, Topsham	N	Y	24		24					24						0						0	340 1	19/1465/01 - outline for up to 24 homes. 21/1435/RES approved. Build rate advised by development, Burringtons, in April 2023.	NA
414	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	N	Y	40	4	40					40						0						0	344 1	18/1625/03 - 44 homes etc. Build rate advised by the developer, Taylor Wimpey, in April 2023. 2022/23: 4 completions.	NA
415	Land off Bewick Avenue, Topsham	N	N	0	53						0						0						0	344 1	19/1376/03 - 53 assisted living / extra care flats. Completed.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date	
416	The Harlequin Centre, Paul Street	N	N	210			12	25	25	25	87	50	50	23			123							0	365 1	21/1104/FUL - consent for co-living comprising 271 studio flats and 107 bedspaces in cluster flats (counted as 210 dwellings for purposes of the 5 YLS - 378/1.8). No response from applicant, therefore HELAA lapse rate applied.	24/01/2025
417	Aldens Farm West, land between Shillingford and Chudleigh Roads	N	N	96			12	25	25	25	87	9					9							0	374 7	15/0641/01 - Residential development including new access onto Shillingford Road, for up to 116 homes. 22/1454/RES - 182 homes, Tilia Homes. No response from developer, therefore HELAA lapse rate applied.	29/03/2026
418	Ambulance Station, Gladstone Road	N	Y	74		25	25	24			74						0							0	382 1	19/1417/03 - Demolition of existing and redevelopment to provide co-living accommodation. 133 studio flats counted as 74 units in the 5 YLS (133/1.8). No response from developer, therefore HELAA lapse rate applied.	NA
419	Clifton Hill Sports Centre, Clifton Hill	N	N	41		12	24				36						0							0	385 7	20/0691/03 - Demolition of sports facility etc. and redevelopment to provide 42 homes etc. 22/0365/VOC - Variation of condition to reduce the number of homes to 41 granted. Sports Centre demolished in July 2022. No response from developer, therefore HELAA lapse rate applied.	13/10/2024

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
421	7-11 North Street	N	N	14			12	2			14						0						0	387 1	19/1385/03 - Extension to create additional storey, conversion and internal alts of the 1st, 2nd and 3rd floors, to form 19 flats, plus other works. 5 existing flats, so net gain of 14. 21/1813/FUL - consent to reconstruct the facade. No response from developer, therefore HELAA lapse rate applied.	NA
422	Land at Brookhayes , Pilton Lane	N	Y	0	30						0						0						0	387 1	18/1432/FUL - development of 30 homes following demolition of existing buildings. Completed.	NA
423	Exmouth Junction Gateway Site, Prince Charles Road	N	N	51			12	25	14		51						0						0	392 2	20/1187/FUL - redevelopment and construction of a part 3, part 5 storey building (BTR) containing 51 residential units etc. 22/0543/DIS - Conditions fully discharged. 22/0755/NMA. No response from developer, therefore HELAA lapse rate applied.	17/01/2025
424 S	Hurst Almshouses, 2-24 Fairpark Road	N	N	19							0	19					19						0	394 1	18/0598/03 - Demolition of existing dwellings (12) and redevelopment to provide 31 almshouses flats etc. Approved subject to completion of S106. Not included in the 5 YLS due to likely viability issues.	TBD

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
425	Land at Corner of Retreat Drive, Topsham	N	N	10							0						0						0	394 1	17/1656/FUL - apartment block of 10 homes. 21/1610/VOC - variation of condition. Not included in the supply; the site overlaps with site ref 439 which has consent for 17 apartments. It is assumed that the 17-unit scheme will be implemented.	14/10/2025
426	Land at Redhills, Exwick Lane	N	N	80							0	25	50	5			80						0	402 1	20/1380/OUT - Up to 80 dwellings and associated infrastructure. Application allowed at appeal. No response from the agent, therefore HELAA lapse rate applied.	07/02/2025
427	47 Homefield Road	N	Y	26		12	12				24						0						0	404 5	21/0835/FUL - Conversion of school building, provision of 2 new residential units to retain 1 unit and create 25 new residential units. 26 net. No response from developer, therefore HELAA lapse rate applied.	NA
428	Keble House, Southernhay Gardens	N	N	30		12	18				30						0						0	407 5	21/0420/PDJ - Prior approval for change of use of office to 30 apartments. No response from developer, therefore HELAA lapse rate applied.	30/04/2024

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
429 S	Royal Clarence Hotel, Cathedral Yard	N	N	23			12	11			23						0						0	4098	22/0326/FUL - Reconstruction and extension of building...to create commercial food and beverage units at ground floor and residential units from first to fifth floor. No response from developer, therefore HELAA lapse rate applied.	TBC
430	Land at Ikea Way, Ikea Way	N	Y	184		12	25	25	25	25	112	50	22				72						0	4282	21/0496/FUL - 184 homes, access, public open space and infrastructure. 100% affordable housing development. No response from developer, therefore HELAA lapse rate applied.	NA
431	Honeylands Hospital for Children, Pinhoe Road	N	N	36			12	24			36						0						0	4318	22/0313/FUL - Redevelopment including demolition of existing extensions and the construction of replacement extensions to create a 64 bedroom older persons care home and associated works. Care home counted as 36 homes under the HDT (1/1.8x64). Developer is currently unsure of the delivery trajectory but has not identified any circumstances that have impacted on delivery. Therefore the HELAA build rate has been applied.	02/09/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
432	Land off Spruce Close and Celia Crescent	N	N	93							0	25	50	18			93						0	441 1	20/0538/OUT - Up to 93 homes (approval for access only). No response from developer, therefore HELAA lapse rate applied.	25/08/2025
433	Land to the west of Clyst Road, Topsham	N	N	100							0	25	50	25			100						0	451 1	21/0894/OUT - Construction of up to 100 dwellings and associated infrastructure. No response from agent, therefore HELAA lapse rate applied.	11/10/2027
434	Yeomans Gardens, Newcourt Road, Topsham	N	Y	16		16					16						0						0	452 7	22/0269/FUL - 16 dwellings, access from Newcourt Road and associated works. Build rate advised by developer, Strongvox, April 2023.	NA
435 S	Buckerell Lodge Hotel, Topsham Road	N	N	62		25	37				62						0						0	458 9	22/0770/FUL - Construction of 62 Retirement Apartments (Category II Type Sheltered Housing) with communal facilities and car parking (revised plans). Build rate advised by agent for McCarthy and Stone, April 2023.	TBD
436 S	Land adjacent to Newcourt Road	N	N	30							0	25	5				30						0	461 9	21/1940/OUT - Demolition of existing structures and construction of up to 30 homes etc. Approved subject to completions of S106. No response from developer, therefore HELAA lapse rate applied.	TBD

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date	
437 S	Land at St Bridget Nurseries, Old Rydon Lane	N	N	350							0	25	50	50	50	50	225	50	25				75	4919	22/0537/OUT - Demolition of existing buildings and structures and the phased development of up to 350 dwellings and associated infrastructure and open space. Approved subject to completion of S106. No response from agent, therefore HELAA lapse rate applied.	TBD	
439	Land at Retreat Drive, Topsham	N	N	17		12	5				17						0						0	4936	22/0268/FUL - Apartment block of 17 units. No response from developer, therefore HELAA lapse rate applied.	31/03/2026	
Small Sites																											
137 5	5 Tresillian Gardens, Topsham	N	N	1							0	1					1						0	4937	99/1023, 04/1619, 09/0482, 12/0590/03. 1st dwelling completed in 2015/16. Lack of start on 2nd home since 2012 indicates non-delivery in the next 5 years.	NA	
162 1	90 South St	Y	N	2							0	2					2						0	4939	04/0210/03 – COU of 1st & 2nd floors from offices to 4 flats. 2 flats completed. Remaining 2 flats on 2nd floor in office use, indicating non-delivery in the next 5 years.	NA	
187 7	3 Ruby Court, Wonford Street	Y	Y	1		1					1						0						0	4940	11/1394/FUL. Works started but on hold. Conversion of flat to 2 units.	NA	

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
199 1	Emmanuel School, 38 Blackboy Rd	Y	N	2							0	2					2						0	494 2	11/0604/03 - COU of schoolhouse to dwelling plus 2 new dwgs. Net gain of 2. Schoolhouse converted in 2011. Unlikely to implement remaining 2 within next 5 years.	NA
204 9	28 Main Rd	N	N	0	1						0						0						0	494 2	12/1666/03. 17/1763/NMA & 19/0078/NMA to alter ridgeline etc. Completed.	NA
210 5	92 South Street	Y	N	0	2						0						0						0	494 2	14/0679/PD-J - Change of use from office to 2 dwellings. Completed.	NA
217 2	Monkton House, Pinn Lane	Y	N	0	2						0						0						0	494 2	15/0790/03 - COU from barn to 2 dwgs. Completed.	NA
218 2	Land at Salters Road adjacent to Ruby Court	Y	N	0							0						0						0	494 2	14/4734/03 - 1 dwelling. Pre-commencement conditions discharged and under construction. LAPSED.	NA
218 4	17-18 Howell Road	Y	N	2			2				2						0						0	494 4	15/0988/03 - COU from D1 institution to 2 semis. 20/1666/VOC consent for revised drawings. Care home closed but not started. Lapse rate applied.	03/03/2024
221 8	28 Barnfield Road	N	N	0	9						0						0						0	494 4	16/0776/03 - Construction of 3 apartments in grounds. 19/0127/03 - 7 apartments in grounds. 21/1344/FUL - to replace undercroft parking granted under 19/0127/FUL with 2 apartments. Completed.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2237	Wallington, New North Road	N	Y	1		1					1						0						0	4945	18/0437/FUL - New dwelling on land adjacent. U/C as Balmoral House.	NA
2248	9 High Street, Topsham	Y	N	0	1						0						0						0	4945	16/1628/FUL - COU from commercial to two-bed house. Completed. Previously incorrectly recorded as lapsed.	NA
2258	Land at rear of 29 Station Road, Pinhoe	Y	N	0	1						0						0						0	4945	17/0306/FUL - Dwelling. 21/1943/VOC - Variation of condition 5. 21/1884/NMA - Reduction in footprint, alts to windows, doors and porch. Completed.	NA
2274	Garages at College Avenue	Y	N	2			2				2						0						0	4947	17/1196/03, 20/0441/03 - Redevelopment of garage block to provide 2 dwellings.	14/05/2023
2280	Flying Horse, 8 Dryden Road	Y	N	0	4						0						0						0	4947	17/0670/03 - 2 dwellings in grounds. 20/1200/03 - Construction of 2-storey building of 4 flats. Completed.	NA
2285	Westwood, 134 Beacon Lane	Y	N	4			4				4						0						0	4951	17/1744/03, 21/0344/FUL - 4 dwellings in garden	25/05/2024
2288	84 Dorset Avenue	Y	N	0	1						0						0						0	4951	17/1384/03 - 1 dwelling. 19/0984/03 - 1 dwelling. Completed.	NA
2300	75 Queen Street	Y	N	0	2						0						0						0	4951	18/0657/03 - COU of 1st and 2nd floors to provide 2 apartments. 21/0931/NMA for minor amendment. Completed.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
232 4	Land at Chancel Lane	Y	N	3			3				3						0						0	495 4	18/1336/01 - Outline for 3 dwellings. 22/0189/RES for 3 dwellings. 22/1528/DIS - pre-commencement of conditions application pending consideration.	08/07/2025
232 6	2nd floor 65-67 High Street	Y	N	0	1						0						0						0	495 4	19/0320/03 - COU from office (B1) to residential (C3) on 2nd floor and associated loft room at 67 High Street. Completed.	NA
232 8	54 Main Road	Y	N	3			3				3						0						0	495 7	19/0433/03 - Redevelopment of former Poltimore Arms for ground floor A1 and 3 apartments on 1st floor 22/0451/FUL - Redevelopment to include 3 apartments	23/05/2025
232 9	20 Glenmore Road	Y	N	0							0						0						0	495 7	19/0790/03 - Conversion of dwg to 2 apartments. LAPSED	23/07/2022
233 0	Deepdene House, Deepdene Park	N	N	0							0						0						0	495 7	18/1656/03 - 1 dwelling. LAPSED.	02/08/2022
233 4	Land adjacent to 17 New North Road	Y	Y	5		5					5						0						0	496 2	19/0360/03 - Demolition of garages and construction of 1 building to form 5 apartments. 21/0510/FUL revised scheme refused consent. 22/1099/DIS - conditions discharged on 19/0360/FUL.	NA
233 5	12 Lovelace Gardens	Y	N	0							0						0						0	496 2	19/0185/03 - COU from D1 to a dwelling. LAPSED.	25/09/2022
233 8	23 High Street, Topsham	Y	N	0							0						0						0	496 2	18/0289/03 - Single dwg to existing car park at rear of 23 High Street. LAPSED	10/12/2022

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2339	Agricultural field adjoining 46 Newcourt Road, Topsham	N	N	0	7						0						0						0	4962	18/1120/OUT - 7 dwgs (3 open market, 4 self-build). 20/0121/RES - 7 dwgs (3 open market, 4 self build). Completed.	NA
2344	26 St Albans Close	N	N	0							0						0						0	4962	19/1471/03 - New terraced dwelling. LAPSED.	NA
2345	6 Pinwood Lane	N	Y	1		1					1						0						0	4963	19/166/03 - New dwelling on land adjacent. Pre-commencement conditions discharged. 22/0283/VOC - Consent for variation of condition 7 to amend permitted development restrictions. 22/0752/VOC - Consent for variation of condition 2 for revised plans.	NA
2346	18 Church Hill	N	N	0	1						0						0						0	4963	19/1446/03, 21/0902/NMA - New dwelling on land to the south east. Completed.	NA
2347	23 Richmond Road	Y	N	0							0						0						0	4963	19/1302/03 - COU from offices to a dwelling. LAPSED.	18/02/2023
2348	1 Comrie House, Willeys Avenue	Y	N	0	1						0						0						0	4963	19/1680/03 - Conversion of flat to 2 flats. Completed.	NA
2349	Quay Gardens, Monmouth Avenue, Topsham	N	Y	1		1					1						0						0	4964	19/1767/03 - Detached house in garden. 21/0686/FUL - revised plan.	NA
2350	35 Church Road	Y	Y	2		2					2						0						0	4966	18/0495/03 - 2 dwellings. 20/1528/DIS - conditions discharged.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
235 1	Land rear of 26 Harrington Lane	Y	N	0	3						0						0						0	496 6	19/1776/01, 21/1379/FUL - 3 dwellings. Completed.	NA
235 2	5 Charlotte Mews	Y	N	3			3				3						0						0	496 9	20/0460/40 - COU of offices 3, 4 and 5 to flats.	19/05/2023
235 3	Land rear of 1 and 2 Globe Court, Topsham	Y	Y	1		1					1						0						0	497 0	19/1602/03 - Demolition of garage and outbuilding and erection of 1 home. Pre-commencement conditions discharged.	NA
235 4	Store and premises, Sampsons Lane	Y	N	1			1				1						0						0	497 1	20/0334/03 - Demolition of warehouse and storage building and erection of 1 dwelling. Conditions fully discharged.	29/05/2023
235 5	The Meadows, Hollow Lane	N	N	0	1						0						0						0	497 1	20/0363/03 - New dwelling in garden. 21/0262/VOC permitted. Completed.	NA
236 2	19 Barnfield Road	Y	N	0	1						0						0						0	497 1	19/1768/03 - COU from dwelling to two flats. 21/0046/FUL - amended scheme. Completed.	NA
236 3	2 Mount Pleasant Road	Y	N	0	1						0						0						0	497 1	20/0555/03 - Subdivision of 3 flats to create 4 flats. Completed,	NA
236 4	9A Cathedral Close	Y	N	0	1						0						0						0	497 1	20/0502/03 - COU off offices to dwelling. Completed.	NA
236 7	35 Wonford Road	Y	N	1			1				1						0						0	497 2	20/0640/03 - Conversion of outbuilding to dwelling	28/08/2023
236 8	52 Church Road	Y	N	0	1						0						0						0	497 2	20/0413/03 - Provision of additional flat within the roof space, plus 1st floor rear extension (2 existing	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
																									flats, so would create a 3rd). Completed.	
237 1	Land adjacent to 26 St Albans Close	Y	N	3			3				3						0						0	497 5	20/0741/03 - 3 terraced houses	02/10/2023
237 3	66 Whipton Village Road	Y	N	0	1						0						0						0	497 5	20/0674/03 - Demolition of bungalow and redevelopment to provide 2 houses (1 net). Completed.	NA
237 4	3 Hampton Buildings, Blackboy Road	Y	Y	1		1					1						0						0	497 6	20/0278/03 - Demolition and reconstruction of existing building and subdivision to provide 2 dwellings (1 net). 21/1198/DIS discharge of conditions application approved.	NA
237 5	Isca Motors, Water Lane	Y	N	6			6				6						0						0	498 2	19/0629/03 - Demolition of existing motor workshop and COU to provide a 3-storey residential building including three 2-bedroom and three 1-bedroom flats,	26/10/2023
237 7	St Andrews Yard, Willeys Avenue	Y	N	9							0						0						0	498 2	19/1676/03 - Demolition of existing business and erection of 9 apartments. Current application to build a storage container on the site, indicating the residential consent will not be implemented.	14/10/2023
237 8	25 East Wonford Hill	Y	Y	1		1					1						0						0	498 3	20/1335/PAN - COU from ground floor shop to dwelling.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2379	St Leonards Church Hall, Roberts Road	Y	Y	1		1					1						0						0	4984	20/1139/03 - Conversion into 3 dwellings. 22/0904/FUL - COU to one dwelling and separate architect's studio.	NA
2380	2 Highfield, Clyst Road, Topsham	N	N	0	1						0						0						0	4984	20/1404/03 - Detached dwelling. 20/1700/NMA permitted. Completed.	NA
2381	Land adj to 93 Salters Road	N	N	0	1						0						0						0	4984	20/0676/03 - 3 bed dwelling. Completed.	NA
2382	Retreat Bungalow, Retreat Drive, Topsham	N	N	3			3				3						0						0	4987	20/1140/01 - 3 detached dwellings.	17/12/2025
2385	Flat 4, 3 Pinhoe Road	Y	N	2			2				2						0						0	4989	20/1344/FUL - Creation of 2 additional flats by subdivision of existing 1st floor flat and conversion of roof space.	29/01/2024
2386	Land on the east side of Ludwell Rise	N	Y	2		2					2						0						0	4991	20/1449/OUT - 2 dwellings. 21/1541/FUL - 2 dwellings.	10/06/2025
2389	Abbey Rooms, White Street, Topsham	Y	N	1			1				1						0						0	4992	20/1692/FUL - COU from gym/fitness studio to residential dwelling.	26/03/2024
2390	Land on the north side of 100 Main Road	N	Y	1		1					1						0						0	4993	20/1446/FUL - construction of new dwelling.	NA
2391	12 Monmouth Street, Topsham	Y	N	1			1				1						0						0	4994	21/0147/FUL - detached house and garage.	25/05/2024

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
239 2	Rydon House, 20C High Street, Topsham	Y	N	0	1						0						0						0	499 4	21/0522/PDJ - cou from office to dwelling. Completed.	NA
239 3	228 High Street	Y	N	8			8				8						0						0	500 2	20/0391/FUL - Alterations to ground, 1st and 2nd floors, addition of a 3rd floor to create 8 new apartments	08/06/2024
239 4	109 Cowick Lane	Y	Y	2		2					2						0						0	500 4	21/9813/OUT - two semi-detached dwellings. 22/0425/RES - two semi-detached dwellings.	NA
239 5	71 Holloway Street	Y	N	6			6				6						0						0	501 0	20/1279/LBC - COU from hotel to 6 flats.	18/08/2024
239 7	23 High Street, Topsham	Y	N	0	1						0						0						0	501 0	21/0273/FUL - COU from B&B to dwelling. Completed.	NA
239 9	Greencroft, Streatham Rise	Y	N	1			1				1						0						0	501 1	2011/04/FUL - Demolition of existing and construction of replacement house plus an additional house.	22/10/2024
240 0	22 St David's Hill	Y	N	0	2						0						0						0	501 1	21/0865/FUL - Conversion of dwelling to 2 apartments and office on ground floor (net gain of 2). Completed.	NA
240 1	7 Polsloe Road	Y	N	0	1						0						0						0	501 1	20/0146/FUL - Conversion of dwelling to 2 flats. Completed.	NA
240 2	90 Polsloe Road	Y	N	1			1				1						0						0	501 2	21/1238/PDCD - Conversion of nursery to a dwelling house. Nursery closed.	20/01/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2406	Dreamland Stables, Church Hill	Y	N	1			1				1						0						0	5013	21/1045/FUL - Conversion of stable block to dwelling.	17/02/2025
2409	Crisping Park, Barley Lane	Y	N	1			1				1						0						0	5014	21/1923/FUL - COU of artist studio to dwelling.	14/04/2025
2410	First Floor, 272 Pinhoe Road	Y	N	1			1				1						0						0	5015	21/1417/PDCD - COU from commercial etc. to dwellinghouses (C3)	08/06/2025
2411	Land adjacent to the Old Malt House, Bartholeme w Street East	Y	N	1			1				1						0						0	5016	20/1338/FUL - Construction of 2-bed house	10/06/2025
2412	3 Colleton Crescent	Y	N	0	2						0						0						0	5016	21/1659/LBC - COU to 2 flats from basement to 2nd floor. Net gain of 2. Completed.	NA
2413	4 Dinham Road	Y	N	0							0						0						0	5016	21/1734/FUL - Subdivision of dwelling into two flats. Will not be implemented, as converted to large HMO instead.	27/04/2025
2416	11-13 Melbourne Street	Y	N	0	1						0						0						0	5016	16/0735/FUL - Renovation and extensions to 12 and 13 Melbourne Street to form 3 flats. Completed.	NA
2417	57 Regents Park	Y	N	1			1				1						0						0	5017	22/0578/FUL - Creation of separate basement flat and COU of main house to HMO.	10/08/2025
2418	1 Charlotte Mews, Pavilion Place	Y	N	3			3				3						0						0	5020	22/0812/FUL - Extension to facilitate change of use to 3 flats	01/08/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2419	61 Butts Road	Y	N	1			1				1						0						0	5021	22/0623/FUL - New dwelling.	05/09/2025
2420	105 Chard Road	Y	N	8			8				8						0						0	5029	22/0163/FUL - Extension to provide 8xflats, retention of existing ground floor commercial premises, alts and associated landscaping.	12/10/2025
2421	95 Fore Street	Y	N	1			1				1						0						0	5030	22/0409/FUL - Conversion of ground floor shop to residential	02/11/2025
2422	Haven Orchard, Exwick Lane	Y	N	0	1						0						0						0	5030	22/0946/LED - Use of ancillary building as a single dwelling house. Completed.	NA
2423	The Old Malthouse, Bartholomew Street East	Y	N	1			1				1						0						0	5031	20/1349/FUL - Alts to existing 2 flats to form 3 flats, including additional 1st floor flat and associated works.	22/07/2025
2424	Barnfield House, 2 Barnfield Hill	Y	N	0	1						0						0						0	5031	21/1098/FUL - Change of use of ancillary store area to one bed flat. Completed.	NA
2425	39 Clifton Road	Y	N	1			1				1						0						0	5032	21/1153/FUL - Two new dwellings and associated landscaping.	09/11/2025
2426	Land adjacent to Bricknells Cottage, Old Rydon Lane	N	Y	1		1					1						0						0	5033	21/1486/FUL - Construction of a two storey dwellings.	NA
2427	1A Rosebarn Avenue	Y	N	1			1				1						0						0	5034	21/1796/FUL - New dwelling with associated access and parking. 23/0208/DIS - discharge of conditions for SUDs.	26/09/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
2428	Land to the north of Newcourt Road, Topsham	N	Y	1		1					1						0						0	5035	21/1804/FUL - Construction of residential dwelling and associated works on land between approved plots on St part of Strongvox site.	NA
2428	Magdalen Court School, Victoria Park Road	Y	Y	1		1					1						0						0	5036	22/0645/FUL – Two-storey extension to sports hall to provide disabled changing facilities, additional storage and apartment (C2).	NA
2429	Basements of 5 (A and B) and 6 New Bridge Street	Y	N	0	5						0						0						0	5036	18/1604/03 - COU of lower ground floors to create 9 studio flats to provide student accommodation or special needs housing. 21/0370/VOC - VOCs to permit the approved special needs housing to be used by Central and Southern Homes. Special needs accommodation equates to 5 dwellings (1/1.8x9) under the PPG HELAA Methodology and HDT Rulebook. Completed.	NA
2430	Car park rear of 95-96 Fore Street	Y	N	8			8				8						0						0	5044	19/0820/FUL - Development of 8 flats over 4 floors	23/12/2025
2431	8-9 Richmond Road	Y	N	2			2				2						0						0	5046	22/1332/FUL - COU from offices to 2 dwellings. 8 Richmond Road to be auctioned in near future for conversion. 9 Richmond Road still in office use.	15/12/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 1 April 2023	2022/23 Completions	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1 - 5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Application expiry date
243 2	5 Charlotte Mews	Y	N	1			1				1						0						0	504 7	22/1700/PDJ - COU from office to dwelling	02/02/2025
243 3	1st, 2nd and 3rd floors, 57-58 High Street	Y	N	3			3				3						0						0	505 0	22/0575/FUL - COU of upper 1st, 2nd and 3rd floors to 3 flats.	03/03/2025
243 4	Land adjacent to 29 Wonford Street, formerly 27 Wonford Street	Y	N	2			2				2						0						0	505 2	23/0079/FUL - 2 semi-detached dwellings	31/03/2026
TOTAL (EXCLUDING PBSA)				515 2	46 2	74 1	82 7	59 5	30 9	26 5	273 7	63 0	64 9	32 7	20 0	20 0	200 6	15 7	85	50	17	0	30 9			

Appendix 2 – Windfalls

2018/19			
Stage 1 - Identify total net windfall completions		Excl PBSA	Incl PBSA
Total net completions		621	877
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Rd	26	26
	Millbrook Village, Topsham Rd	24	24
	Seabrook Orchards (formerly land to north of Topsham Road)	48	48
	Bishops Court Quarry, Apple Lane	24	24
	Tithebarn Green at Monkerton	25	25
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	70	70
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	41	41
	Land off Exeter Road, Topsham	11	11
	Land to north, west and south east of The Paddocks, Harts Lane	46	46
	Land north of Wessex Close, Exeter Road, Topsham	16	16
	Brewers Court, Willeys Avenue	11	11
	Land to west of Pilton Lane	46	46
	Land north of Belmoor Lodge, Pilton Lane	3	3
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	19	19
	Land east of railway line between Apple Lane and A379, Apple Lane	14	14
	Land adjacent Pinhoe Hoard PH, Pinhoe Road	39	39
	St Loyes Foundation, Topsham Rd (Fairfield House)	7	7
	23 Cathedral Yard	7	7
	Land at St Thomas Court, Cowick Street	6	6
	British Heart Foundation, 1 Cheeke Street*	0	112
Equals total net windfall completions		138	282

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)			
Deduct completions on garden sites	2 Wilcocks Rd	1	1
	10 Honey Lane	1	1
	78 Topsham Road	1	1
	Lord Mamhead Homes, Matford Rd	1	1
	8 Hamlin Lane	1	1
	Webley House, 44 Larch Road	1	1
	4 Garden Close	1	1
	47 Winchester Avenue	1	1
	94 Latimer Road	1	1
	11 Church Hill, Pinhoe	1	1
	67 Whipton Lane	1	1
	Land at rear of 15 and 17 Southbrook Road	1	1
	38 Meadow Way	1	1
Deduct completions on sites of 20+ homes (gross)	59, 61, 63 & 65 Whipton Barton Road	18	18
	Arthur Roberts House, 121 Burnthouse Road	12	12
	Linacre House, Southernhay Gardens	28	28
	Radmore & Tucker, Frog Street*	0	98
	79 Heavitree Road*	0	46
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		67	67
2019/20			
Stage 1 - Identify total net windfall completions		Excl PBSA	Incl PBSA
Total net completions		553	1,169
Minus total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46	46
	Tithebarn Green at Monkerton	3	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153	153
	Newport Caravan Park, Exeter Road	20	20
	Land known as Monkerton Farm	15	15

	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6	6
	Land at Home Farm, Church Hill (Phase 1)	26	26
	Land north, west and south east of the Paddocks, Harts Lane	69	69
	Land north of Wessex Close, Exeter Road, Topsham	2	2
	Land north of Belmoor Lodge, Pilton Lane	4	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33	33
	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14	14
	Land adjoining Omaha Drive & Blakeslee Drive	20	20
	Land at Hollow Lane	4	4
	St James Park, Stadium Way* (128 studios and 190 bedspaces in cluster flats)	0	204
	31-35 Old Tiverton Road* (9 studios)	0	9
Equals total net windfall completions		94	497
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)			
Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1	1
	6 Bowhay Lane	1	1
	32 Meadow Way	1	1
	Land adjacent Pocombe Grange House	3	3
	7 Newcourt Road, Topsham	1	1
Deduct completions on sites of 20+ homes (gross)	Newport Caravan Park, Exeter Road	21	21
	Renslade House (podia and tower), Bonhay Road* (265 studios)	0	265
	23-26 Mary Archces Street & Quintana Gate, Bartholomew Street West* (121 studios and 6 bedspaces in cluster flats)	0	123
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		66	81
2020/21			
Stage 1 - Identify total net windfall completions		Excl PBSA	Incl PBSA

Total net completions		348	1,038
Minus total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53	53
	Tithebarn Green at Monkerton	34	34
	Land at Sandrock, Gipsy Hill Lane	7	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4	4
	Land known as Monkerton Farm on western side of Cumberland Way	57	57
	Land N of College way and East of Cumberland Way	26	26
	Land at Home Farm, Church Hill - phase 1	4	4
	Land at Home Farm, Church Hill (Phase 2)	7	7
	Land off Exeter Road, Topsham	6	6
	Land to north, west and south east of The Paddocks, Harts Lane	5	5
	Land north of Wessex Close, Exeter Road, Topsham	4	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2	2
	Playing Field off Wear Barton Road	14	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21	21
	Beech Cottage, Old Rydon Close	1	1
	Stage Coach Devon Ltd, Belgrave road, Phase 1* (65 studios and 534 bedspaces in cluster flats)	0	279
Equals total net windfall completions		102	513
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)			
Deduct completions on garden sites	5 Tresillian Gardens, Topsham	1	1
	22 Lincoln Road	1	1
	54 Gloucester Road	1	1
	Land adj 4 Elm Grove Road	1	1
	Land associated with 4 Ferndale Road	2	2

Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	22	22
	74 Paris Street* (4 studios and 103 bedspaces in cluster flats)	0	45
	University of Exeter, Stocker Road* (591 bedspaces in cluster flats)	0	236
	Moberley House Halls of Residence, Lower Argyll Road* (net gain of 112 bedspaces in cluster flats)	0	45
	Spreytonway, St German's Road* (131 bedspaces in cluster flats, less one existing dwelling)	0	51
	City Arcade, Fore Street* (64 bedspaces in cluster flats)	0	26
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		74	82
2021/22			
Stage 1 - Identify total net windfall completions		Excl PBSA	Incl PBSA
Total net completions		585	986
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	53	53
	Land at Pinhoe Quarry, Harrington Lane	10	10
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	2	2
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	45	45
	Tithebarn Green at Monkerton	54	54
	Land at Sandrock, Gipsy Hill Lane	18	18
	Land at Monkerton Farm on the western side of Cumberland Way	83	83
	Land at Home Farm, Church Hill (Phase 2)	52	52
	The Vines, Gipsy Lane	12	12
	Playing Field off Wear Barton Road	73	73
	Exeter Gold and Country Club Practice Grounds, Land to the south, Newcourt Road	24	24
	Land to the west of Cumberland Way, Hollow Lane	37	37
	Land off Newcourt Road, Topsham	27	27
	SWW Reservoir Site, Dunsford Road	1	1
Beech Cottage, Old Rydon Close	1	1	

	Bricknells Bungalow, Old Rydon Lane	3	3
	Land rear of Orchard Lea, Pinn Lane	1	1
	Land at Summerland Street (Phase 2, The Depot)*	0	53
	Unit 6, The Depot, Bampfylde Street*	0	3
Equals total net windfall completions		89	434
Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)			
Deduct completions on garden sites	28a Oakley Close	1	1
	Gilgarran, Lodge Hill	1	1
	9 Waybrook Crescent	1	1
	St Loyes Road	1	1
	18 Church Hill	1	1
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Road	6	6
	34-36 Sidwell Street and St Sidwell's Church	26	26
	University of Exeter, Stocker Road* (591 bedspaces in cluster flats)	0	236
	1 Mary Arches Street*	0	31
	Beech Hill House, Walnut Gardens*	0	78
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		52	52
2022/23			
Stage 1 - Identify total net windfall completions		Excl PBSA	Incl PBSA
Total net completions		462	580
Minus total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	75	75
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	37	37
	Tithebarn Green at Monkerton	31	31
	Land at Sandrock, Gipsy Hill Lane	25	25
	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land n,w & s of the MO)	7	7
	Land known as Monkerton Farm on western side of Cumberland Way	39	39
	Land at Home Farm, Church Hill (Phase 2)	22	22

	The Vines, Gipsy Lane	8	8
	Playing Field off Wear Barton Road	12	12
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	13	13
	Former Exwick Middle School, Higher Exwick Hill	1	1
	Land at Clyst Road, Topsham	1	1
	Land at Clyst Road (Phase 1)	24	24
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	6	6
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	6	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	4	4
	Land off Bewick Avenue, Topsham	53	53
	Land at Brookhayes, Pilton Lane	30	30
	Agricultural field adjoining 46 Newcourt Road, Topsham	7	7
	The Meadows, Hollow Lane	1	1
	Land at Glenthorne Road* (23x1 bed studios, 30x2 bed studios, 154 bedspaces across 12 cluster flats and 10 townhouses)	0	115
Equals total net windfall completions		60	63
Deduct completions on garden sites	28 Main Road	1	1
	28 Barnfield Road	9	9
	18 Church Hill	1	1
	2 Highfield, Clyst Road, Topsham	1	1
	Land adj to 93 Salters Road	1	1
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	1	1
	Land west of Ringswell Avenue	8	8
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		38	41
Stage 3 - Calculate the average basic net windfall projection over the past 5 years		Excl PBSA	Incl PBSA
Years	2018/19	67	67
	2019/20	66	81

	2020/21	74	82
	2021/22	52	52
	2022/23	38	41
Average basic net windfall projection	Average	59	65

Stage 4 - Subtract projected windfall completions with consent/resolution to grant from the basic net windfall projection to give a final windfall allowance						
Year	Excl PBSA			Incl PBSA		
	Average basic net windfall completions	Windfalls with consent / res to approve at 1 April 2023	Final windfall allowance	Average basic net windfall projection	Windfalls with consent / res to approve at 1 April 2023	Final windfall allowance
2023/24	59	15	44	65	16	43
2024/25	59	85	0	65	130	0
2025/26	59	0	59	65	0	65
2026/27	59	0	59	65	0	65
2027/28	59	0	59	65	0	65
2028/29	59	31	28	65	31	34
2029/30	59	0	59	65	0	65
2030/31	59	0	59	65	0	65
2031/32	59	0	59	65	0	65
2032/33	59	0	59	65	0	65
2033/34	59	0	59	65	0	65
2034/35	59	0	59	65	0	65
TOTAL	59	0	59	65	0	65

Appendix 3 – Deliverable schemes of Purpose Built Student Accommodation

Address	Windfall	Under construction	Dwgs to be completed at 1 April	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1-5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Expiry date
The King Billy and 26-28 Longbrook Street	Y	Y	43		43					43						0						0	43	17/0750/03, 20/1769/FUL - Demolition of King Billy PH to build mixed use scheme of ground floor commercial units with 108 bed space PBSA above in 34 cluster flats. Counted as 43 units 108/2.5).	NA
Land at Glenthorne Road	N	Y	0	91						0						0						0	43	17/1198/03 - Student accommodation. 237 bedspaces across 23x1 bed studios, 30x2 bed studios and 154 bedspaces across 12 cluster flats and 10 townhouses. Counted as 115 units (23 + 30 + 154/2.5). Completed.	NA

Address	Windfall	Under construction	Dwgs to be completed at 1 April 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1-5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Expiry date	
14-16 Mary Arches Street	Y	N	0	3					0						0							0	43	18/0661/03 - Conversion of former Mulberry Suite at St Olaves Hotel to 7x cluster bedspaces (1 cluster flat). Counted as 3 units (7/2.5). 20/1593/NMA - non material amendment for the addition of obscure glazed fire escape window. Completed.	NA
Sorry Head PH & 7-9 & 10 Blackboy Road	Y	Y	54	0	54				54						0							0	97	19/0733/03 - Retention of PH and demolition of the vehicle servicing centre and redevelopment with ground floor retail and PBSA above (72 beds), a wardens flat etc. Total of 3 cluster flats, 2 townhouses, 41 studios and 1 warden flat. Counted as 54 units (41 + 1 + 31/2.5).	NA

Address	Windfall	Under construction	Dwgs to be completed at 1 April	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1-5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Expiry date
Clydesdale, Nash and Birks Grange Village Halls of Residence, University of Exeter	Y	N	490			490				490						0						0	587	20/1684/OUT - Student accommodation and ancillary amenity facilities and external alts and refurb of Birks Grange Village Blocks A-E, associated infrastructure and demolition of existing buildings. 1,200-1,250 net gain in bedspaces, equating to an average of 490 units (1,225/2.5) in the current absence of details of cluster flats and studios. University has confirmed its intention to complete by 2024/25.	17/09/2026
36, 37 & 38 High Street	N	N	11			11				11						0						0	598	21/0757/FUL - Reconfiguring of ground floor retail units and COU of upper floors to PBSA comprising 24 bedrooms within 11 self-contained apartments. 9 cluster flats and	05/11/2024

Address	Windfall	Under construction	Dwgs to be completed at 1 April	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1-5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Expiry date	
																								2 studios, counted as 11 (22/2.5 + 2). 22/0226/DIS - discharge of condition 3 application submitted in Feb 2022.		
Harrison Brett, 7-9 Blackboy Road	Y	Y	1		1					1						0							0	599	22/0364/FUL - COU of part of the ground floor retail unit to form 1 additional 3 bed cluster flat and launderette.	N/A
Central Living, 74 Paris Street	Y	N	2			2				2						0							0	601	22/0715/FUL - Additional 4 cluster bedrooms and communal kitchen in upper ceiling void of café/bar area.	11/08/2025
Beaufort House, 51 New North Road	Y	N	43			43				43						0							0	644	22/1531/FUL - COU from offices to student accommodation (23 flats) with rooftop infill extension, alterations to external appearance etc. Total of 2 x studios and 103 beds in cluster	10/03/2025

Address	Windfall	Under construction	Dwgs to be completed at 1 April 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Yield yrs 1-5	2028/29	2029/30	2030/31	2031/32	2032/33	Yield yrs 6-10	2033/34	2034/35	2035/36	2036/37	2037/38	Yield yrs 11-15	Running total	Comments	Expiry date
																							flats. 2 + 103/2.5 = 43	
TOTAL			644	94	98	546	0	0	0	644	0	0	0	0	0	0	0	0	0	0	0			