

Exeter Plan Delivery Schedule

September 2025

Exeter City Council

Civic Centre
Paris Street
Exeter
EX1 1JN



Table 1: Strategic mixed use brownfield sites

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview	Additional comments
15 / 116 Water Lane / Water Lane South, Exeter	Water Lane South forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South. The Exeter Plan Trajectory (LINK) assumes a site-specific capacity of 1,140 homes based on outline planning application 23/1007/OUT (site ref. MSO06(S)). The site is brownfield.	Private	The landowner's agent has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	Site is part of an extant allocation (Quay/Canal Basin Area) in the Exeter Local Plan First Review (adopted 2005). Also part of the Water Lane area identified for redevelopment in the Exeter Core Strategy (adopted 2012). An outline planning application (23/1007/OUT) made by the landowner for the demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and C2 workspace, retail, café/restaurant, community and 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, with the exception of access benefits from a resolution to approve consent made by the City Council's Planning Committee on 27 January 2025. The scheme indicatively includes up to 1,144 homes, comprising 976 Use Class C3 dwellings and 320 co-living bedspaces. As it is not yet C2 if the co-living bedspaces will be studio flats, the 320 co-living bedspaces are counted in the Exeter Planning Trajectory using the Housing Delivery Test Rulebook ratio and	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 50 homes; 2039/40 - 50 homes; 2040/41 - 50 homes; 2041/42 - 50 homes; 2042/43+ (beyond end of Plan period) - 665 homes.	Build rate and lead-in time based on HELAA Methodology market conditions model. See also site ref. 116 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) notes that: - the site has been through extensive viability discussions and agreements relating to the outline planning application and proposes a scheme that meets policy requirements; - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane; - noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council's Building Control Team have received applications to demolish existing buildings on three land parcels forming part Water Lane South (25/05448/DEM and 25/05439/DEM - JL Thomas and Co Ltd, Canal Banks; and 25/05339/DEM - Exeter Maritime Services, Units 1 and 2 Gabriels Wharf), demonstrating progress towards development. The City Council owns land occupied by car parks at Water Lane. Subject to formal agreement, the City Council is proactively looking to consider making land available to support development at Water Lane

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				equate to 168 homes (1 / 1.9 x 320). 976 + 168 = 1,144. S106 in progress.			from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	
15 / 16 Water Lane / Haven Banks Retail Park, Exeter	Haven Banks Retail Park forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South. The Exeter Plan Trajectory (LINK) assumes a site-specific capacity of 423 homes based on full planning application 22/1145/FUL (site ref. MSD38(S)). The site is brownfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period. Buildings on the site are currently occupied by a church, based on a temporary planning permission which expires in May 2026.	A full planning application (22/1145/FUL) made by the landowner for 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 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 benefits from a resolution to approve consent made by the City Council's Planning Committee on 5 December 2023. The scheme includes 423 homes, comprising 239 Use Class C3 dwellings and 184 co-living studio flats. S106 in progress.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 50 homes; 2039/40 - 50 homes; 2040/41 - 48 homes.	Build rate based on HELAA Methodology market conditions model. See also site ref. 16 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) notes that: - the site has been through extensive viability discussions and agreements relating to the outline planning application and proposes a scheme that meets policy requirements; - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane;	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council owns land occupied by car parks at Water Lane. Subject to formal agreement, the City Council is proactively looking to consider making land available to support development at Water Lane.

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							- noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	
5 / 117 Water Lane / Isca House, Haven Road, Exeter	Isca House forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South.	Wales and West Utilities / National Grid	The landowner and site agent have confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent	Site is part of an extant allocation (Quay/Canal Basin Area) made in the Exeter Local Plan First Review (adopted 2005). Also part of the Water Lane area identified for redevelopment in the Exeter Core Strategy (adopted 2012). A full planning application 23/1489/FUL made by the landowner for the installation of replacement Pressure Reduction Station and associated works was granted consent on 12 August 2024.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 50 homes; 2039/40 - 50 homes; 2040/41 - 50 homes; 2041/42 - 50 homes;	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect the preparatory work required to enable development of the site. See also site ref. 117 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led	The Local Plan Viability Assessment Addendum (August 2025) notes that: - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane;	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council owns land occupied by car parks at Water Lane. Subject to formal

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	The Exeter Plan Trajectory (LINK) assumes a site-specific capacity of 507 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 130). The site is brownfield.		development during the Plan period; and - the site will be available for development in years 1-5. However, given the preparatory work required to enable development of this site, the City Council considers that development will not commence until years 6-10.	The consented works will enable redevelopment of the wider Isca House site.	2042/43+ (beyond end of Plan period) - 32 homes	schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	- noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	agreement, the City Council is proactively looking to consider making land available to support development at Water Lane
15 / 130 Water Lane / Vulcan Estate, Water Lane	The Vulcan Estate forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent	Part of an extant allocation (Quay/Canal Basin Area) made in the Exeter Local Plan First Review (adopted 2005). Also part of the Water Lane area identified for redevelopment in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2037/38 - 25 homes; 2038/39 - 50 homes; 2039/40 - 50 homes; 2040/41 - 50 homes; 2041/42 - 50 homes; 2042/43+ (beyond end of Plan period) - 75 homes	Build rate based on HELAA Methodology. Lead-in time based on landowner advice. See also site ref. 130 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third	The Local Plan Viability Assessment Addendum (August 2025) notes that: - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane;	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council owns land occupied by car parks at Water Lane. Subject to formal

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	The Exeter Plan Trajectory assumes a site-specific capacity of 300 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 130). The site is brownfield.		development during the Plan period; and - the site will be available for development towards the end of the Plan period.			Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	- noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	agreement, the City Council is proactively looking to consider making land available to support development at Water Lane.
15 / 167 Water Lane / 61 and 62 Haven Road, Exeter	61 and 62 Haven Road forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period;	Site is part of an extant allocation (Quay/Canal Basin Area) made in the Exeter Local Plan First Review (adopted 2005). Also part of the Water Lane area identified for redevelopment in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 9 homes	Build rate and lead-in time based on HELAA Methodology. See also site ref. 167 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that	The Local Plan Viability Assessment Addendum (August 2025) notes that: - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane;	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council owns land occupied by car parks at Water Lane. Subject to formal

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	The Exeter Plan Trajectory assumes a site-specific capacity of 34 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 167). The site is brownfield.		- the site is currently let on a six month rolling basis to the Exeter Water Sports Association (EWSA) and will be made available during the Exeter Plan period, once the EWSA has been relocated to an alternative suitable location within the Water Lane site (e.g. the Former Gas Holder Manager's Office on the Isca House site).			the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	- noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	agreement, the City Council is proactively looking to consider making land available to support development at Water Lane
15 / 167 Water Lane / Canal Office and Sea Cadets, Exeter	The Canal Office and Sea Cadets forms part of the Water Lane allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 1,861 homes. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 2,424 homes (net), to reflect the number of homes included in the outline planning application for Water Lane South.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period.	Site is part of an extant allocation (Quay/Canal Basin Area) made in the Exeter Local Plan First Review (adopted 2005). Also part of the Water Lane area identified for redevelopment in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2039/40 - 20 homes	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 168 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that	The Local Plan Viability Assessment Addendum (August 2025) notes that: - overall, the requirements of the Exeter Plan will not undermine the delivery of planned development at Water Lane;	The City Council is working with Homes England's ATLAS team to prepare a Master Plan and Infrastructure Delivery Plan for Water Lane, to further enable delivery of Water Lane. Homes England is also exploring potential land ownership opportunities at Water Lane. The City Council owns land occupied by car parks at Water Lane. Subject to formal

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	The Exeter Plan Trajectory assumes a site-specific capacity of 20 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 168).		- the site will be available for development towards the end of the Plan period, or sooner if existing uses on the site can be relocated to a nearby location at an earlier date.			the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	- noting the long-term build out of this site, it is reasonable to consider that improved market conditions could improve viability in the future; - Water Lane as a whole benefits from funding and support from Homes England and ATLAS (see additional comments), which improves delivery prospects; and - viability will improve further if a public sector body further invests in Water Lane.	agreement, the City Council is proactively looking to consider making land available to support development at Water Lane.
145 / 53 East Gate / City Point, Paris Street, Exeter	City Point forms part of the East Gate allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 609 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 691 homes (net). The Exeter Plan Trajectory assumes a site-specific capacity of 239 homes (net), taken	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period;	Site is part of the extant Grecian Quarter area identified for redevelopment in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 14 homes	Build rate and lead-in time based on HELAA Methodology. See also site ref. 53 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that	The Local Plan Viability Assessment Addendum (August 2025) notes that mixed use development within the East Gate allocation is viable in terms of both the site-specific policy requirements of policy SBA2 and in combination with other policies in the Exeter Plan	Via an Executive decision in December 2024, the City Council has resolved to work with potential development partners, including adjoining landowners, on a comprehensive delivery solution at City Point / Civic Centre. A study has been prepared by the City Council to proactively consider options for delivery across the City Council's landownerships at East Gate (including the

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	from Exeter HELAA (site ref. 103). The site is brownfield.		- part of the site (the area occupied by retail units) is leased to the Fraser Group until 2028. The Fraser Group wish to rationalise and renew their leases and work with the City Council to deliver comprehensive redevelopment of the site; and - the site will be available for development during the Plan period.			the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	and can reasonably be expected to come forwards during the Plan period.	former bus station site and the Civic Centre). This work is also considering how these parcels could come forwards alongside the Paris Street and Sidwell Street frontages. https://committees.exeter.gov.uk/documents/s97222/Report - City Point - Former Exeter Bus Station Report - December 24 v5 FINAL.pdf
145 / 102 East Gate / Civic Centre, Paris Street, Exeter	The Civic Centre forms part of the East Gate allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 609 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 691 homes (net). The Exeter Plan Trajectory assumes a site-specific capacity of 106 homes, taken from 2025 Exeter HELAA - 4th Edition (site ref. 103). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; - the City Council and other occupants are due to vacate the site and move to other premises within the next 2-3 years; and	No pre-planning or planning application made to date.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 31 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 102 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) notes that mixed use development within the East Gate allocation is viable in terms of both the site-specific policy requirements of policy SBA2 and in combination with other policies in the Exeter Plan and can reasonably be expected to come forwards during the Plan period.	Via an Executive decision in December 2024, the City Council has resolved to work with potential development partners, including adjoining landowners, on a comprehensive delivery solution at City Point/Civic Centre. A study has been prepared by the City Council to proactively consider options for delivery across the City Council's landownerships at East Gate (including the former bus station site and the Civic Centre). This work is also considering how these parcels could come forwards alongside the Paris Street and Sidwell Street frontages. https://committees.exeter.gov.uk/documents/

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			- the site will be available for development during the Plan period.					s97222/Report - City Point - Former Exeter Bus Station Report - December 24 v5 FINAL.pdf The site is currently used primarily as City Council offices. Councillors have formally agreed 'in principle' that the City Council's should relocate to another location in Exeter (The Senate), potentially in early 2027. Other parts of the Civic Centre are leased to other organisations, but these leases will end in the near future.
145 / 166 East Gate / Manor Court, Dix's Field, Exeter	Manor Court forms part of the East Gate allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 609 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 691 homes (net). The Exeter Plan Trajectory assumes a site-specific capacity of 52 homes, taken from the 2025 Exeter HELAA - 5th Edition (site ref. 166). The site is brownfield.	Exeter City Council	The agent for the long leaseholder has confirmed: - that they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; - the long lease of the site runs until 2117.	Prior approval application 25/1122/PDCD made by the long leaseholder for change the use of existing commercial buildings 1 and 2 (Use Class E) to 25 no. residential dwellings (Use Class C3) under class MA of part 3, schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2025 is pending consideration. No pre-planning or planning application have been made to date in relation to the rest of the site.	2032/33 - 25 homes; 2033/34 - 27 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 167 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) notes that mixed use development within the East Gate allocation is viable in terms of both the site-specific policy requirements of policy SBA2 and in combination with other policies in the Exeter Plan and can reasonably be expected to come forwards during the Plan period.	The East Gate Delivery Study (September 2025), has been prepared by Avison Young on behalf of the City Council, to proactively consider potential options for delivery across the East Gate site.

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145 / 156 East Gate / Pyramids, John Hannam House and Eaton House, Athelstan Road, Exeter	The Pyramids, John Hannam House and Eaton House form part of the East Gate allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 609 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 614 homes (net). The Plan trajectory assumes a site-specific capacity of 92 homes (net), taken from the 2025 Exeter HELAA - 4th Edition (site ref. 103). The site is brownfield.	Private	The landowner has confirmed: - that they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	Prior approval application 24/0004/DEM for the demolition of the former swimming pool and leisure centre building known as Pyramids was granted consent on 26 February 2024. Demolition works have been completed. No pre-planning or planning applications have been made to date to develop the site.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 17 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 156 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) notes that mixed use development within the East Gate allocation is viable in terms of both the site-specific policy requirements of policy SBA2 and in combination with other policies in the Exeter Plan and can reasonably be expected to come forwards during the Plan period.	The East Gate Delivery Study (September 2025), has been prepared by Avison Young on behalf of the City Council, to proactively consider potential options for delivery across the East Gate site.
145 / 103 East Gate / Clarendon House, Western Way, Exeter	Clarendon House forms part of the East Gate allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 609 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 691 homes (net). The Exeter Plan Trajectory assumes a site-specific capacity of 125 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 103). The site is brownfield.	Private	The site developer's agent has confirmed: - that they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5.	A planning application (25/1082/FUL) made by the landowner (developer) for demolition of the existing commercial building and redevelopment of the site comprising student accommodation with associated amenity space, flexible commercial floorspace (Use Class E) and/or community floorspace (Use Class F1/F2), public realm and landscaping works, cycle parking, refuse storage, access and servicing, and other associated works is pending consideration. The proposed scheme includes 134 studio flats which count towards the housing supply on a 1:1 basis, plus 163	2028/29 - 202 homes.	Build rate and lead-in time based on agent/developer advice. See also site ref. 103 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.	The Local Plan Viability Assessment Addendum (August 2025) notes that: - there is a willing landowner (developer) for this site and thus a likely viable scheme that can be delivered; and - mixed use development within the East Gate allocation is viable in terms of both the site specific	The East Gate Delivery Study (September 2025), has been prepared by Avison Young on behalf of the City Council, to proactively consider potential options for delivery across the East Gate site.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview	Additional comments
				bedspaces in cluster flats which count towards the housing supply on a 1:2.4 basis and therefore equate to 68 homes. The proposed scheme equates to 202 homes in total.			policy requirements of policy SBA2 and in combination with other policies in the Exeter Plan and can reasonably be expected to come forwards during the Plan period.	
146 / 22 Red Cow / Red Cow North, Exeter	Red Cow North forms part of the larger Red Cow allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 442 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 393 homes (net). The Plan trajectory assumes a site-specific capacity of 324 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 22). The site boundary shown in the HELAA includes land not owned by Network Rail (including the Exeter Brewery site), which is not available for redevelopment. The capacity of 324 homes solely relates to land that is in Network Rail's ownership. The site is brownfield.	Network Rail	The landowner has confirmed: - that they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for redevelopment in years 6-10.	Site is part of an extant allocation (Exeter St David's) made in the Exeter Local Plan First Review (adopted 2005). A recent pre-application inquiry for mixed use development of the site has been concluded. A planning application (25/0553/FUL) by the landowner to demolish the White House has been received.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 49 homes.	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 22 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) concludes that mixed use development within the Red Cow allocation is viable and can reasonably be expected to come forwards during the Plan period.	Network Rail and developer Bloc have created a joint venture, called Blockwork, to regenerate the site. In July 2025, the Secretary of State for Transport announced the formation of 'Platform 4', which merges the development activity of London and Continental Railways and Network Rails Property Team to create a new property company with a mandate to speed up housing delivery, attract investment and regenerate communities. Red Cow North has the potential to benefit from this merger.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview	Additional comments
146 / 170 Red Cow / University of Exeter land, Brunel Court, Exeter	The University of Exeter's site forms part of the larger Red Cow allocation in the Submission Exeter Plan, identified for mixed use redevelopment including 442 homes (net). The City Council has suggested a main modification to the Exeter Plan to change the capacity to 393 homes (net). The Exeter Plan Trajectory assumes a site-specific capacity of 69 homes, taken from the 2025 Exeter HELAA - 4th Edition (site ref. 170). The site is brownfield.	University of Exeter	The landowner has confirmed: - that they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period' and; - the site will be available for development during the Plan period.	Site is part of an extant allocation (Exeter St David's) made in the Exeter Local Plan First Review (adopted 2005). No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 44 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 170 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third Edition, March 2024, Lichfields).	The Local Plan Viability Assessment Addendum (August 2025) concludes that mixed use development within the Red Cow allocation is viable and can reasonably be expected to come forwards during the Plan period.	
142 Exe Bridges Retail Park, Cowick Street, Exeter	Allocated for mixed use redevelopment including 201 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 142).	Private	The landowner's agent has confirmed: - that the landowner is willingness for the site to be allocated; - existing retail units on the site are fully let with the longest leasehold due to expire in 2031. Therefore, the site will be available for development in the latter part of the Plan period; and - the landowner welcomes the opportunity to retain the existing retail function whilst	No pre-planning or planning applications made to date.	2037/38 - 25 homes; 2038/39 - 50 homes; 2039/40 - 50 homes; 2040/41 - 50 homes; 2041/42: 26 homes.	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 142 in Exeter HELAA - 4th Edition. The case studies of build rate and lead-in times for brownfield apartment-led schemes contained in Lichfield's 'Start to Finish - Third Edition' indicate that the build rate and lead-in time assumptions are realistic (Start to Finish - Third	The Local Plan Viability Assessment Addendum (August 2025) concludes that residential development on this site is viable. In addition, retail and other uses could be provided, subject to market conditions at the time, potentially as part of or alongside a residential scheme.	

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview	Additional comments
			providing for broader redevelopment of the site.			Edition, March 2024, Lichfields).		
169 South Gate, Magdalen Street, Exeter	Allocated for mixed use redevelopment including 81 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 169). The site is brownfield.	Devon County Council (car park and highway). Private (The former Night Shelter).	In respect of the car park and gyratory, Devon County Council has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period. In respect of the former Night Shelter, the site agent has advised that: - they cannot confirm availability until the City Council's lease on the premises has been terminated in accordance with the lease requirements. The City Council is currently undertaking to comply with the termination	A pre-application inquiry for residential development of the site is pending consideration.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 5 homes	Build rate and lead-in time based on HELAA Methodology. See also site ref. 169 in Exeter HELAA - 4th Edition.	The Local Plan Viability Assessment Addendum (August 2025) concludes that mixed use development of the site is viable in terms of both the site-specific policy requirements of policy SBA5 and in combination with other policies in the Exeter Plan and can reasonably be expected to come forwards during the Plan period. Viability would be improved if an increased amount of development could be delivered on the site.	

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview	Additional comments
			requirements, so that the site can be confirmed as available. It is therefore assumed that the premises will be available during the Plan period.					

Table 2: Predominantly Residential - Large Scale sites

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview
90 Land at Old Rydon Lane, Old Rydon Lane, Exeter	Allocated for 357 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition - 4th Edition (site ref. 90).	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, there is inadequate evidence to show that the site is deliverable during this period. The City Council considers that development will not commence until years 6-10.	Site is part of an extant allocation (Newcourt) made in the Exeter Core Strategy (adopted 2012). Outline planning application 14/1351/OUT for up to 392 residential dwellings with associated infrastructure on land forming part of the Newcourt urban extension (all matters reserved) benefits from a resolution to approve consent made by the City Council's Planning Committee in 2014. S106: Not signed.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 50 homes; 2039/40 - 32 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 90 in 2025 Exeter HELAA - 4th Edition.	The Local Plan Viability Assessment Addendum (August 2025) concludes that development of the site is viable.
83 St Bridget Nurseries, Old Rydon Lane, Exeter	Allocated for 350 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 83). The site is part brownfield, part greenfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - due to a judicial review due to be determined in October 2025 (see Planning status), the site cannot yet be relied upon as deliverable in relation to the five-year housing land supply; and - aside from the judicial review which relates to access, they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period.	Site is part of an extant allocation (Newcourt) made in the Exeter Core Strategy (adopted 2012). Outline planning permission 23/1320/OUT for the <i>demolition of existing buildings and structures and the phased development of up to 350 dwellings and associated infrastructure and open space (all matters reserved except access)</i> was granted on 30 January 2025 via appeal. The planning application was made by the site's landowner. An application for judicial review was made by a third party and is scheduled to be heard in October 2025. S106: completed.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 50 homes; 2038/39 - 50 homes; 2039/40 - 25 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 83 in Exeter HELAA - 4th Edition.	The Local Plan Viability Assessment Addendum (August 2025) concludes that development of the site is viable.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview
104 Heavitree Road Police Station, Heavitree Road, Exeter	Allocated for 350 homes in the Exeter Plan in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan, to change the capacity to 813 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 104). The site is brownfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5.	A full planning application (25/0676/FUL) by the landowner for the demolition of the existing buildings and erection of mixed-use development comprising Purpose-Built Student Accommodation and Co-Living with associated infrastructure is pending consideration. The proposed scheme includes 414 co-living studio flats and 399 purpose built student accommodation studio flats. Studio flats count towards the housing supply on a 1:1 basis, so the proposed scheme equates to 813 homes.	2028/29 - 813 homes.	Build rate based on agent/developer advice.	The Local Plan Viability Assessment Addendum (August 2025) concludes that development of the site is viable.
163 Mary Arches Multi-Storey and Surface Car Park, Mary Arches Street, Exeter	Allocated for 148 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan, to change the capacity to 246 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 163). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	A full planning application (25/0781/FUL) has been made by Eutopia for the demolition of multi-storey car park and construction of a co-living development alongside public realm improvements, landscaping, cycle and car parking, servicing, refuse and recycling provision, and associated works is pending consideration. The application includes 309 co-living studio flats. However, this has not been the subject of pre-application discussions with the City Council. Therefore, the lower HELAA capacity is assumed.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 50 homes; 2036/37 - 50 homes; 2037/38 - 21 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 163 in Exeter HELAA - 4th Edition.	The Local Plan Viability Assessment Addendum (August 2025) concludes that development of the site is viable.
64 Whipton Community Hospital, Hospital Lane, Exeter	Allocated for 110 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan, to change	NHS	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 50 homes; 2035/36 - 4.	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 64 in Exeter HELAA - 4th Edition.	The Local Plan Viability Assessment Addendum (August 2025) concludes that development of the site is viable.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview	Viability overview
	the capacity to 129 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 64). The site is brownfield.		or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will become available for development in years 1-5, in line with work by the NHS to make more effective use of their health estate. However, in line with the HELAA Methodology, the City Council considers that the site will more likely be delivered in years 6-10.				

Table 3: Predominantly Residential – Major sites

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
151 Rougemont Switching Centre, Queen Street, Exeter	Allocated for 86 homes in the in the Submission Exeter Plan. The capacity is taken from the 2025 2025 Exeter HELAA - 4th Edition - 4th Edition (site ref. 151). The site is brownfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5.	No pre-planning or planning application made to date. The landowner has prepared an initial feasibility study indicating potential for a development of purpose built student accommodation equating to around 190 homes (based on the Housing Delivery Test ratio, or around 230 Build To Rent apartments. However, this has not yet been the subject of pre-application discussions with the City Council. Therefore, the lower HELAA capacity is assumed.	2032/33 - 25 homes; 2033/34 - 50 homes; 2034/35 - 11 homes.	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 151 in Exeter HELAA - 4th Edition.
91 Land at Newcourt Road, Newcourt Road, Topsham, Exeter	Allocated for 69 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 51 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 91). The site is greenfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, in line with the HELAA Methodology, the City Council considers that the site is more likely to be delivered in years 6-10.	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 26 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back from landowner advice, to reflect HELAA Methodology. See also site ref. 91 in Exeter HELAA - 4th Edition.
18 Land adjoining Silverlands, Chudleigh Road, Exeter	Allocated for 67 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 55 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 18). The site is greenfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the landowner and the prospective developer have advised that the site will be available for development in years 1-5.	Site is part of an extant allocation (Alphington) made in the Exeter Core Strategy (adopted 2012). A pre-application inquiry for residential development of between fifty and sixty homes is pending consideration. Development Management advice is that this is an appropriate capacity for the site.	2027/28 - 15 homes; 2028/29 - 40 homes.	Build rate and lead-in time based on developer advice. See also site ref. 18 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
94 Land to the west of Newcourt Road, Newcourt Road, Topsham, Exeter	Allocated for 56 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 94). The site is greenfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, in line with the HELAA Methodology, the City Council considers that the site is more likely to be delivered in years 6-10.	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 31 homes	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 94 in Exeter HELAA - 4th Edition.
95 Land at Topsham Golf Academy, Exeter Road, Topsham, Exeter	Allocated for 54 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 95).	Private	The prospective developer / agent has confirmed: - that the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the plan period; and - the site will be available for development in years 1-5.	A planning application by Heritage Homes South West (24/0785/FUL) for <i>demolition of existing buildings/structures and proposed residential development of 54 no. residential units, including affordable housing, plus open space, landscaping, car parking, drainage, vehicular access, internal roads and all associated infrastructure and development</i> is pending consideration.	2027/28 - 10 homes; 2028/29 - 22 homes; 2029/30 – 22 homes.	Build rate and lead-in time based on agent advice. See also site ref. 95 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.
26 Land at Exeter Squash Club, Prince of Wales Road, Exeter	Allocated for 48 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 26). The site is brownfield.	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 6-10.	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 23 homes	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 26 in Exeter HELAA - 4th Edition.
150 Land and buildings at	Allocated for 47 homes (net) in the Submission Exeter Plan. The capacity is taken from	Private	The landowner's agent has confirmed that: - the landowner is willing for the site to be allocated;	A planning application (23/0949/FUL) for the <i>demolition of existing buildings and dwelling and redevelopment to provide an 89-bed co-living scheme with associated</i>	2032/33 - 25 homes; 2033/34 -22 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back from the agent's advice to reflect

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
Victoria Street, Victoria Street, Exeter	the 2025 Exeter HELAA - 4th Edition (site ref. 150).		- they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.	<i>accesses/egresses, landscaping and other external works</i> was refused consent on grounds that the proposed height, massing and position of the proposed scheme would have unacceptable amenity impacts on neighbouring properties and would harm the character of the area, that the scheme provided insufficient amenity space for occupants, that insufficient information had been provided to demonstrate that external lighting would not cause ecological and amenity harm, and that the applicant had not committed to completing a Section 106 Agreement that made satisfactory contributions to a range of off-site infrastructure or affordable housing.		HELAA Methodology. See also site ref. 150 in Exeter HELAA - 4th Edition.
51 12-31 Sidwell Street, Exeter	Allocated for 45 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 51).	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 20 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 51 in Exeter HELAA - 4th Edition.
153 Land to the east of Newcourt Road 2, Newcourt Road, Topsham, Exeter	Allocated for 45 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 27 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 153). The site is greenfield.	Private	The landowner and prospective developer have confirmed: - that the landowner is willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5.	A planning application by Strongvox (24/1425/FUL) for <i>residential development of 23 dwellings (including 35% affordable housing) access from Newcourt Road and associated works on land at Newcourt Road, Topsham</i> is pending consideration. Following discussions with City Council planners, the number of homes included in the planning application has increased to 27.	2027/28 - 17 homes; 202/29 - 10 homes.	Build rate and lead-in time based on developer advice. See also site ref. 153 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.
63 Clifford Close, Exeter	Allocated for 33 homes (net) in the Submission Exeter Plan. The capacity is taken from	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated;	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 8 homes.	Build rate and lead-in time based on HELAA Methodology. See also site

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
	the 2025 Exeter HELAA - 4th Edition (site ref. 63). The site is brownfield.		- they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.			ref. 63 in Exeter HELAA - 4th Edition.
165 Gipsy Hill Hotel, Gipsy Hill Lane, Exeter	Allocated for 28 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 41 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 165). The site is brownfield.	Private	The landowner has confirmed that they are willing for the site to be allocated and the site will be available for development during the Plan period.	Part of an extant allocation (Monkerton Hill Barton) made in the Exeter Core Strategy (adopted 2012). A recent pre-application inquiry for residential development has been concluded.	2032/33 - 25 homes; 2033/34 - 16 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 165 in Exeter HELAA - 4th Edition.
160 Unit 1 Nightclub, Summerland Street, Exeter	Allocated for 28 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 160). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	Site is part of the extant Grecian Quarter area identified for redevelopment in the Exeter Core Strategy (adopted 2012).	2032/33 - 25 homes; 2033/34 - 3 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 160 in Exeter HELAA - 4th Edition.
125 Land behind 66 Chudleigh Road, Chudleigh Road, Exeter	Allocated for 27 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 125).	Private	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 2 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back from landowner advice to reflect HELAA Methodology. See also site ref. 125 in Exeter HELAA - 4th Edition.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
			years 6-10, in accordance with the HELAA Methodology.			
75 Chestnut Avenue, Exeter	Allocated for 24 homes (net) in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 75).	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.	2032/33 - 24 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 75 in Exeter HELAA - 4th Edition.
106 East of Pinn Lane, Pinn Lane, Exeter	Allocated for 24 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 12 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 106). The site is greenfield.	Private	The landowner has confirmed that: - they are willing for the site to be allocated; and - the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.	The site is part of an extant allocation (Monkerton Hill Barton) made in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2032/ 33 - 12 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 106 in Exeter HELAA - 4th Edition.
158 Land at Matford Lane 2, Matford Lane, Exeter	Allocated for 21 homes in the Submission Exeter Plan. The City Council has suggested a main modification to the Exeter Plan to change the capacity to 27 homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 158). The site is greenfield.	Devon County Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.	No pre-planning or planning applications made to date.	2032/33 - 25 homes; 2033/34 - 2 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 158 in Exeter HELAA - 4th Edition.
108	Allocated for 17 (net) homes in the Submission Exeter Plan. The City Council has	Private	The landowner has confirmed that: - they are willing for the site to be allocated;	Site is part of an extant allocation (Monkerton Hill Barton) made in the Exeter Core Strategy (adopted 2012).	2032/33 - 18 homes.	Build rate and lead-in time based on HELAA Methodology. See also site

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
Hessary, Hollow Lane, Exeter	suggested a main modification to the Exeter Plan to change the capacity to 18 (net) homes. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 108). The site is greenfield.		- they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.		ref. 108 in Exeter HELAA - 4th Edition.
100 Fever and Boutique, 12 Mary Arches Street, Exeter	Allocated for 15 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 100). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and The agent has advised that the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.	No pre-planning or planning applications made to date.	2032/33 - 15 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back from agent advice to reflect HELAA Methodology. See also site ref. 100 in Exeter HELAA - 4th Edition.
107 Land south of Gipsy Hill Lane, Gipsy Hill Lane, Exeter	Allocated for 14 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 107). The site is greenfield.	Private	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development in years 1-5. However, the City Council considers it more likely that the site will be delivered in years 6-10, in accordance with the HELAA Methodology.	Site is part of an extant allocation (Monkerton Hill Barton) made in the Exeter Core Strategy (adopted 2012). No pre-planning or planning applications made to date.	2032/33 - 14 homes.	Build rate based on HELAA Methodology. Lead-in time pushed back from landowner advice to reflect HELAA Methodology. See also site ref. 107 in Exeter HELAA - 4th Edition.
84 Garages at Lower Wear Road, Lower Wear Road, Exeter	Allocated for 12 homes in the Submission Exeter Plan. The capacity is taken from the 2025 Exeter HELAA - 4th Edition (site ref. 84).	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and	No pre-planning or planning applications made to date.	2032/33 - 12 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 86 in Exeter HELAA - 4th Edition.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
	The site is brownfield.		- the site will be available for development during the Plan period.			

Table 4: Residential – Minor sites

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
129 Newbery Car Breakers, Redhills, Exeter	Allocated for 8 homes in the Submission Exeter Plan. The capacity is taken from the Exeter HELAA (site ref. 129). The site is brownfield.	Private	The landowner and agent have confirmed: - their willingness for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	A series of expired permissions for residential development were made between the early 2000s up to 2018. The most recent application on the site for 6 dwellings was refused consent on grounds of failure to provide pedestrians and cyclists with safe access to and from the site and failure to promote sustainable modes of transport, resulting in a car-dependent environment. The subsequent appeal was dismissed on the same grounds (22/0756/FUL).	2032/33 - 8 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 129 in Exeter HELAA - 4th Edition.
31 Lancelot Road, Exeter	Allocated for 7 homes in the Submission Exeter Plan. The capacity is taken from the Exeter HELAA (site ref. 31). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions of land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.	2032/33 - 7 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 31 in Exeter HELAA - 4th Edition.
30 Land rear of Beacon Lane shops, Beacon Lane, Exeter	Allocated for 6 homes in the Submission Exeter Plan. The capacity is taken from the Exeter HELAA (site ref. 30). The site is brownfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.	2032/33 - 6 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 30 in Exeter HELAA - 4th Edition.
13 Land at Taunton Close, Taunton Close, Exeter	Allocated for 5 homes in the Submission Exeter Plan. The capacity is taken from the Exeter HELAA (site ref. 5). The site is part brownfield, part greenfield.	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and	No pre-planning or planning applications made to date.	2032/33 - 5 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 13 in Exeter HELAA - 4th Edition.

HELAA site ref. Allocation / land parcel	Allocation details	Ownership	Availability	Section 106 and planning status	Build rate and lead-in time assumptions	Delivery overview
			- the site will be available for development during the Plan period.			
73 91-97 Wonford Street, Exeter	Allocated for 5 homes (net) in the Submission Exeter Plan. The capacity is taken from the Exeter HELAA (site ref. 73).	Exeter City Council	The landowner has confirmed that: - they are willing for the site to be allocated; - they are not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent development during the Plan period; and - the site will be available for development during the Plan period.	No pre-planning or planning applications made to date.	2032/33 - 5 homes.	Build rate and lead-in time based on HELAA Methodology. See also site ref. 73 in Exeter HELAA - 4th Edition.