

Appendix 2:

Five Year Housing Land Supply Statement

May 2025

Exeter City Council

Civic Centre

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1. Introduction

- 1.1 This statement presents the current five-year housing supply position for Exeter City Council. It applies from 1 April 2025 and covers the five-year period to 31 March 2030. The housing supply position is set out in accordance with the National Planning Policy Framework (NPPF)¹ and Planning Practice Guidance (PPG).

¹ [National Planning Policy Framework](#), December 2024. MHCLG.

2. Government guidance on how to calculate a five-year housing requirement

- 2.1 Paragraph 78 of the NPPF requires local authorities to 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. Footnote 39 of the NPPF expands upon this, stating that where local housing need is used as the basis to assess whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.
- 2.2 Para 78 of the NPPF also sets out that a buffer (moved forward from later in the plan period) should be added to the minimum five-year housing requirement of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local authority has a housing requirement adopted in the last five years examined against a previous version of the NPPF, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 2.3 In terms of criterion b), footnote 40 of the NPPF explains that this will be measured against the Housing Delivery Test, where this indicates that housing delivery in the local authority area was below 85% of the housing requirement.

3. Exeter's five-year housing requirement

- 3.1 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 preparing a new Local Plan (the Exeter Plan). In accordance with paragraph 78 of the NPPF, this Statement therefore measures housing supply against local housing need calculated using the standard method.
- 3.2 Based on the standard method, Exeter's annual local housing need at 1 April 2025 is 804. The calculation is set out in table 1. This annual need generates a minimum five-year housing requirement of 4,020 (804 x 5).

Table 1: Exeter's annual local housing need calculated using the standard method

Standard Method Step	
(1) Set the baseline – 0.8% of existing housing stock for the area ²	56,811 homes x 0.8% = 454.488 homes
(2) Adjustment to take account of affordability, using the following formula: $((\text{five-year average affordability ratio}^3 - 5) / 5) \times 0.95 + 1$	$((9.05 - 5) / 5) \times 0.95 + 1$ $= 1.7695$
(3) Minimum annual local housing need figure = housing stock baseline x adjustment factor	454.488 x 1.7695 = 804.216516 Rounded to 804 homes

- 3.3 As explained in paragraph 2.2 of this Statement, a buffer must be added to the minimum five-year requirement. At time of publication, the appropriate buffer to add to Exeter's minimum five-year requirement is 5%. Adding a 20% buffer is not necessary because there has not been a significant under delivery of housing in the city over the last three years: the latest (2023) Housing Delivery Test result for Exeter is 110%, which is higher than the threshold of 85% below which the Government defines there to have been 'significant under delivery'.
- 3.4 The Housing and Economic Development PPG clarifies that the affordability adjustment in the standard method is intended to take account of any past under-delivery of housing in a local authority area. There is no additional duty to specifically address any under-delivery of housing separately when determining Exeter's local housing need or its five-year housing

² The PPG on Housing and Economic Needs Assessment states that this must be taken from the Government's Live [Table 125](#) and that the most recent data published at the time should be used. At the time of publishing this Statement, the most recent data published was for 2023.

³ The PPG on Housing and Economic Needs Assessment states that the affordability data to be used is the median workplace-based affordability ratios published by the Office for National Statistics (ONS) at a local authority level: [House price to workplace-based earnings ratio - Office for National Statistics](#). The mean average affordability ratio over the five most recent years for which data is available should be used. At 1 April 2025, the five most recent years for which data are available are 2020-2024. The ONS have calculated that the average affordability ratio for Exeter for that period is 9.05

requirement. Even were this not the case, Exeter has comfortably past the Housing Delivery Test since it was introduced in 2018, evidencing that there has not been a significant under-delivery of housing in the city in recent years.

- 3.5 Taking into account the steps in paragraphs 3.2 to 3.4 above, Exeter has a five-year housing requirement of 4,221 homes. The calculation is set out in table 2.

Table 2: Exeter's five-year housing requirement 2025/26 – 2029/30

Description	Homes
(A) Annual local housing need at 1 April 2025	804
(B) Minimum five-year housing requirement (A x 5)	4,020
(C) Buffer (B x 5%)	201
(D) Total five-year housing requirement (B + C)	4,221

4. Purpose-built student accommodation

4.1 In 2015, a High Court Judgment ruled that the Council was unable to count purpose-built student accommodation (PBSA) in the five-year housing supply on grounds that:

- There was no evidence of the extent to which the Council's housing requirement (which at the time was set by the Exeter Core Strategy) included student housing; and
- Based on the wording of PPG at that time, local authorities could only count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.

4.2 However, due to two significant changes in circumstance, it is now appropriate to count PBSA in the five-year housing supply.

4.3 Firstly, the Exeter Core Strategy set an annual housing requirement determined primarily by local demographic trends. However, as set out in section 3 of this Statement, Exeter has a new annual housing requirement determined by a different national methodology - the standard method. The standard method does not consider demographic trends and is instead driven by local housing stock statistics that fully include PBSA. As PBSA is reflected in the housing requirement, it is appropriate that it should be counted in the housing supply (including the five-year housing supply).

4.4 The second change comprises amendments to PPG made since the High Court Judgment. The new PPG⁴ 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 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

⁴ PPG [Housing supply and delivery - GOV.UK](#), paragraph 025 Reference ID: 68-034-20190722, 2019. MHCLG.

is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

- 4.5 In addition to these changed circumstances, the Council is not aware of any planning authorities in England with student populations that do not count PBSA in the five-year housing supply. Research confirms that authorities including 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, York City Council and Greater London Authorities count PBSA in the housing supply.
- 4.6 In light of the above, this Statement counts PBSA in the five-year housing supply based on the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. In accordance with PPG, the methodology for counting PBSA is as follows:
- Every studio flat is counted as one home; and
 - Every 2.4 bedspaces in a cluster flat or communal halls of residence is counted as one home, reflecting published census data.

5. The five-year housing supply

Deliverability

- 5.1 Sites should be included in the five-year housing supply if they are 'deliverable'. Annex 2 of the NPPF defines 'deliverable' sites as follows:

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.

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

- 5.3 PPG provides guidance on the types of clear evidence that can be used to demonstrate that sites with outline permission for ten or more homes, sites that are allocated in a development plan (but do not have detailed permission), sites with a grant of permission in principle (but not detailed permission) and sites identified on brownfield registers (that do not have detailed permission) are deliverable within the five-year housing supply period. It states⁵ 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;*

⁵ PPG [Housing supply and delivery - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/426122/PPG-09-Housing-supply-and-delivery.pdf), paragraph 007 Reference ID: 68-007-20190722, 2019. MHCLG.

- *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.*

Lead-in times and delivery rates

- 5.4 The 2021 Housing and Economic Land Availability Assessment (HELAA) Methodology⁶, which has been prepared by the local authorities broadly comprising the Exeter Housing Market Area (including Exeter City Council) and endorsed by a panel of representatives from the housebuilding industry (the HELAA Panel), includes two models to help determine lead-in times and housing delivery rates (build rates) on development sites included in a local authority’s five-year housing supply (and development plan trajectory). The models are contained in appendices 1 and 2 of the Methodology and were agreed with the HELAA Panel when the document was last reviewed in 2021. Under current market conditions, it has been agreed with the Panel that the model in appendix 2 should generally be used to determine lead-in times and build rates. However, it has also been agreed that different lead-in times or build rates may be chosen by a local authority if supported by evidence.
- 5.5 The Council has contacted the developers / agents / landowners of sites with planning permission / resolution to approve planning permission for major residential development at 31 March 2025, to establish delivery information for those sites. Each developer / agent / landowner (a total of fifty-four) was asked to complete and sign a form about their site. The form sought information including:
- Whether a developer is on board;
 - Progress towards submission of a detailed planning application, where relevant;
 - Lead-in time, where development has not started;
 - Build rate;
 - Reasons for any acceleration or deceleration in delivery, such as the Covid-19 pandemic, inflation / cost of living crisis and grant funding; and
 - Whether there is clear evidence of non-delivery or delivery of the permission, in line with the NPPF’s definition of deliverability.
- 5.6 Twenty-four forms were completed or partly completed, signed and returned to the Council, with most including information about expected lead-in times and build rates. In all but one case (site re. MSO06(S) in the trajectory at appendix C), the Council considers that the information provided is realistic and constitutes appropriate evidence to justify departing from the HELAA model. The information has therefore been used to inform the sites’ contributions to the five-year housing supply. The contribution of all other sites to the five-year housing supply has been determined using the HELAA model.

⁶ [HELAA Methodology](#). Local Authorities of the Exeter Housing Market Area. 2021.

Sources of housing supply

- 5.7 Appendices A to F of this Statement contain trajectories that separately list all small sites with outline or detailed permission for housing at 31 March 2025, major sites with detailed permission for housing at 31 March 2025, major sites with outline permission for housing at 31 March 2025, sites allocated in a development plan for housing at 31 March 2025 (that have not yet been developed or do not yet have permission), sites with a grant of permission in principle for housing at 31 March 2025 and sites identified on the Council's current brownfield register. The trajectories show the sites' contribution to the five-year housing supply at the present time, in line with the NPPF's definition of deliverability, supplementary guidance in PPG and with consideration to lead-in times and build rates as set out above. Where a site appears in more than one trajectory, a cross reference is provided and the site's contribution to the five-year housing supply is only counted in one trajectory.

Small sites with outline or detailed permission

- 5.8 The trajectory at appendix A lists all small sites with outline or detailed permission for housing at 31 March 2025 (including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement).
- 5.9 Sixty-four sites are included in the trajectory. None are subject to the completion of a Section 106 Agreement. Two have outline permission (site refs. SSOD32 and SSOD56) and the rest have detailed permission.
- 5.10 At present, there is clear evidence to demonstrate that six of the sixty-four sites are not deliverable within the five-year housing supply period:
- Site ref. SSOD01: Permission for two homes. The first home completed in 2015/16, but development of the second home has not started. This significant lapse of time indicates that the second home will not be delivered within the next five years;
 - Site ref. SSOD02: Permission for four homes. Two of the homes were completed over ten years ago and development of the remaining two homes has not started. This significant lapse of time indicates that the two homes will not be delivered within the next five years;
 - Site ref. SSOD03: Permission for one home (net). The permission was implemented over ten years ago, but no progress has been made towards starting development. This significant lapse of time indicates that the home will not be delivered within the next five years;
 - Site ref. SSOD04: Permission for three homes. One home was completed over ten years ago and development of the remaining two homes has not started. This significant lapse of time indicates that the two homes will not be delivered within the next five years;
 - Site ref. SSOD15: Permission for one home (net). The permission is extant but has been superseded by a permission which has been completed;
 - Site ref. SSOD19: Permission for one home (net). The permission is extant but has been superseded by a permission which is being delivered; and

- Site ref. SSOD56: Permission for nine homes. The permission is extant but has been superseded by a permission for purpose built student accommodation, which the Council anticipates will be delivered instead.

5.11 In line with the NPPF and HELAA Methodology, all other small sites with permission are considered deliverable within the five-year housing supply period, as there is no clear evidence to the contrary. It is assumed that these sites will contribute to the five-year housing supply in accordance with their permissions and the HELAA Methodology lead-in time and build rate for small sites. The sites contribute 116 homes to the five-year supply.

Major sites with detailed permission

5.12 The trajectory at appendix B lists all major sites with detailed permission for housing at 31 March 2025, including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement.

5.13 Forty-seven sites are included in the trajectory, including two subject to the completion of a Section 106 Agreement (site refs. MSD38(S) and MSD40(S)).

5.14 At present, there is clear evidence to demonstrate that three of the forty-seven sites are not deliverable within the five-year housing supply period:

- Site ref. MSD04: Permission for thirteen homes. Whilst implemented, the permission is more than ten years old and development has not started. This significant time lapse indicates that the homes will not be delivered within the next five years;
- Site ref. MSD06: Permission for thirteen homes. Whilst implemented, the permission is more than ten years old and development has not started. This significant time lapse indicates that the homes will not be delivered within the next five years;
- Site ref. MSD26: Permission for ten homes. Whilst the permission has been implemented, part of the site is covered by a separate permission (22/0268/FUL - site ref. MSD36) which is more recent, is for a larger number of homes and has also been implemented. The Council anticipates that the later permission will be delivered instead.

5.15 In addition, the Council has taken a conservative approach, whereby the two sites with a resolution to approve detailed planning consent subject to the completion of a Section 106 Agreement (site refs. MSD38(S) and MSD40(S)) are not currently included in the five-year supply.

5.16 In line with the NPPF, the remaining forty-two major sites with detailed permission are considered deliverable within the five-year housing supply period, as there is no clear evidence to the contrary. It is assumed that each site will contribute to the five-year housing supply in accordance with its permission and either information provided by the developer / agent / landowner (see paragraphs 5.5 and 5.6 above) or, where information has not been provided, the HELAA model. The sites currently contribute 3,342 homes to the five-year supply.

5.17 As a result of lead-in time and build rate assumptions, the calculation currently assumes that seven of the forty-two sites will not be completed within the five-year supply period:

- Site ref. MSD03: Permission for 201 homes. The developer has advised that forty-seven of the homes will be delivered outside the five-year supply period;
- Site ref. MSD16: Permission for 230 homes. The developer has not completed a form. The HELAA model assumes that 105 homes will be delivered outside the five-year supply period;
- Site ref. MSD22: Permission for 182 homes, of which twenty-one had been completed by 31 March 2025. The developer has not completed a form. The HELAA model assumes that thirty-six homes will be delivered outside the five-year supply period;
- Site ref. MSD29: Permission for 184 homes, of which four had completed by 31 March 2025. The developer has not completed a form. The HELAA model assumes that fifty-five homes will be delivered outside the five-year supply period;
- Site ref. MSD31: Permission for ninety-three homes. The developer has not completed a form. The HELAA model assumes that six homes will be delivered outside the five-year supply period;
- Site ref. MSD44: Permission for purpose-built student accommodation equating to ninety-seven homes. The developer has not completed a form. The HELAA model assumes that ten homes will be delivered outside the five-year supply period; and
- Site ref. MSD47: Permission for purpose-built student accommodation equating to 236 homes. The developer has not completed a form. The HELAA model assumes 149 homes will be delivered outside the five-year supply period.

Major sites with outline permission

- 5.18 The trajectory at appendix C lists all major sites with outline permission for housing at 31 March 2025, including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement.
- 5.19 Six sites are included in the trajectory, including two subject to the completion of a Section 106 Agreement (site refs. MSO03(S) and MSO06(S)).
- 5.20 There is currently no clear evidence of a realistic prospect that housing completions will begin on the six sites within five years. Therefore, no major sites with outline permission (or a resolution to approve outline permission) are currently included in the five-year housing supply.

Sites allocated in the development plan

- 5.21 The trajectory at appendix D lists all sites that are allocated for housing in the development plan but currently have not been delivered (either in full or in part).
- 5.22 Nine sites are included in the trajectory. Excluding areas of the sites that have been delivered or that have planning permission for housing at 31 March 2025 (and are therefore counted in the trajectories at appendices A, B or C), there is currently no clear evidence of a

realistic prospect that housing completions will begin within five years. Therefore, these sites / areas of sites are currently not included in the five-year housing supply.

Sites with permission in principle

- 5.23 The trajectory at appendix E lists all sites with permission in principle for housing at 31 March 2025.
- 5.24 One site is included in the trajectory (SPiP01 for one home). A technical details consent has been submitted to the Council pursuant to the PiP. However, this in itself is not considered clear evidence of a realistic prospect that housing completions will begin on the site within five years. Therefore, the site is not currently included in the five-year housing supply.

Sites identified in the brownfield register

- 5.25 The trajectory at appendix F lists all forty-seven sites that appear on the Council's 2025 Brownfield Register⁷. The sites either already have planning permission for housing, are allocated for housing in the development plan, or are proposed as housing allocations in the Publication Exeter Plan.
- 5.26 Twenty-three of the sites have permission (in full or in part). The contribution of these twenty-three sites is accounted for in the trajectories at appendices A to C.
- 5.27 Six of the sites (or parts of sites) are allocated for housing in the development plan and twenty-seven of the sites are proposed as housing allocations in the Publication Exeter Plan. There is currently no clear evidence of a realistic prospect that housing completions will begin on these sites within five years. Therefore, they are not currently included in the five-year housing supply.

Windfalls

- 5.28 The NPPF defines windfall sites as those not identified for housing in the development plan. In addition, the Council takes the conservative approach of excluding from the definition of a windfall site:
- Any site that has been assessed for housing development in a Housing and Economic Land Availability Assessment (HELAA) or Strategic Housing Land Availability Assessment (SHLAA); and
 - Residential gardens.
- 5.29 Paragraph 75 of the NPPF states that:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any

⁷ [Brownfield Land Register - Exeter City Council](#)

allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

- 5.30 Appendix 4 of the HELAA Methodology provides a formula to calculate a windfall allowance. However, for Exeter, there is robust evidence depart from this formula.
- 5.31 The HELAA Methodology formula advocates excluding sites of 20 or more homes (gross) when calculating the windfall allowance, on the basis that these sites should instead be identified in the development plan or assessed in a HELAA (therefore negating their status as a windfall site). However, Exeter has a history of windfall completions on major sites (ten or more homes), despite the Council preparing a new HELAA once every two years (on average) over the past ten years. This history is shown in the third column of table 3 below. Overall, 78% of windfall completions occurred on sites of ten or more homes during that period.
- 5.32 The HELAA Methodology formula also advocates basing a windfall allowance on the average windfall rate over the preceding five years. However, over the past five-years, the housing market at a macro-economic level has been affected by the Covid-19 pandemic, Brexit, steep rises in interest rates and impacts on borrowing. This not only means that the total annual average completion rate in Exeter has fallen over the past five years compared to the ten-year average, but also that annual average windfall completion rates (mean and median) have fallen. The latter point is evidenced in table 3 below, particularly in terms of windfall sites of ten or more homes. Average completion rates on windfall sites of up to nine homes - which derive primarily from changes of use, conversions and subdivisions of existing dwellings - have remained more consistent but have still been lower over the last five years. In order to account for windfall data in a way that better reflects a full economic cycle, using a ten-year average is more appropriate.
- 5.33 As a result of this analysis, the five-year housing supply includes a windfall allowance for sites of up to nine homes and an allowance for sites of ten or more homes. Both allowances are based on the ten-year median average windfall completion rates shown in table 3. Annual windfall completions have varied quite significantly over the ten-year period, particular on sites of ten or more homes: therefore, the median average rate has been used to reduce the impact of particularly high and low completions data. There is no evidence to show that windfalls will reduce over the coming years.

Table 3: Historic net windfall completions

Year	Homes completed on windfall sites of up to 9 homes	Homes completed on windfall sites of 10+ homes
2015/16	52	109
2016/17	42	136
2017/18	38	238
2018/19	67	209
2019/20	52	320
2020/21	43	132
2021/22	52	144
2022/23	34	1
2023/24	17	153
2024/25	50	127
Total	447	1,569
5-year mean average	40	111
5-year median average	43	132
10-year mean average	45	157
10-year median average	47	140

- 5.34 The final windfall allowances for each year have been calculated by subtracting windfall homes with planning permission or a resolution to grant permission at 31 March 2025 from the basic net windfall allowances of 47 and 140. This avoids double counting windfalls that are already included as small or major sites with planning permission in trajectories A to C. In addition, for sites of up to nine homes, the windfall allowance for 2025/26 and 2026/27 has been set at zero. This conservative approach is taken on the assumption that windfall homes delivered on sites of up to nine homes in those years are likely to already have planning permission at 31 March 2025. However, small site windfalls tend to be completed rapidly, with shorter site servicing times and fewer detailed matters to be considered following permission; therefore, a windfall allowance for sites of up to nine homes is made in the years 2027/28 to 2029/30. For sites of up to ten homes, no windfall allowance is made in the five-year supply. This reflects the lead-in time assumption for major sites in the HELAA Methodology model. The current full windfall allowance calculations are shown in appendix G.

Assessment of housing supply

- 5.35 The current deliverable supply of housing for the next five years (2025/26 to 2029/30) is provided in detail in the trajectories at appendices A to G. Table 4 summarises the data and identifies a total net supply of 3,599 homes.

Table 4: Total net housing supply 2025/26 to 2029/30

Category	25/26	26/27	27/28	28/29	29/30	Total (net)
Small sites with permission	25	91	0	0	0	116
Major sites with detailed permission	752	831	685	854	220	3,342
Major sites with outline permission	0	0	0	0	0	0
Sites allocated in a development plan	0	0	0	0	0	0
Sites with permission in principle	0	0	0	0	0	0
Sites identified in the brownfield register	0	0	0	0	0	0
Windfall allowance: sites of 1-9 homes	0	0	47	47	47	141
Windfall allowance: sites of 10+ homes	0	0	0	0	0	0
Total net supply	777	922	732	901	267	3,599

The five-year housing supply position

5.36 Table 5 compares the current five-year housing supply with the five-year housing requirement at 1 April 2025. Compared to the five-year housing requirement, the Council can currently demonstrate a supply equating to four years and 3.2 months. The shortfall against the requirement is 622 homes.

Table 5: Exeter's five-year housing supply position at 1 April 2025

Description	Homes
(A) Five-year housing requirement	4,221
(B) Deliverable housing supply	3,599
(C) Housing supply position	Four years and 3.2 months

6. Conclusion

- 6.1 Following planning policy and guidance, the Council can currently demonstrate a housing supply of four years and 3.2 months for the period commencing 1 April 2025, compared to Exeter's five-year housing requirement.

Appendix A: Trajectory of small sites with planning permission for housing at 31 March 2025

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run-ning total	Additional information	Application expiry date
SSOD01	5 Tresillian Gardens, Topsham	12/0590/FUL	Development to provide two detached houses and garages, access to highway and associated works.	N	2	2	Completed / implemented	1	0					0	1	Completions: 2015/16 - 1 home. No start made on 2nd home after a significant lapse of time, so site currently excluded from the 5-year supply.	NA
SSOD02	90 South St	04/0210/FUL	Change of use from offices (Class B1) and hair salon (Class A1) to four self-contained flats on first and second floor level.	Y	4	4	Completed / implemented	2						0	3	Completions: 2 homes. No start made on the remaining 2 homes after a significant time lapse, so site currently excluded from the 5-year supply.	NA
SSOD03	3 Ruby Court, Wonford Street	11/1394/FUL	Subdivision and alteration of previously approved flat (ref. 07/2487/03) to create two flats.	Y	2	1	Implemented	1						0	4	Work started but no progress made for several years, therefore site currently excluded from	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
																the 5-year supply.	
SSOD04	Emmanuel School, 38 Blackboy Rd	11/0604/FUL	Change of use from schoolhouse to single dwelling and creation of two new dwellings.	Y	3	3	Completed / implemented	2						0	6	Completions: 2010/11 - 1 home. No progress made towards building the remaining homes, so site currently excluded from the 5-year supply.	NA
SSOD05	Wallington, New North Road	18/0437/FUL	New dwelling.	N	1	1	Started	1	1					1	7	To be Balmoral House.	NA
SSOD06	Land at Chancel Lane	22/0189/RES	Approval of reserved matters for appearance, landscaping, layout and scale of 3 dwellings following outline permission ref. 18/1336/OUT granted on 5 June 2019.	Y	3	3	Started	3	3					3	10	18/1336/OUT. Nearing completion.	NA
SSOD07	54 Main Road	22/0451/FUL	Re-development of site for commercial	Y	3	3	Not started	3		3				3	13	Pub demolished.	23/05/2025

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			premises (Class E) on ground floor and three residential apartments on first floor with associated parking and amenity space.														
SSOD08	6 Pinwood Lane	23/0300/FUL	New dwelling adjoining existing dwelling.	N	1	1	Not started	1		1				1	14		11/08/2026
SSOD09	The Warehouse - Store and Premises, Sampsons Lane	21/0696/VOC	Variation of Condition 2 on Planning Permission Ref: 20/0334/FUL for alterations to fenestration in new dwelling house.	Y	1	1	Started	1	1					1	15	20/0334/03 - Demolition of warehouse and storage building and erection of 1 dwelling.	NA
SSOD10	Isca Motors, Water Lane	19/0629/FUL	Demolition of existing motor workshop and change of use to provide a 3-storey residential building, including three 2-bedroom and three 1-bedroom flats, and communal	Y	6	6	Started	6	6					6	21	Isca Motors closed in Dec 2024.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			amenity space to rear (Revised Scheme).														
SSOD11	Land on the north side of 100 Main Road	20/1446/FUL	Construction of new dwelling with parking, landscaping and associated works.	N	1	1	Started	1	1					1	22	To be Orchard Rise.	NA
SSOD12	12 Monmouth Street, Topsham	21/0147/FUL	Proposed construction of a detached house and double garage.	N	1	1	Started	1	1					1	23	To be Allotment House.	NA
SSOD14	Land adjacent to the Old Malt House, Bartholemew Street East	22/1338/FUL	Construction of 2-bedroom dwelling house.	Y	1	1	Not started	1		1				1	24	Site is for sale.	10/06/2025
SSOD15	4 Dinham Road	21/1734/FUL	Subdivision of dwelling into two flats.	Y	2	1	Not started	0						0	24	Will not be implemented, as converted to large HMO instead.	27/04/2025
SSOD16	1 Charlotte Mews, Pavilion Place	22/0812/FUL	Extension to facilitate change of use to three flats.	Y	3	3	Not started	3		3				3	27		01/08/2025
SSOD17	61 Butts Road	24/0013/FUL	Proposed new dwelling and associated	N	1	1	Started	1	1					1	28	Nearing completion.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			works (revised design).														
SSOD18	105 Chard Road	22/0163/FUL	Two-storey extension to provide 8 no. one and two-bedroom flats, retention of existing ground floor commercial premises, alterations to roof and associated landscaping.	Y	8	8	Not started	8		8				8	36		12/10/2025
SSOD19	95 Fore Street	22/0409/FUL	Conversion of existing ground floor shop into residential, and two storey rear extension.	Y	1	1	Not started	0						0	36	24/1353/FUL - Change of use from shop and flat to five bed HMO approved Dec 2024, therefore current assumption is that 22/0409/FUL will not be implemented. Hence not included in the 5-year supply.	NA
SSOD20	The Old Malthouse,	20/1349/FUL	Alterations of existing 2 flats to form 3 flats,	Y	1	1	Not started	1		1				1	37	Site for sale. Application relates to 1st	22/07/2025

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	Bartholemew Street East		including 1 additional first floor flat and associated work.													floor of the building.	
SSOD21	Former site Public House The Globe, 39 Clifton Road	23/0325/FUL	Five self-contained flats in new building with three floors and associated landscaping.	Y	5	5	Not started	5		5				5	42		03/08/2026
SSOD22	Magdalen Court School, Victoria Park Road	22/0645/FUL	Two storey extension to sports hall to provide disabled changing facilities, additional storage and apartment (C2).	Y	1	1	Started	1	1					1	43		NA
SSOD23	Car park rear of 95-96 Fore Street	19/0820/FUL	Development of 8 flats over four floors.	Y	8	8	Not started	8		8				8	51		23/12/2025
SSOD24	Land adjacent to 29 Wonford Street, formerly 27 Wonford Street	23/0079/FUL	Construction of 2 no. two bedroom semi-detached dwellings (C3 Use Class) with parking, landscaping and associated works.	Y	2	2	Not started	2		2				2	53		31/03/2026

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD25	75 Westminster Road	22/1125/FUL	Construction of new dwelling in garden.	N	1	1	Started	1	1					1	54	Nearing completion.	NA
SSOD26	The Old Malthouse, Bartholemew Street East	22/1328/PDCD & 24/1227/VOC	Prior approval for COU from restaurant to 4 flats / Variation of condition to 22/1328/PDCD to extend timeframe for completion by 2 years.	Y	4	4	Not started	4		4				4	58	Site for sale. Application relates to lower ground and ground floors of the building.	28/04/2028
SSOD27	Land south of 15 The Fairway	22/0153/FUL	New dwelling.	Y	1	1	Not started	1		1				1	59		27/04/2026
SSOD28	460 Topsham Road	22/1641/FUL	Construction of new two bedroom attached dwelling with landscaping and associated works.	N	1	1	Not started	1		1				1	60		07/06/2026
SSOD29	63 St David's Hill	23/0442/FUL	Change of use and conversion of building to form 14 city suites (sui generis HMO) with associated works	Y	1	1	Not started	1		1				1	61		30/06/2026

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD30	4 Archibald Road	23/1037/FUL	Change of use from HMO for 10 sui generis to 2-bedroom basement flat and HMO for 8 sui generis.	Y	2	1	Not started	1		1				1	62		16/10/2026
SSOD31	58 Main Road	22/1223/FUL	Replacement of existing garage, forecourt and retail units with a mixed-use development including residential and commercial (Revised plans).	Y	9	8	Not started	8		8				8	70		16/01/2027
SSOD32	Marypole Service Reservoir, Pennsylvania Road	22/0880/OUT	Outline application for development of 1 dwelling (all matters relating to access, scale, layout, external appearance and landscaping reserved for future consideration)	Y	1	1	Not started	1		1				1	71	No clear evidence to demonstrate that the permission is not deliverable. However, reserved matters consent has not yet been granted; therefore, completion pushed back to year 2.	01/12/2026

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD33	Land & garages between 39-41 Toronto Road	23/0653/FUL	Demolition of existing garage block to construct 3 no. three bedroom terraced dwellings (C3 Use Class) with external amenity space, first floor rear balconies, landscaping and associated works (revised plans).	Y	3	3	Not started	3		3				3	74		08/12/2026
SSOD34	7 Victory House, Dean Clarke Gardens	23/1021/FUL	Change the use from offices to a family home.	Y	1	1	Not started	1		1				1	75	Site for sale as a property with planning consent to convert to residential.	28/11/2026
SSOD35	Garages, Cecil Road	24/0405/VOC	Variation of condition two of 23/0249/FUL (Conversion of four garages and store into a dwelling and associated alterations) for revised drawings.	Y	1	1	Not started	1		1				1	76		28/06/2027
SSOD36	Land adjacent Gras	22/1177/FUL	Construction of two 1-bedroom 2-person	Y	2	2	Not started	2		2				2	78		16/11/2026

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	Lawn & Fleming Way		dwelling with external space, landscaping and associated works.														
SSOD37	79 Latimer Road	24/0125/FUL	Demolition of existing extension and construction of new detached dwelling.	Y	1	1	Not started	1		1				1	79		21/05/2027
SSOD38	231 Exwick Road	23/0118/FUL	Detached dwelling over three floors and alterations to access and existing bungalow (including insulation render to external walls).	N	1	1	Not started	1		1				1	80		28/02/2027
SSOD39	203 Exwick Road	23/0881/FUL	New dwelling with associated access, parking and landscaping.	N	1	1	Not started	1		1				1	81		11/03/2027
SSOD40	5 Petersfield, Pinn Hill	23/1105/FUL	Two-storey dwelling with associated driveway, parking and landscaping.	N	1	1	Started	1	1					1	82	Nearing completion.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD41	37 Northernhay Street	23/1504/FUL	Conversion from non-residential institution to supported living accommodation (C2 use) with minor external alterations.	Y	6	6	Not started	6		6				6	88		06/03/2027
SSOD42	167 Honiton Road	20/0976/FUL	2 no. proposed dwellings and associated work (revisions to planning permission 19/0723/FUL).	N	2	2	Started	1	1					1	89	1 dwelling completed in 2024/25.	NA
SSOD43	67 Cowick Lane	24/1235/FUL	Proposed end of terrace new dwelling, 4-bedroom, 2/3 storey on land adjacent to existing building.	N	1	1	Not started	1		1				1	90		10/03/2028
SSOD44	69 Polsloe Road	23/1172/FUL	Conversion and extension of office building to create 3 cluster flats in House in Multiple Occupation (HMO) use (Class C4).	Y	3	3	Started	3	3					3	93		NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD45	Land west of Ringswell Avenue	23/1095/FUL	Construction of detached 3 bed bungalow with parking, landscaping and associated works (C3 Use Class).	Y	1	1	Not started	1		1				1	94		05/06/2027
SSOD46	25 Cowick Street	24/0135/FUL	Change of use of first floor office to residential and replacement windows.	Y	1	1	Not started	1		1				1	95		02/07/2027
SSOD47	First floor, 76 Fore Street, Topsham	24/0209/PDCD	Prior approval application for change of use from commercial office to 1 bed flat.	Y	1	1	Not started	1		1				1	96	Relates to first floor of the building.	11/06/2027
SSOD48	4 Hampton Buildings, Blackboy Road	24/1198/VOC	Variation of condition 01 (compliance with submitted details) of planning permission 24/0282/FUL (subdivide existing dwelling (Use Class C3) to create two self-contained flats (Use Class C3)	Y	2	1	Started	1	1					1	97	Nearing completion.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			with associated works permitted on 31 July 2024) to install PVCu windows in rear elevation.														
SSOD49	16 Mary Arches Street	23/1271/PDCD	Prior approval for change of use from hair salon to 3 bed dwelling.	Y	1	1	Not started	1		1				1	98		31/07/2027
SSOD50	Kinnerton Court, Kinnerton Way	24/0717/FUL	Change of use of ground floor void space to provide a 2-bedroom flat (Use Class C3).	Y	1	1	Not started	1		1				1	99		28/10/2027
SSOD51	2 Cathedral Court, Southernhay East	24/1129/LBC	Conversion of part of ground floor from medical centre to create a self-contained flat.	Y	1	1	Not started	1		1				1	100		21/11/2027
SSOD52	27 Bowhay Lane	23/1544/PD	Change of use existing insurance sales office to single ground floor flat.	Y	1	1	Not started	1		1				1	101		26/02/2027
SSOD53	Barnfield Hill Surgery, 10-	24/1205/PDCD	Change of use from doctor's	Y	3	3	Not started	3		3				3	104		18/12/2027

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	12 Barnfield Hill		surgery to 3 dwelling flats.														
SSOD54	99 Howell Road	22/0264/FUL	Conversion of existing building to form 6 apartments.	Y	6	5	Not started	5		5				5	109		06/06/2027
SSOD55	Ground floor flat, 47 Polsloe Road	22/1616/FUL	Change of use from basement to one bed self-contained flat.	Y	1	1	Started	1	1					1	110		NA
SSOD56	68-72 Howell Road	23/0583/OUT	Outline permission for block of a maximum of 9 flats.	Y	9	9	Not started	9						0	110	Assumption is that consent 21/1014/FUL will be implemented instead (ref. MSD48). Therefore not counted in the 5 year supply.	05/09/2028
SSOD57	Parkfield House, Holman Way, Topsham	23/0688/FUL	Single storey detached dwelling within the curtilage of Parkfield House.	N	1	1	Not started	1		1				1	111		30/08/2026
SSOD58	Land adjacent to 14 Old Park Road / Land to the rear of 67 and 69	23/1161/FUL	Construction of a three-storey building to create 3 x 2-bedroom flats and associated landscaping.	Y	3	3	Not started	3		3				3	114		24/05/2027

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	Longbrook Street																
SSOD59	Trouvaille, 371 Topsham Road	24/1028/FUL	Change of use from dwellinghouse (C3) to a 5-bedroom residential institution.	Y	3	2	Not started	2		2				2	116	5 institutional bed spaces equates to 3 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 5).	16/12/2027
SSOD60	13 Masefield Road	23/0150/VOC	Variation of condition two of 20/1412/FUL for revised plans showing Velux windows to allow the loft space to be used as habitable rooms.	N	1	1	Not started	1		1				1	117	20/1412/FUL - Construction of a dwellinghouse.	07/06/2026
SSOD61	11 Blackall Road	24/1344/FUL	Change of use from hotel (Class C1) to dwelling house (Class C3).	Y	1	1	Started	1	1					1	118		NA
SSOD62	3 Hampton Buildings	24/1199/VOC	Variation of conditions 02 (compliance with submitted details) and 3 (timber windows) of planning permission	Y	2	1	Started	1	1					1	119	Nearing completion.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
			20/0278/FUL (demolition and reconstruction of existing building, and subdivision to provide two self-contained dwellings with associated cycle parking and landscaping works permitted on 02 October 2020) to install PVCu windows in rear elevation.														
SSOD63	9 Richmond Road	24/1531/FUL	Proposed conversion of existing Grade 2 listed single dwelling into 2 flats.	Y	2	1	Not started	1		1				1	120		14/03/2028

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD64	Central Living, 74 Paris Street	22/0715/FUL	Additional 4 cluster bedrooms and communal kitchen to be constructed in the upper ceiling void of existing cafe/bar area unit, alterations to external windows & doors to cafe/bar area.	Y	2	2	Not started	2		2				2	122	Scheme comprises 4 student bedspaces in a cluster flat, equating to 2 homes under the Housing Delivery Test Measurement Rulebook (1 / 2.4 x 4). April 2025 position: unit has been let to a commercial tenant in line with the original planning consent for the wider site. Therefore, the landowner advises that this scheme is unlikely to progress in the near future. Therefore, the site is not included in the 5-year supply or longer term.	11/08/2025
									131	25	91	0	0	0	116	122	

Appendix B: Trajectory of major sites with detailed planning permission for housing at 31 March 2025

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
MSD01	Land at Pinhoe Quarry, Harrington Lane	19/1100/RES	Approval of reserved matters of appearance, landscaping, layout and scale relating to the residential development comprising 380 dwellings, flexible retail and community space and the associated infrastructure, garaging, parking, landscaped open space, equipped children's play and public realm (pursuant to planning permission reference 10/2088/OUT granted on 6th February 2012).	N	380	380	Started	81	25	25	25	6		81	81	10/2088/OUT. Completions: 2021/22 - 10 homes; 2022/23 - 75 homes; 2023/24 - 52 homes; 2024/25 - 81 homes. April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA
MSD02	Seabrook Orchards	18/1849/RES	Reserved matters	N	245	245	Started	107	38	49	20			107	188	11/1291/OUT. Completions:	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
	(formerly land to north of Topsham Town AFC Ground) (Phase 2)		application (pursuant to the outline planning permission granted on 15 October 2013, ref 11/1291/OUT) for the approval of the layout, scale, appearance of buildings, means of access to buildings and landscaping for phase 2 of the Seabrook Orchards development - consisting of 245 homes (including 61 affordable homes) and associated infrastructure.													2020/21 - 55 homes; 2021/22 - 45 homes; 2022/23 - 37 homes; 2023/24 - 1 home and construction paused. 2024/25: construction resumed on remainder of site. April 2025 position: build rate provided by the developer.	
MSD03	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 3 and	23/1237/RES	Reserved Matters Application (Pursuant to the Outline Planning Permission Ref. 11/1291/OUT) for the approval of the layout,	N	201	201	Started	201	13		37	52	52	154	389	11/1291/OUT. April 2025 position: build rate provided by the developer.	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
	Seabrook Square)		scale, appearance of buildings, means of access to buildings and landscaping for Phase 3 (188 homes including affordable housing and associated infrastructure) and Seabrook Square (13 affordable apartments, a flexible community building, parking and landscape and play area).														
MSD04	102-104 Fore Street	11/1065/FUL	Partial redevelopment to provide 13 self-contained flats over four floors, reformed stock room and associated works (Amendment of 10/1687/03 granted 23 February 2011)	Y	13	13	Implemented	13						0	402	April 2025 position: consent implemented, but no further progress made. The landowner did not complete the form. Given the age of the consent, the scheme is not included in the 5YLS. HELAA lead-in time and build rate applied.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			to include an additional flat)														
MSD05	Tithebarn Green at Monkerton	16/0934/FUL / 18/0789/RES	350 dwellings (approval for reserved matters for appearance, landscaping, layout and scale ref no 12/0802/01 granted 29 November 2013) (as varied by 16/0349/03) (variation of condition 1 - minor material amendment to plots 116 - 143 and 150) (revised description) / Approval of details relating to appearance, landscaping, layout and scale for 219 dwellings, pursuant to planning permission ref: 12/0802/OUT	N	384	384	Started	50	25	25				50	452	12/0802/OUT. 350 dwellings increased to 384 because of 18/0789/RES. 53 completed in 2016/17. Completions: 2017/18 - 63 homes; 2018/19 - 25 homes; 2019/20 -3 homes; 2020/21 - 34 homes; 2021/22 - 54 homes; 2022/23 - 32 homes; 2023/24 - 52 homes; 2024/25 - 18 homes. April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
MSD06	130 Fore Street	12/1426/FUL	Alterations and roof level redevelopment to provide 13 flats with associated access and communal facilities.	Y	13	13	Implemented	13						0	465	April 2025 position: consent implemented, but no further progress made. The landowner did not complete the form. Given the age of the consent, the scheme is not included in the 5YLS. HELAA lead-in time and build rate applied.	NA
MSD07	Land for residential development at Hill Barton Farm, Hill Barton Road	21/1054/RES	Approval of reserved matters of layout, scale, appearance and landscaping of planning permission ref. 19/1375/OUT - outline application for up to 200 dwellings.	N	195	195	Started	188	60	60	53	15		188	653	Reserved matters application 24/1449/RES for 274 homes submitted December 2024 and is pending consideration. April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	NA
MSD08	Land to the south of Tithebarn Way, Tithebarn Way	22/1656/RES	Application for the approval of reserved matters pursuant to outline permission 18/1145/OUT for residential development of	N	68	68	Not started	68	10	30	28			68	721	18/1145/OUT. 100% affordable housing scheme. April 2025 position: build rate provided by the developer.	06/06/2026

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
			up to 80 dwellings (all matters reserved except access).														
MSD09	Paternoster House, 1-6 North Street and 182, 184 & 186 Fore Street	23/0326/FUL	Creation of 28 apartments (including 4 existing apartments) at first floor to roof levels, extensions and installation of solar panels and terrace at fifth floor (main roof) level, installation of air source heat pumps at ground floor level, and part change of use from retail to residential at basement and ground floor levels for installation of bike store, bin store, staircase and entrance lobby.	N	28	24	Started	22	22					22	743	Completions: 2024/25 - 2 homes (show homes). April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA
MSD10	Exeter Royal Academy	19/1436/VOC	Variation of condition 2 of planning	N	146	146	Started	109	39	70				109	852	Completions: 2023/24 - 33 homes; 2024/25 - 4 homes.	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
	for Deaf Education, Topsham Road		consent ref. 17/1640/FUL (Redevelopment of the Exeter Royal Academy for Deaf Education (eRADE) site to provide 146 new homes (C3), a care home and assisted living units (both C2), accommodation for a pre-school, access related works, provision of landscaping and open space and other associated works approved 28th June 2018) to make minor variations to the layout of the development including; substitution of some house types and variations to the design of others; changes to													April 2024 position: build rate advised by the developer.	

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
			layout and mix of assisted living units (with associated changes to external appearance); layout of external areas to care home and assisted living elements of scheme, and variation of other conditions which refer to separate discharge in respect of different parcels of the site to reflect 3 parcels instead of 2.														
MSD11	Exeter Royal Academy for Deaf Education, Topsham Road / 50 Topsham Road	23/0880/FUL	Development of 65no. units of use class C2 residential accommodation with care for the elderly along with associated landscaping, access roads, car parking and services	N	65	65	Started	65	65					65	917	Approved in place of the 61 assisted living units consented under 17/1640/FUL. Will be Radford House. 65 self-contained apartments. April 2025 position: build rate advised by the developer.	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
MSD12	Land at Clyst Road (Phase 1)	20/0849/RES	Approval of reserved matters (appearance, landscaping, layout and scale) for 155 dwellings relating to outline planning application (reference 17/1148/OUT) approved on 14th January 2019 via appeal ref 3202635.	N	155	155	Started	36	28	2				30	947	Completions: 2022/23 - 24 homes; 2023/24 - 58 homes; 2024/25: 37 homes. April 2025 position: build rate advised by the developer.	NA
MSD13	Alphin House, Mill Lane	18/1275/FUL	Change of use of former care home to provide 19 residential units, partial demolition and redevelopment of a two-storey side extension, construction of 3 terraced houses, associated car and cycle parking, private amenity space and public footpath.	Y	19	5	Started	5	1					1	948	35-bedroom care home equates to 18 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 35), giving a net gain of 1 dwelling (35-18). Nearing completion. April 2025 position: developer did not complete the form; therefore HELAA build rate applied.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
MSD14	Land off Pulling Road, Pinhoe	19/0962/FUL	Residential development for 40 dwellings with associated access, landscaping, open space and infrastructure.	N	40	40	Started	1	1					1	949	Completions: 2023/24 - 2 homes; 2024/25 - 37 homes. April 2025 position: build rate advised by the developer.	NA
MSD15	Whipton Barton House, Vaughan Road	23/0270/VOC	Variation of conditions: 2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23 of planning permission ref. 19/1621/FUL to reduce number of apartments to 91, introduce communal space, introduce additional mobility scooter stores, and make provision for development delivery to be phased.	N	91	55	Started	55	35		20			55	1004	19/1621/03 - Demolition of existing buildings (36 dwellings) and construction of 92 apartments. April 2025 position: Build rate advised by developer/landowner.	NA
MSD16	The Old Coal Yard, Exmouth Junction, Mount Pleasant	21/0960/RES	Approval of landscaping reserved matter for phase 1 of outline planning permission ref.	N	230	230	Started	230	25	25	25	25	25	125	1234	19/0650/OUT. April 2025 position: no response from the developer; therefore,	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
	Road (Phase 1)		21/0910/VOC for the construction of 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.													HELAA build rate applied.	
MSD17	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 2)	22/0817/RES	Approval of landscaping reserved matter for phase 2 of outline planning permission ref. 22/0037/VOC for the construction of up to 400 residential dwellings (Class C3), 65 senior living with care units (Class C2), new public open and green	N	165	165	Started	165		165				165	1399	19/0650/OUT. April 2025 position: build rate advised by the developer.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.														
MSD18	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 3)	21/1495/FUL	Construct a part 4, part 5 storey building containing residential units (Use Class C3) with associated access, parking, landscaping and infrastructure works, forming part of a larger site granted outline planning permission Ref: 19/0650/OUT.	N	89	89	Started	89	89					89	1488	19/0650/OUT superseded by the full consent. A new application to increase the number of units to 92 is pending consideration (23/1425/FUL). April 2025 position: build rate advised by the developer, although in relation to the scheme pending consideration. As this does not yet have consent, the build rate reflects the extant consent.	NA
MSD19	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	21/0434/RES	Approval of reserved matters of appearance, landscaping, layout and scale (206 dwellings) in respect of	N	206	206	Started	125	47	41	37			125	1613	15/0640/OUT. Completions: 2022-23 - 6 homes; 2023/24 - 20 homes; 2024/25 - 55 homes. April 2025 position: build rate advised by the developer.	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
			planning permission reference 15/0640/OUT granted 1 March 2021.														
MSD20	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	20/0321/FUL / 21/0384/FUL	Demolition of existing buildings: Proposed residential development of 61 no. residential units, including affordable housing, plus open space, landscaping, car parking, cycle spaces, drainage, vehicular access, internal roads, provision of link road and all associated infrastructure and development / Demolition of all existing buildings. Proposed residential development of 7 no. residential units, including	N	61	61	Started	25	25					25	1638	Completions: 2022/23 - 6 homes; 2023/24 - 19 homes; 2024/25- 11 homes. April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
			affordable housing, plus open space, landscaping, parking, drainage, vehicular access and all associated infrastructure and development (revised layout to part of site previously included within application 20/0321/FUL).														
MSD21	The Harlequin Centre, Paul Street	21/1104/FUL	Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking,	N	202	202	Implemented	202				202		202	1840	383 co-living bedspaces equates to 202 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 383). April 2025 position: build rate advised by the landowner.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk (revised).														
MSD22	Land At Aldens Farm West, Shillingford Road	22/1454/RES	Reserved matters application seeking permission for 182 dwellings and associated infrastructure, layout, scale, appearance and landscaping relating to the residential development approved under application 15/0641/OUT (revised plans).	N	182	182	Started	161	25	25	25	25	25	125	2001	15/0641/OUT. Completions: 2024/25 - 21 homes. April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA
MSD23	Clifton Hill Sports Centre, Clifton Hill	22/0365/VOC	Variation of condition 2 of planning permission 20/0691/FUL to substitute revised drawing references. The	N	41	41	Implemented	41		12	25	4		41	2042	20/0691/FUL - Demolition of existing sport facility and rifle range and redevelopment of the site to provide 41 new dwellings, associated car	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			revisions comprise: amendments to block 3 to remove one dwelling (reducing number of dwellings to 41), add integral garages and reposition this block further from site boundary and retained trees, and amendments to block 9 to increase width of garages and introduce additional rooflights and windows.													parking, amenity space and access. April 2025 position: landowner advises that the site is to be sold to an older people's housing developer and is likely to be developed for a greater number of units than the extant consent. It is reasonable to assume that housing will start to be delivered on the site within the next 5 years. HELAA lead-in time and build rate applied to the extant number of apartments.	
MSD25	Hurst Alms-houses, 2-24 Fairpark Road	18/0598/FUL	Demolition of existing dwellings and redevelopment of the site to create 31 nos. one- and two-bedroom alms-house flats together with landscape enhancement	N	31	19	Not started	19				19		19	2061	April 2025 position: build rate advised by the landowner/developer, who also advises that development could complete sooner.	30/10/2027

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			to the adjacent Bull Meadow Park (revised scheme).														
MSD26	Land at Corner of Retreat Drive, Topsham	21/1610/VOC	Variation of condition 2 of app ref: 17/1656/FUL granted 8.1.2018 to vary design of the building for 10 apartments incorporating improvements to public realm and landscaping, undercroft car parking, electric bike dock and electric car charging points.	N	10	10	Implemented	10						0	2061	April 2025 position: developer did not complete the form. Site is partially included in consent 22/0268/FUL (MSD36), which it is currently assumed will be implemented as it is more recent. Therefore, MSD36 is not included in the 5 YLS / trajectory.	NA
MSD27	Land at Redhills, Exwick Lane	24/0531/RES	Reserved matters application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and	N	80	80	Not started	80		12	25	25	18	80	2141	20/1380/OUT. March 2025: site fenced off, Tilia board erected, and workers entrance created, but not yet under construction. April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	17/12/2027

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
			associated infrastructure.														
MSD28	Royal Clarence Hotel, Cathedral Yard	22/0236/FUL	Reconstruction and extension of building (including partial demolition and repair of remaining building fabric) following extensive fire damage to create commercial food and beverage units at ground floor and residential units from first to fifth floor.	N	23	23	Started	23	23					23	2164	April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	NA
MSD29	Land at Ikea Way, Ikea Way	21/0496/FUL	Construction of 184 dwellings, means of access, public open space and associated infrastructure (re-submission of refusal 19/1647/FUL - revised plans).	N	184	184	Started	180	25	25	25	25	25	125	2344	100% affordable housing scheme. Completions: 2024/25 - 6 (including 2 show homes). April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA
MSD30	Honeylands Hospital for Children,	22/0313/FUL	Redevelopment of the Honeylands	N	34	34	Not started	34		12	22			34	2378	64 care home bedspaces equate to 34 homes under	02/09/2025

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
	Pinhoe Road		building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64-bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road.													the Housing Delivery Test Rulebook (1 / 1.9 x 64). April 2025 position: Developer/owner expects to commence development in August 2025 but has not advised on a build rate. Therefore, HELAA lead-in and build rate applied.	
MSD31	Land off Spruce Close and Celia Crescent	23/1174/FUL	Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning	N	93	93	Not started	93		12	25	25	25	87	2471	20/0538/OUT. April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	22/02/2027

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.														
MSD32	Apsham Grange, Land on the west side of Clyst Road, Topsham	24/0253/RES	Reserved matters application for approval of appearance, landscaping, layout, scale, and access pursuant to phased outline planning application 21/0894/OUT for the construction of up to 100 dwellings and associated infrastructure (all matters reserved).	N	100	100	Not started	100	6	37	36	21		100	2571	21/0894/OUT. April 2025 position: build rate advised by the developer.	14/02/2028
MSD33	Buckerell Lodge Hotel, Topsham Road	22/0770/FUL	Construction of 62 Retirement Apartments (Category II Type Sheltered Housing) with	N	62	62	Started	62	62					62	2633	Self-contained apartments. April 2025 position: build rate advised by the developer/agent.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			communal facilities and car parking.														
MSD34	Land adjacent to Newcourt Road	23/0885/RES	Approval of layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated infrastructure.	N	30	30	Started	30	12	18				30	2663	21/1940/OUT. April 2025 position: developer did not complete the form; therefore, HELAA build rate applied.	NA
MSD35	231 High Street	25/0225/PDCD	Change of use on first and second floors from offices (Class E) to 16 self-contained apartments (Class C3).	Y	16	16	Not started	16		12	4			16	2679	April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	10/04/2028
MSD36	Land at Retreat	22/0268/FUL	Build apartment block of 17 no. units, including	N	17	17	Implemented	17		17				17	2696	April 2025 position: developer did not complete the form.	31/03/2026

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	Drive, Topsham		gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development.													Site is partially included in consent 21/1610/VOC (MSD26). It is assumed that MSD36 will be implemented as it is more recent. HELAA lead-in time and build rate applied.	
MSD37	Cardinal Newman House, Wonford Road	22/0637/FUL	Removal of existing building and construction of 42 bed residential care home (C2 use).	N	22	22	Not started	22		22				22	2718	42 care home bedspaces equate to 22 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 42). April 2025 position: build rate advised by landowner.	10/05/2026
MSD38(S)	Haven Banks, Water Lane	22/1145/FUL	Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial	N	336	336	Not started	336						0	3054	Consent is for 239 flats and 184 co-living bed spaces. 184 co-living bed spaces equates to 97 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 184). Resolution to approve consent taken by Planning Committee, Dec 2023. April 2025 position: applicant did not complete the form; therefore, the Exeter-specific lead-	TBC

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.													in time and build rate for brownfield apartment-led schemes has been applied.	
MSD39	Land at Summerland Street	23/0490/FUL	Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6-storeys in height) and associated works (revised Plans).	N	76	76	Not started	76		76				76	3130	145 co-living bed spaces equates to 76 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 76). April 2025 position: build rate advised by the developer.	08/10/2027
MSD40(S)	Exeland House, Tudor Street	22/1548/FUL	Renovation, conversion and change of use Exeland House from retail unit and office to form a co-living scheme of 34 units including	Y	18	18	Not started - S106 Agreement to be signed	18						0	3148	34 co-living bed spaces equates to 18 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 34). Committee resolution to approve consent	TBC

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			communal facilities and a co-working office space, front extension with 4 floors, link building, public plaza on the existing car park and renovation of existing bridge link to New Bridge Street.													taken by Planning Committee. April 2025 position: applicant did not complete the form; therefore, HELAA lead-in time and build rate applied.	
MSD41	Land southwest of Blakeslee Drive	25/0022/VOC	Variation of condition 1 to supersede affordable housing layout of approval 24/0317/RES (Approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 23/0584/OUT and additional details including lighting,	N	40	40	Started	40	40					40	3188	23/0584/OUT. 25/0022/VOC also amends the scheme to a 100% affordable housing scheme. April 2025 position: build rate advised by developer.	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			drainage and bat/bird boxes)														
MSD42	Woodland View Lodge, Dutchbarn Lane	23/1319/FUL	Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.	N	35	35	Not started	35		12	23			35	3223	66 care home bed spaces equate to 35 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 66). April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	08/05/2027
MSD43	7-11 North Street	24/0207/FUL	Extension to create additional storey, conversion and internal alterations of the first, second and third floors, to form 19 flats.	N	19	14	Not started	14		12	2			14	3237	April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	05/03/2028
MSD44	The King Billy and 26-28 Longbrook Street	23/1215/VOC	Variation of Condition 2 of permission 20/1769/FUL to enlarge the 6, 7 and 8 floor levels and introduce an additional floor in the commercial space, change	N	97	97	Not started	97		12	25	25	25	87	3334	20/1769/FUL - Demolition of the former King Billy pub to build mixed-use development scheme comprising of ground floor commercial units (Use classes A1, A3 and A4) with 108 bed space student accommodation	16/02/2027

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			the ground floor commercial space to a Student Amenity area, change to 100% Studio Bedrooms, make changes to the external appearance and relocate the cycle store and plant buildings.													above over 6 and 7 storeys. 23/1331/NMA - Change the original description of approval 20/1769/FUL to "Mixed used development comprising of student accommodation for up to 97 beds, with communal areas and cafe (Use class E) on the ground floor. NMA is for 97 studio flats. Site cleared. A new planning application 25/0318/FUL for a new building comprising 8 levels of purpose-built student accommodation (sui generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and a commercial unit on the ground floor (Class E(b)) was submitted on 19 March 2025. April 2025 position: no response from the landowner;	

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yield yrs 1 - 5	Run - ning total	Additional information	Application expiry date
																therefore, HELAA lead-in time and build rate applied.	
MSD45	West Park, University of Exeter, Stocker Road	24/0184/VOC	Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping (Variation of conditions 1 (approved plans) and 9 (landscape plans) of 22/1746/RES to	N	770	538	Not started	538			178	360		538	387 2	20/1684/OUT. Consented scheme involves the loss of 559 student bedspaces in cluster flats and replacement with 1,849 student bed spaces in cluster flats (gross gain), meaning a net gain of 1,290 student bedspaces in cluster flats. This equates to 538 homes under the Housing Delivery Test Measurement Rulebook (1 / 2.4 x 1, 290). April 2025 position: build rate provided by the landowner / developer.	20/06/2026

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			introduce a phasing plan, to reduce shop area, increase bedspaces by 21no., reduce building height and associated amendments to Block CB and curtilage, and to remove lower ground floor of Block LP and other external changes including installation of external lift for wheelchair users).														
MSD46	36, 37 & 38 High Street	21/0757/FUL	External changes to the shopfronts and facade, reconfiguring of ground floor and basements of retail units and change of use of upper floors to student accommodation comprising a total of 24 bedrooms	Y	11	11	Started	11	11					11	3883	Scheme comprises 2 studio flats and 22 bedspaces in cluster flats. 22 student bedspaces equate to 9 homes under the Housing Delivery Test Measurement Rulebook (1 / 2.4 x 22). April 2025 position: developer did not complete the form; therefore, HELAA lead-in time	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			configured within eleven self-contained student apartments.													and build rate applied.	
MSD47	Apparel master, Cowley Bridge Road	23/0232/FUL	Construction of new buildings for purpose-built student accommodation (Sui Generis use) with associated landscaping, servicing and infrastructure works (revised plans).	N	236	236	Not started	236		12	25	25	25	87	4119	Scheme comprises 154 studio flats and 196 student bedspaces in (35) cluster flats, equating to 82 homes under the Housing Delivery Test Measurement Rulebook (1 / 2.4 x 196). April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	20/12/2026
MSD48	68-72 Howell Road	21/1014/FUL	Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26	Y	11	11	Not started	11		11				0	4130	Scheme comprises 26 student bedspaces in (4) cluster flats, equating to 11 homes under the Housing Delivery Test Measurement Rulebook (1 / 2.4 x 26). April 2025 position: developer did not complete the form; therefore, HELAA lead-in time	13/04/2027

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Unit s	Net Gai n	Status	Homes to be complete d at 31 March 2025	2025 / 26	2026 / 27	2027 /28	2028 / 29	2029 /30	Yiel d yrs 1 - 5	Run - ning total	Additional information	Applicatio n expiry date
			bedrooms in total.													and build rate applied.	
								4150	752	831	685	854	220	3342	4130		

Appendix C: Trajectory of major sites with outline planning permission for housing at 31 March 2025

Site Ref.	Address	Permission Ref.	Description	Wind -fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
MSO01	Land for residential development at Hill Barton Farm, Hill Barton Road	21/1701/OUT	Outline planning application for construction of up to 285 dwellings with all matters reserved for future consideration (access, appearance, landscaping, layout and scale).	N	285	285	Not started	285						0	0	Reserved matters application 24/1449/RES for 274 homes submitted December 2024 and is pending consideration. April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	21/10/2027
MSO02	Bricknells Bungalow, Old Rydon Lane		Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.	N	63	63	Not started	53						0	0	16/0389/RES for phase 1 (6 homes) has been completed. April 2025 position: developer did not complete the form; therefore, HELAA lead-	NA

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
																in time and build rate applied.	
MSO03 (S)	Land east of Exmouth Branchline, Newcourt, Old Rydon Lane	14/1351/OUT	Outline planning application (all matters reserved except for access) for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt urban extension.	N			Not started - S106 Agreement to be signed	392						0	0	April 2025 position: agent has advised that site will be delivered within the 5 YLS period. However, the resolution to approve this outline consent is several years old. There is no clear evidence of a realistic prospect that housing completions will begin on site within the next five years. HELAA lead-in time and build-rate applied.	TBD
MSO04	Land at St Bridget Nurseries,	23/1320/OUT	Outline planning application for the demolition of existing buildings and structures and the phased development of up to 350 dwellings and	N	350	350	Not started	350						0	0	April 2025 position: outline consent granted on	30/01/2030

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
	Old Rydon Lane		associated infrastructure and open space (all matters reserved except access).													appeal but currently subject to a judicial review. No clear evidence of a realistic prospect that housing completions will begin on site within five years. HELAA lead-in time and build rate applied.	
MSO05	Land off Pendragon Road	22/0511/OUT	Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (all matters reserved except access).	N	100	100	Not started	100						0	0	22/0511/OUT. April 2025 position: developer did not complete the form; therefore, HELAA lead-in time and build rate applied.	26/09/2029
MSO06 (S)	Water Lane (South)	23/1007/OUT	23/1007/OUT - Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and	N	1,144	1,144	Not started	1,144						0	0	Outline scheme includes up to 976 C3 dwellings and 320 co-living bedspaces. 320 co-living	TBD

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
			cultural/leisure/education/hotel uses and associated infrastructure, including vehicular access, servicing, mobility hub, energy plant; alteration of ground levels; drainage and public open space; landscaping and public realm works; including pedestrian and cycle routes, with all matters reserved for future considerations,													bedspaces equates to 168 homes under the Housing Delivery Test Measurement Rulebook (1 / 1.9 x 320). April 2025 position: the outline scheme benefits from a resolution to approve, but there is no clear evidence of a realistic prospect that housing will begin on site within five years. Applicant did not complete the trajectory section of the form; therefore HELAA lead-in time and build rate applied.	
2324									0	0	0	0	0	0	0		

Appendix D: Trajectory of sites allocated for housing in a development plan

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
SADP01	Allotment Gardens, Marypole Road	N/A	Allocated in the Exeter Local Plan First Review (adopted 2005) for approximately 40 homes (policy H3), pending a review of allotments.	N	40	40	Allocated						0	0	Allotment review by the City Council has concluded that the site is required for allotment use. No clear evidence of deliverability in years 1-5.	N/A
SADP02	HMS Pellew, Dryden Road	N/A	Allocated in the Exeter Local Plan First Review (adopted 2005) for approximately 30-35 homes (policy H3).	N	33	33	Allocated						0	0	Landowner has advised that the site is no longer available for development. No clear evidence of deliverability in years 1-5.	NA
SADP03	Quay/Canal Basin Area (residual area)	23/1007/OUT	Allocated in the Exeter Local Plan First Review (adopted 2005) for mixed use development including approximately 70 homes (policies H3 and KP6).	N	70	70	Delivered / Permission, not started / Allocated						0	0	Homes have been delivered on parts of the site. The remaining site area includes site ref. MSO06(S). Most of the remaining site area forms part of site ref. SBR10 (with a	See MSD06(S) appendix B.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
															revised housing capacity). No clear evidence of deliverability in years 1-5.	
SADP04	Fire Station, Howell Road	N/A	Allocated in the Exeter Plan First Review (adopted 2005) for approximately 10-18 homes (policy H3).	N	14	14	Allocated						0	0	Landowner has advised that the site is no longer available for development. No clear evidence of deliverability in years 1-5.	N/A
SADP05	St David's Station	N/A	Allocated in the Exeter Local Plan First Review (adopted 2005) for mixed use development including an unspecified amount of purpose-built student accommodation (policy KP5).	N	N/A	N/A	Allocated						0	0	The site is within SBR11. No clear evidence of deliverability in years 1-5.	NA
SADP06	Regeneration Areas - Water Lane (residual area) and Grecian Quarter (residual area)	23/1007/OUT /23/0490/FUL	Identified in the Exeter Core Strategy (2012) for development including 1,048 homes (policy CP3).	N	1,048	1,048	Delivered / Permission, not started / Allocated						0	0	Water Lane includes site ref. MSO06(S) and forms part of site ref. SBR10 (with a revised housing capacity), for which there is	See MSD06(S) and MSD39 in appendix B.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
															currently no clear evidence of deliverability in years 1-5. Homes have been delivered on parts of the Grecian Quarter, which also includes site refs. MSD39/SBR26 counted in the trajectory at appendices B and F and therefore not counted here. The Grecian Quarter also forms part of site ref. SBR15. Other than site ref. MSD39/SBR26, there is currently no clear evidence of deliverability of the Grecian Quarter in years 1-5.	
SADP07	Newcourt (residual area)	N/A	Allocated in the Exeter Core Strategy (2012) for development including 2,300	N	2,300	2,300	Delivered / Permission, started / Permission, not started						0	0	Homes have been delivered on parts of the site. The remaining site area includes site refs.	See MSD02, MSD03, MSD29, MSD41 and MSD42 in Appendix B;

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
			homes (policy CP3).												MSD02, MSD03, MSD29, MSD41 and MSD42 counted in the trajectory at appendix B; MSO02, MSO03(S) and MSO04, counted in the trajectory at appendix C; and SBR19, counted in the trajectory at appendix F. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.	and MSO02, MSO03(S) and MSO04 in appendix C.
SADP08	Monkerton / Hill Barton (residual area)	N/A	Allocated in the Exeter Core Strategy (2012) for development including 2,500 homes (policy CP3).	N	2,500	2,500	Delivered / Permission, started / Permission, not started / Allocated						0	0	Homes have been delivered on parts of the site. The remaining site area includes site refs. MSD05, MSD07 and MSD08, counted in the trajectory at appendix B; MSO01, counted in the trajectory at	See MSD05, MSD07 and MSD08 in appendix B; and MSO01 in appendix C.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information	Application expiry date
															appendix C; and SBR41 and SBR42, counted in the trajectory at appendix F. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.	
SADP09	Alphington (residual area)	N/A	Allocated in the Exeter Core Strategy (2012) for development including 500 homes (policy CP3).	N	500	500	Permission, started / Permission, not started / Allocated						0	0	Part of the site includes site refs. MSD19 and MSD22, which are counted in the trajectory at appendix B. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.	See MSD19 and MSD22 in appendix B.
								0	0	0	0	0	0	0		

Appendix E: Trajectory of sites with permission in principle for housing at 31 March 2025

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	Homes to be completed at 31 March 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Run-ning total	Additional information	Application expiry date
SPiP01	65 Newcourt Road	23/1049/PMI	Permission in principle application for construction of 1 no. new dwelling (C3 Use Class).	N	1	1	Not started	1						0	0	24/136/PTD - Technical details consent for 1no. New dwellinghouse (C3 Use Class), following the grant of PiP 23/1049/PMI submitted December 2024.	23/01/2027
									1	0	0	0	0	0	0		

Appendix F: Trajectory of sites identified in the 2025 Exeter Brownfield Register

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR01	102-104 Fore Street (1st, 2nd and 3rd floors only), Exeter, EX4 3JB	11/1065/FUL	BL1 on the 2025 Brownfield Land Register.	Y	13	13	Permission, implemented								Counted in the trajectory at appendix B, site ref. MSD04.
SBR02	130 Fore Street (1st, upper 1st, 2nd and 3rd floors only), Exeter, EX4 3JQ	12/1426/FUL	BL2 on the 2025 Brownfield Land Register.	Y	13	13	Permission, implemented								Counted in the trajectory at appendix B, site ref. MSD06.
SBR03	The Harlequin Centre, Paul Street Exeter, EX4 3TT	21/1104/FUL	BL7 on the 2025 Brownfield Land Register.	N	202	202	Permission, implemented								Counted in the trajectory at appendix B, site ref. MSD21.
SBR04	Hurst alms-houses, 2-24 Fairpark Road, Exeter, EX2 4HL	18/0598/FUL	BL10 on the 2025 Brownfield Land Register.	Y	31	19	Permission, not started								Counted in the trajectory at appendix B, site ref. MSD25.
SBR05	Royal Clarence Hotel, Cathedral Yard, Exeter, EX1 1HD	22/0236/FUL	BL13 on the 2025 Brownfield Land Register.	Y	23	23	Permission, started								Counted in the trajectory at appendix B, site ref. MSD28.
SBR06	Honeylands Hospital for Children, Pinhoe Road, Exeter, EX4 8AD	22/0313/FUL	BL14 on the 2025 Brownfield Land Register.	N	34	34	Permission, not started								Counted in the trajectory at appendix B, site ref. MSD30.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR07	Isca Motors, Water Lane, Exeter, EX2 8BY	19/0629/FUL	BL16 on the 2025 Brownfield Land Register.	Y	6	6	Permission, started								Counted in the trajectory at appendix A, site ref. SSOD10.
SBR08	105 Chard Road, Exeter, EX1 3AS	22/0163/FUL	BL20 on the 2025 Brownfield Land Register.	Y	8	8	Permission, not started								Counted in the trajectory at appendix A, site ref. SSOD18.
SBR09	The former King Billy and 26-28 Longbrook Street, Exeter, EX4 6AE	23/1215/VOC	BL21 on the 2025 Brownfield Land Register.	Y	97	97	Permission, not started								Counted in the trajectory at appendix B, site ref. MSD44.
SBR10	Water Lane, Exeter	22/1145/FUL, 23/1007/OUT	BL24 on the 2025 Brownfield Land Register. A strategic mixed-use brownfield site allocation in the Publication Exeter Plan (policies H2 and SBA1).	N	2,202	2,202	Permission, not started / Allocated / Proposed allocation								Part of site counted in the trajectory at appendix B, site ref. MSD38(S). Part of site counted in the trajectory at appendix C, site ref. MS006(S). Part of site counted in the trajectory at appendix D, site ref. SADP06. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR11	Red Cow, Exeter	N/A	BL25 on the 2025 Brownfield Land Register. A strategic mixed-use brownfield site allocation in the Publication Exeter Plan (policies H2 and SBA3).	N	502	442	Allocated / Proposed allocation								Part of site counted in the trajectory at appendix D, site ref. SADP05. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.
SBR12	Land at Exeter Squash Club, Prince of Wales Road, Exeter, EX4 4PR	N/A	BL27 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	48	48	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR13	South Gate, Exeter	N/A	BL30 on the 2025 Brownfield Land Register. A strategic mixed-use brownfield site allocation in the Publication Exeter Plan (policies H2 and SBA5).	N	81	81	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR14	12-31 Sidwell Street, Exeter, EX4 6NN	N/A	BL31 on the 2025 Brownfield Land Register.	N	45	45	Proposed allocation								Currently no clear evidence

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
			A major site allocation in the Publication Exeter Plan (policy H2).												of deliverability in years 1-5.
SBR15	East Gate, Exeter	N/A	BL32 on the 2025 Brownfield Land Register. A strategic mixed-use brownfield site allocation in the Publication Exeter Plan (policies H2 and SBA2).	N	714	609	Proposed allocation								Part of site counted in the trajectory at appendix D, site ref. SADP06. Of the remaining site area, there is currently no clear evidence of deliverability in years 1-5.
SBR16	Land at Hamlin Lane, Exeter, EX1 2RY	N/A	BL33 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	13	13	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR17	Belle Isle Depot, Belle Isle Drive, Exeter, EX2 4RY	N/A	BL34 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	40	40	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR18	Chestnut Avenue, Exeter, EX2 6DL	N/A	BL35 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	36	24	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR19	St Bridget Nurseries, Old Rydon Lane, Exeter, EX2 7JY	N/A	BL37 on the 2025 Brownfield Land Register. A large-scale site allocation in the Publication Exeter Plan (policy H2). See site ref. MSO04. Also, part of site ref. SADP08.	N	350	350	Permitted, not started / proposed allocation								Counted in the trajectory at appendix C, site ref. MSO04. Site is also part of site ref. SADP07.
SBR20	Garages at Lower Wear Road, Exeter	N/A	BL38 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	12	12	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR21	Fever & Boutique, 12 Mary Arches	N/A	BL40 on the 2025 Brownfield Land Register. A major site	N	15	15	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
	Street, Exeter, EX4 3AZ		allocation in the Publication Exeter Plan (policy H2).												
SBR22	88 Honiton Road, Exeter, EX1 3EE	N/A	BL41 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	10	10	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR23	231 High Street, Exeter, EX4 3NE	22/1574/PDJ	BL42 on the 2025 Brownfield Land Register.	Y	13	13	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD35.
SBR24	Cardinal Newman House, Wonford Road, Exeter, EX2 4PF	22/0637/FUL	BL43 on the 2025 Brownfield Land Register.	N	22	22	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD37.
SBR25	Haven Banks, Water Lane, Exeter, EX2 8BY	22/1145/FUL	BL44 on the 2025 Brownfield Land Register.	N	336	336	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD38. Site is also part of site ref. SBR10.
SBR26	Land at Summerland Street (between Red Lion Lane and Verney Street), Exeter, EX1 2AL	23/0490/FUL	BL45 on the 2025 Brownfield Land Register.	N	76	76	Permitted, not started / allocation								Counted in the trajectory at appendix B, site ref. MSD39. Site is also part of site ref. SADP06.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR27	Exeland House, Tudor Street, Exeter, EX4 3BR	22/1548/FUL	BL46 on the 2025 Brownfield Land Register.	Y	18	18	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD40.
SBR28	Former site of Public House The Globe, 39 Clifton Road, Exeter, EX1 2BL	23/0325/FUL	BL47 on the 2025 Brownfield Land Register.	Y	5	5	Permitted, not started								Counted in the trajectory at appendix A, site ref. SSOD21.
SBR29	Car park rear of 95-96 Fore Street, Exeter, EX4 3HY	19/0820/FUL	BL48 on the 2025 Brownfield Land Register.	Y	8	8	Permitted, not started								Counted in the trajectory at appendix A, site ref. SSOD23.
SBR30	68-72 Howell Road, Exeter, EX4 4LZ	23/0583/OUT / 21/1014/FUL	BL49 on the 2025 Brownfield Land Register.	Y	11	11	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD48.
SBR31	58 Main Road, Pinhoe, Exeter, EX4 9EY	22/1223/FUL	BL50 on the 2025 Brownfield Land Register.	Y	9	8	Permitted, not started								Counted in the trajectory at appendix A, site ref. SOD31.
SBR32	37 Northernhay Street, Exeter, EX4 3ER	23/1504/FUL	BL51 on the 2025 Brownfield Land Register.	Y	6	6	Permitted, not started								Counted in the trajectory at appendix A, site ref. SSOD41.
SBR33	West Park, University of Exeter, Stocker Road, Exeter, EX4 4PY	24/0184/VOC	BL52 on the 2025 Brownfield Land Register.	N	868	746	Permitted, not started								Counted in the trajectory at appendix B, site ref. MSD45.
SBR34	Apparel master, Cowley Bridge	23/0232/FUL	BL53 on the 2025	N	236	236	Permitted, not started								Counted in the trajectory at

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information
	Road, Exeter, EX4 5AD		Brownfield Land Register.												appendix B, site ref. MSD47.
SBR35	Exe Bridges Retail Park, Exeter, EX4 1AH	N/A	BL54 on the 2025 Brownfield Land Register. A large-scale site allocation in the Publication Exeter Plan (policies H2 and SBA4).	N	201	201	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR36	Mary Arches Multi-Storey and Surface Car Park, Mary Arches Street, Exeter, EX4 3BG	N/A	BL55 on the 2025 Brownfield Land Register. A large-scale site allocation in the Publication Exeter Plan (policy H2).	N	154	154	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR37	Whipton Community Hospital, Hospital Lane, Exeter, EX1 3PQ	N/A	BL56 on the 2025 Brownfield Land Register. A large-scale site allocation in the Publication Exeter Plan (policy H2).	N	110	110	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR38	Rougemont Switching Centre, Queen	N/A	BL57 on the 2025 Brownfield	N	86	86	Proposed allocation								Currently no clear evidence

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
	Street, Exeter, EX4 3TL		Land Register. A major site allocation in the Publication Exeter Plan (policy H2).												of deliverability in years 1-5.
SBR39	Land at buildings at Victoria Street, Exeter, EX4 6JG	N/A	BL58 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	47	47	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR40	Clifford Close, Exeter, EX1 3JU	N/A	BL59 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	66	33	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR41	Gypsy Hill Hotel, Gypsy Hill Lane, Exeter, EX1 3RJ	N/A	BL60 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	28	28	Allocated / proposed allocation								Site is also part of SADP08. Currently no clear evidence of deliverability in years 1-5.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Running total	Additional information
SBR42	Hessary, Hollow Lane, Exeter, EX1 3RW	N/A	BL61 on the 2025 Brownfield Land Register. A major site allocation in the Publication Exeter Plan (policy H2).	N	18	17	Allocated / Proposed allocation								Site is also part of SADP08. Currently no clear evidence of deliverability in years 1-5.
SBR43	Newbery Car Breakers, Redhills, Exeter, EX4 1SS	N/A	BL61 on the 2025 Brownfield Land Register. A minor site allocation in the Publication Exeter Plan (policy H2).	N	8	8	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR44	Lancelot Road, Exeter	N/A	BL63 on the 2025 Brownfield Land Register. A minor site allocation in the Publication Exeter Plan (policy H2).	N	7	7	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR45	Land rear of Beacon Lane shops, Beacon Lane, Exeter	N/A	BL64 on the 2025 Brownfield Land Register. A minor site allocation in the Publication Exeter Plan (policy H2).	N	6	6	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.

Site Ref.	Address	Permission Ref.	Description	Wind-fall	Units	Net Gain	Status	2025/ 26	2026/ 27	2027 /28	2028/ 29	2029 /30	Yield yrs 1 - 5	Run- ning total	Additional information
SBR46	Land at Taunton Close, Exeter	N/A	BL65 on the 2025 Brownfield Land Register. A minor site allocation in the Publication Exeter Plan (policy H2).	N	5	5	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
SBR47	91-97 Wonford Street, Exeter, EX2 5DA	N/A	BL66 on the 2025 Brownfield Land Register. A minor site allocation in the Publication Exeter Plan (policy H2).	N	7	5	Proposed allocation								Currently no clear evidence of deliverability in years 1-5.
								0	0	0	0	0	0	0	

Appendix G: Windfall allowance calculation

Stages 1 and 2: Calculate annual net windfall completions on sites of 1-9 homes and sites of 10+ homes over the past ten years:

2015/16		
Total net completions on sites of 10+		590
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Former University of Plymouth, Earl Richards Rd	30
	Lower RNSD site, Topsham Rd (Phase 2)	172
	ORLN, Old Rydon Lane	94
	Land off Hill Barton Road	40
	Ibstock Brick, Harrington Lane	52
	Bishops Court Quarry, Apple Lane	49
	Holland Park, Old Rydon Lane	27
	St Loyes Foundation, Topsham Road	17
Equals		109
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		109
Total net completions on sites of 1-9		72
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land west of 48-68 Newport Road	6
Equals		66
Stage 2 - Deduct completions on garden sites	43 East Avenue	1
	Treburtha, Woodwater Lane	3
	Higher Duryard House, Higher Duryard	1
	10 Honey Lane	1
	Land adjacent 13 Park Lane	1
	Journeys End and Aloha, Aspen Close	1
	Westover, Little Johns Cross Hill	1

	Windy Ways, Aspen Close	1
	21 Exeter Road, Topsham	1
	Site adjacent Barley House, Isleworth Road	2
	5 Tresillian Gardens, Topsham	1
Equals total net windfall completions on sites of 1-9		52
2016/17		
Total net completions on sites of 10+		736
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	47
	Lower RNSD, Topsham Road (Phase 2)	12
	Former University of Plymouth, Earl Richards Road	6
	Land off Hill Barton Road	36
	Seabrook Orchards (Formerly land to north of Topsham Road)	47
	Ibstock Brick, Harrington Lane	48
	Bishops Court Quarry, Apple Lane	38
	Land adjacent Beech Cottage, Old Rydon Lane	16
	Tithebarn Green at Monkerton	53
	Phase One, Land to the north, west and south of the Met Office, Hill Barton	50
	Land northeast of Newcourt Drive	26
	Hill Barton Farm, 133 Hill Barton Road	18
	Kingfisher House/Stag House, Western Way	203
Equals		136
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		136
Total net completions on sites of 1-9		42
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	N/A	0

Equals		42
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 1-9		42
2017/18		
Total net completions on sites of 10+		673
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	34
	Seabrook Orchards	56
	Ibstock Brick, Harrington Lane	46
	Bishops Court Quarry	65
	Tithebarn Green at Monkerton	63
	Phase One, Land to the north, west and south of the Met Office, Hill Barton	50
	Land off Exeter Road, Topsham	11
	Land to north, west and southeast of The Paddocks, Harts Lane	54
	9 Verney Street	29
	Eagle Yard, Tudor Street	27
Equals		238
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		238
Total net completions on sites of 1-9		53
Stage 1 - Deduct net completions on sites already identified through the Local Plan process	Land to west of Pilton Lane	7
	Land adjacent 157 Pennsylvania Road	1
Equals		45
Stage 2 - Deduct completions on garden sites	5 Clapperbrook Lane	2
	Nordine House, Barley Lane	1
	56 Beacon Lane	1
	406 Topsham Road	1
	1 Broadparks Close	1

	28 Argyll Road	1
Equals total net windfall completions on sites of 1-9		38
2018/19		
Total net completions on sites of 10+		788
Stage 1 - Deduct net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Rd	26
	Millbrook Village, Topsham Rd	24
	Seabrook Orchards (formerly land to north of Topsham Road)	48
	Bishops Court Quarry, Apple Lane	24
	Tithebarn Green at Monkerton	25
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	70
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	41
	Land off Exeter Road, Topsham	11
	Land to north, west and southeast of The Paddocks, Harts Lane	46
	Land north of Wessex Close, Exeter Road, Topsham	16
	Brewers Court, Willeys Avenue	11
	Land to west of Pilton Lane	46
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	19
	Land east of railway line between Apple Lane and A379, Apple Lane	14
	Land adjacent Pinhoe Hoard PH, Pinhoe Road	39
	St Loyes Foundation, Topsham Rd (Fairfield House)	7
	British Heart Foundation, 1 Cheeke Street	112
Equals		209
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		209
Total net completions on sites of 1-9		89
	Land north of Belmoor Lodge, Pilton Lane	3

Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land at St Thomas Court, Cowick Street	6
Equals		80
Stage 2 - Deduct completions on garden sites	2 Wilcocks Rd	1
	10 Honey Lane	1
	78 Topsham Road	1
	Lord Mamhead Homes, Matford Rd	1
	8 Hamlin Lane	1
	Webley House, 44 Larch Road	1
	4 Garden Close	1
	47 Winchester Avenue	1
	94 Latimer Road	1
	11 Church Hill, Pinhoe	1
	67 Whipton Lane	1
	Land at rear of 15 and 17 Southbrook Road	1
	38 Meadow Way	1
Equals total net windfall completions on sites of 1-9		67
2019/20		
Total net completions on sites of 10+		1,098
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46
	Tithebarn Green at Monkerton	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153
	Newport Caravan Park, Exeter Road	20
	Land known as Monkerton Farm	15
	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6
	Land at Home Farm, Church Hill (Phase 1)	26
	Land north, west and southeast of the Paddocks, Harts Lane	69

	Land north of Wessex Close, Exeter Road, Topsham	2
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33
	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14
	Land adjoining Omaha Drive & Blakeslee Drive	20
	23-26 Mary Arches Street and Quintana Gate, Bartholemew Street West	123
	St James Park, Stadium Way	204
	Equals	320
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		320
Total net completions on sites of 1-9		71
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land north of Belmoor Lodge, Pilton Lane	4
	Land at Hollow Lane	4
	31-35 Old Tiverton Road	9
Equals		59
Stage 2 - Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1
	6 Bowhay Lane	1
	32 Meadow Way	1
	Land adjacent Pocombe Grange House	3
	7 Newcourt Road, Topsham	1
Equals total net windfall completions on sites of 1-9		52
2020/21		
Total net completions on sites of 10+		988
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53

	Tithebarn Green at Monkerton	34
	Land at Sandrook, Gipsy Hill Lane	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4
	Land known as Monkerton Farm on western side of Cumberland Way	57
	Land N of College way and East of Cumberland Way	26
	Land at Home Farm, Church Hill - phase 1	4
	Land at Home Farm, Church Hill (Phase 2)	7
	Land off Exeter Road, Topsham	6
	Land to north, west and south east of The Paddocks, Harts Lane	5
	Land north of Wessex Close, Exeter Road, Topsham	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2
	Playing Field off Wear Barton Road	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21
	University of Exeter, Stocker Road (East Park)	236
	Moberley House, Lower Argyll Road	45
	Spreytonway, St Germans Road	51
	Stagecoach Devon Ltd, Belgrave Road, Phase 1	279
	Equals	132
	Stage 2 - Deduct completions on garden sites	N/A
	Equals total net windfall completions on sites of 10+	132
	Total net completions on sites of 1-9	50
	Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Beech Cottage, Old Rydon Close
	Equals	49
	Stage 2 - Deduct completions on garden sites	5 Tresillian Gardens, Topsham
		1

		22 Lincoln Road	1
		54 Gloucester Road	1
		Land adjacent 4 Elm Grove Road	1
		Land associated with 4 Ferndale Road	2
Equals total net windfall completions on sites of 1-9			43
2021/22			
Total net completions on sites of 10+			923
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process		St Loyes Foundation, Topsham Road	53
		Land at Pinhoe Quarry, Harrington Lane	10
		Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	2
		Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	45
		Tithebarn Green at Monkerton	54
		Land at Sandrook, Gipsy Hill Lane	18
		Land at Monkerton Farm on the western side of Cumberland Way	83
		Land at Home Farm, Church Hill (Phase 2)	52
		The Vines, Gipsy Lane	12
		Playing Field off Wear Barton Road	73
		Exeter Gold and Country Club Practice Grounds, Land to the south, Newcourt Road	24
		Land to the west of Cumberland Way, Hollow Lane	37
		Land off Newcourt Road, Topsham	27
		Land at Summerland Street (Phase 2, The Depot)	53
		University of Exeter, Stocker Road (East Park)	236
Equals			144
Stage 2 - Deduct completions on garden sites	N/A		0
Equals total net windfall completions on sites of 10+			144
Total net completions on sites of 1-9			63

Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	SWW Reservoir Site, Dunsford Road	1
	Beech Cottage, Old Rydon Close	1
	Bricknells Bungalow, Old Rydon Lane	3
	Land rear of Orchard Lea, Pinn Lane	1
Equals		57
Stage 2 - Deduct completions on garden sites	28a Oakley Close	1
	Gilgarran, Lodge Hill	1
	9 Waybrook Crescent	1
	St Loyes Road	1
	18 Church Hill	1
Equals total net windfall completions on sites of 1-9		52
2022/23		
Total net completions on sites of 10+		518
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	75
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	37
	Tithebarn Green at Monkerton	31
	Land at Sandrock, Gipsy Hill Lane	25
	Land at Hill Barton adjacent to the Met Office (Phase 3, Land n, s & w of the MO)	7
	Land known as Monkerton Farm on western side of Cumberland Way	39
	Land at Home Farm, Church Hill (Phase 2)	22
	The Vines, Gipsy Lane	8
	Playing Field off Wear Barton Road	12
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	13
	Former Exwick Middle School, Higher Exwick Hill	1
	Land at Clyst Road, Topsham	1

	Land at Clyst Road, Topsham (Phase 1)	24
	Land west of Ringswell Avenue	8
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	6
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	4
	Land off Bewick Avenue, Topsham	53
	Land at Brookhayes, Pilton Lane	30
	Land at Glenthorne Road	115
Equals		1
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		1
Total net completions on sites of 1-9		59
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Agricultural field adjoining 46 Newcourt Road, Topsham	7
Equals		52
Stage 2 - Deduct completions on garden sites	28 Main Road	1
	28 Barnfield Road	9
	Land rear of 26 Harrington Lane	3
	The Meadows, Hollow Lane	1
	2 Highfield, Clyst Road, Topsham	1
	Land adjacent to 93 Salters Road	3
Equals total net windfall completions on sites of 1-9		34
2023/24		
Total net completions on sites of 10+		728
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	52
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	1

	Tithebarn Green at Monkerton	52
	Land at Sandrook, Gipsy Hill Lane	10
	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land northwest and south of the MO)	27
	Land known as Monkerton Farm on western side of Cumberland Way	43
	Land at Home Farm, Church Hill (Phase 2)	5
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	10
	Exeter Royal Academy for Deaf Education, Topsham Road (a)	33
	Former Exwick Middle School, Higher Exwick Hill	42
	Land at Clyst Road, Topsham	14
	Land at Clyst Road (Phase 1)	58
	Former Foxhayes Infant School, Gloucester Road	31
	Land west of Ringswell Avenue	52
	Land off Pulling Road, Pinhoe	2
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	20
	Land north of Exeter Road, Topsham	48
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	19
	Land adjoining Exeter Road, Topsham	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	34
	Yeomans Gardens, Newcourt Road, Topsham	16
	Equals	153
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		153
Total net completions on sites of 1-9		21

Stage 1 - Deduct total net completions no sites already identified through the Local Plan process	Land adjacent to Bricknells Cottage, Old Rydon Lane	1
Equals		20
	Quay Gardens, Monmouth Avenue, Topsham	1
Stage 2 - Deduct completions on garden sites	Land on the east side of Ludwell Rise	2
Equals total net windfall completions on sites of 1-9		17
2024/25		
Total net completions on sites of 10+		498
Stage 1 - Deduct total net completions no sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	81
	Tithebarn Green at Monkerton	18
	Land at Hill Barton Adjacent to the boundary of the Met Office	13
	Land for residential development at Hill Barton Farm, Hill Barton Road	7
	Land known as Monkerton Farm on western side of Cumberland Way	12
	Paternoster House, 1-6 North Street and 182, 184 & 186 Fore Street	2
	Exeter Royal Academy for Deaf Education, Topsham Road (a)	6
	Exeter Royal Academy for Deaf Education, Topsham Road (c)	36
	Land at Clyst Road (Phase 1)	37
	Land off Pulling Road, Pinhoe	37
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	55
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	11
	Land adjoining Exeter Road, Topsham	24
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	6
	Aldens Farm West, land between Shillingford and Chudleigh Roads	21
	Land at Ikea Way, Ikea Way	4

	Land to the north of Newcourt Road, Topsham	1
Equals		127
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		127
Total net completions on sites of 1-9		56
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	N/A	0
Equals		56
Stage 2 - Deduct completions on garden sites	Westwood, 134 Beacon Lane	4
	Land adjacent to Bricknells Cottage, Old Rydon Lane	1
	167 Honiton Road	1
Equals total net windfall completions in sites of 1-9		50

Stage 3: Calculate the average basic net windfall rate for sites of 10+ homes and 1-9 homes over the past ten years:

Sites of 10+ homes		
Year	2015/16	109
	2016/17	136
	2017/18	238
	2018/19	209
	2019/20	320
	2020/21	132
	2021/22	144
	2022/23	1
	2023/24	153
	2024/25	127
Average (median) basic net windfall rate for sites of 10+ homes		140

Sites of 1-9 homes		
Year	2015/16	52
	2016/17	42
	2017/18	38
	2018/19	67
	2019/20	52
	2020/21	43
	2021/22	52
	2022/23	34
	2023/24	17
	2024/25	50
Average (median) basic net windfall projection for sites of 1-9 homes		47

Stage 4: Calculate future windfall supply on sites of 10+ homes and 1-9 homes:

Sites of 10+ homes			
Year	Average basic net windfall completion	Windfalls with consent / resolution to approve consent at 31 March 2025	Final future windfall allowance
2025/26	140	132	8 (set to 0)
2026/27	140	69	71 (set to 0)
2027/28	140	74	66 (set to 0)
2028/29	140	48	92 (set to 0)
2029/30	140	25	115 (set to 0)
2030/31	140	44	96
2031/32	140	0	140

2032/33	140	0	140
2033/34	140	0	140
2034/35	140	0	140
2035/36	140	0	140
2036/37	140	0	140
2037/38	140	0	140
2038/39	140	0	140
2039/40	140	0	140
2040/41	140	0	140
2041/42	140	0	140
Total			1636

Sites of 1-9 homes			
Year	Average basic net windfall completion	Windfalls with consent / resolution to approve consent at 31 March 2025	Final future windfall allowance
2025/26	47	18	27 (set to 0)
2026/27	47	84	0
2027/28	47	0	47
2028/29	47	0	47
2029/30	47	0	47
2030/31	47	5	42
2031/32	47	0	47
2032/33	47	0	47
2033/34	47	0	47
2034/35	47	0	47
2035/36	47	0	47
2036/37	47	0	47
2037/38	47	0	47
2038/39	47	0	47

2039/40	47	0	47
2040/41	47	0	47
2041/42	47	0	47
Total			700