

Exeter Plan Housing Trajectory

September 2025

Exeter City Council

Civic Centre

Paris Street

Exeter

EX1 1JN



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1. Housing trajectory overview

- 1.1 This housing trajectory has been prepared to support the Exeter Plan. The trajectory draws on data in the 2025 Exeter Housing and Economic Land Availability Assessment – 4th Edition and the September 2025 Five Year Housing Land Supply Statement to demonstrate annual housing delivery on deliverable and developable sites over the Plan period.
- 1.2 The housing trajectory has been prepared in accordance with the 2023 National Planning Policy Framework (2023 NPPF)¹ and the 2023 Housing Supply and Delivery Planning Practice Guidance (2023 PPG)².
- 1.3 The housing trajectory is an update to the trajectory on pages 166 and 167 of the Submission Exeter Plan. The City Council has suggested minor modifications to the Submission Exeter Plan to reflect the updates in this report.
- 1.4 The housing trajectory is contained in appendix A of this report and shows a supply of 14,119 homes over the Plan period from completions to 1 April 2025, sites with planning permission / resolution to approve planning permission at 1 April 2025, windfalls and Exeter Plan allocations. The supply exceeds the Exeter Plan's housing requirement of at least 12,840 homes by 1,279 homes.
- 1.5 Housing completions data for 2022/23 to 2024/25 has been compiled by the City Council. The figures are net and include purpose-built student accommodation and communal accommodation (e.g. homes for older people that are not self-contained, such as care homes), all counted in accordance with the PPG.
- 1.6 Appendix B shows the contribution that each site with planning permission / resolution to approve planning permission at 1 April 2025 makes to the housing supply. The permissions trajectory is subdivided into major sites (schemes of ten or more homes) and small sites (schemes of between one and nine homes).

¹ [\[ARCHIVED CONTENT\]](#), December 2023. MHCLG etc.

² [\[ARCHIVED CONTENT\] Housing supply and delivery - GOV.UK](#), July 2019. MHCLG etc.

- 1.7 Appendix C shows the contribution that windfall sites will make to the housing supply. The trajectory is subdivided into major sites (schemes of ten or more homes) and small sites (schemes of between one and nine homes). The data in the windfalls trajectory reflects appendix H of the September 2025 Five Year Housing Land Supply Statement and paragraphs 4.16 to 4.23 of that document explain the methodology behind the data.
- 1.8 Appendix D shows the contribution that sites proposed for allocation in Policy H2 of the Exeter Plan will make to the housing supply. The allocations trajectory is subdivided as per Policy H2 into strategic mixed use brownfield sites, predominantly residential sites: large scale, predominantly residential sites: major and residential sites: minor. The housing capacity of each site is the same as Policy H2 of the Submission Exeter Plan, except where the City Council has suggested a main modification, in which case the suggested modified capacity is used in the allocations trajectory³. Three of the proposed strategic mixed-use brownfield sites are in multiple ownership (site ref. 15: Water Lane; site ref. 145: East Gate; and site ref. 146: Red Cow). For these sites, each landownership parcel is shown separately in the allocations trajectory. This is because each land parcel may be delivered by a different developer(s).

³ The City Council has suggested main modifications to Policy H2, comprising amended capacities for site refs. 15, 145, 146, 104, 163, 64, 91, 18, 153, 165, 106, 158 and 108 and the deletion of site refs. 72, 60 and 110.

Appendix A: Exeter Plan housing trajectory

Source	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15
							2027/28	2028/29	2029/30	2030/31	2031/32													
Completions	577	808	554	0	0	1939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Permissions	0	0	0	880	700	1580	1121	947	170	128	61	2427	290	266	203	102	100	961	100	100	100	98	50	448
Windfalls	0	0	0	0	0	0	46	47	47	47	47	234	97	171	187	187	187	829	187	187	187	187	187	935
Exeter Plan allocations	0	0	0	0	0	0	42	1087	22	0	0	1151	726	783	415	304	300	2528	285	299	227	150	126	1087
Sub-total	577	808	554	880	700	3519	1209	2081	239	175	108	3812	1113	1220	805	593	587	4318	572	586	514	435	363	2470
Exeter Plan total																							14119	

Appendix B: Permissions trajectory

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
Major sites																											
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	25	25	25	6				31						0						0	See site ref. MSD01, appendix C of September 2025 Five Year Housing Land Supply Statement (FYLSS). Pre-2025/26 completions : 2021/22 - 10 homes; 2022/23 - 75 homes; 2023/24 - 52 homes; 2024/25 - 81 homes.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD02	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	18/1849/RES: Reserved matters 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.	N	24 5	24 5	Started	38	49	20					20						0						0	See site ref. MSD02, appendix C See appendix C of September 2025 FYLSS. Pre-2025/26 completions : 2020/21 - 55 homes; 2021/22 - 45 homes; 2022/23 - 37 homes; 2023/24 - 1 home and construction paused. 2024/25: construction resumed.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD03	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 3 and Seabrook Square)	23/1237/RES: Reserved Matters Application (Pursuant to the Outline Planning Permission Ref. 11/1291/OUT) for the approval of the layout, 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).	N	201	201	Started	13		37	52	52	47		188						0						0	See site ref. MSD93, appendix C. of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 to include an additional flat).	Y	13	13	Implemented								0	13					13						0	September 2025 position: consent implemented, but no further progress made towards delivery. Landowner has not completed a form. Given the age of the consent, the scheme is not included in the five-year supply but is included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	25	25						0						0						0	Pre-2025/26 completions : 2016/17 - 53 homes; 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. September 2025 position: developer has not completed a form; therefore, HELAA build rate applied.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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								0	13					13						0	September 2025 position: consent implemented, but no further progress made towards delivery. Landowner has not completed a form. Given the age of the consent, the scheme is not included in the five-year supply but is included in the trajectory.
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	274	274	Not started			12	25	25	25	25	112	50	50	60	2		162						0	See site ref. MSO01, appendix E of September 2025 FYLSS

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD07	Hill Barton Farm, Hill Barton Road	23/0751/RES: Reserved Matters application (following Outline approval 19/1375/OUT) for all matters of detail not approved at outline stage, including details of layout, house types, public open space, highways (roads/footways/cycle ways), drainage and other infrastructure and landscaping.	N	19 5	19 5	Started	60	60	53	15				68						0						0	See site ref. MSD07, appendix C of September 2025 FYLSS. Pre-2025/26 completions : 2024/25 - 7 homes.
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 up to 80 dwellings (all matters reserved except access).	N	68	68	Started	10	30	28					28						0						0	See site ref. MSD08, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSO02	Bricknells Bungalow, Old Rydon Lane	14/2007/OUT: Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.	N	24	24	Not started								0	24					24						0	September 2025 position: 16/0389/RES for phase 1 (6 homes) completed. Developer has not completed a form. Site not included in the five-year housing land supply but is included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	392	392	Not started								0						0						0	September 2025 position: site agent has completed a form, advising that site will be delivered in years 1-5. However, the S106 Agreement remains unsigned after a decade. Site is a proposed housing allocation in the Exeter Plan (see site ref. 90, appendix D).

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD09	Paternoster House, 1-6 North Street and 182, 184 & 186 Fore Street	24/01244/VOC: 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. (Variation of condition 2 of planning permission 23/0326/FUL to allow additional loft space for Flat 23 with a flat roof replacing the pitched roof, changes to the internal courtyard for Apartment 27, and revisions to the floor layouts and elevations.)	N	28	24	Completed	22							0												0	Pre-2025/26 completions : 2024/25 - 2 homes.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD10	Exeter Royal Academy for Deaf Education, Topsham Road	20/1614/VOC: Variation of drawings referenced in condition 2 of planning permission 19/1436/VOC. Amendments include addition of balconies to Blocks A and D; amended external, parking, bins and cycle store layout; change to single entrance core to Block D; amendment of Affordable Housing arrangement in Blocks B and C.	N	146	146	Started	39	70						0						0						0	Pre-2025/26 completions : 2023/24 - 33 homes; 2024/25 - 4 homes. September 2025 position: build rate advised by the developer.
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							0						0						0	65 self-contained apartments. September 2025 position: build rate advised by the developer.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	15 5	15 5	Started	28	2						0						0						0	Pre-2025/26 completions : 2022/23 - 24 homes; 2023/24 - 58 homes; 2024/25: 37 homes. September 2025 position: build rate advised by the developer.
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	22	4	Started	4							0						0						0	35-bedroom care home equates to 18 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 35), giving a net gain of 4 dwellings (22-18). Nearing completion. September 2025 position: developer has not completed a

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
																											form; therefore, HELAA build rate applied.
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							0						0						0	Pre-2025/26 completions : 2023/24 - 2 homes; 2024/25 - 37 homes. September 2025 position: build rate advised by the developer.
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.	Y	91	55	Started	35		20					20						0						0	See site ref. MSD15, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD16	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 1)	21/0960/RES: Approval of landscaping reserved matter for phase 1 of outline planning permission ref. 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.	N	230	230	Implemented			12	25	25	25	25	112	50	50	18			118						0	See site ref. MSD16, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 spaces, access road, refurbishment and extension of locally listed former water tower, and associated works.	N	165	165	Started		165						0						0						0	September 2025 position: build rate advised by the developer.
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	92	92	Started	92							0						0						0	A new planning application to increase the number of units to 92 is pending consideration (23/1425/FUL). This is the scheme that is nearing completion. September 2025 position:

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
																											build rate advised by the developer.
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 planning permission reference 15/0640/OUT granted 1 March 2021.	N	206	206	Started	47	41	37					37						0						0	See site ref. MSD19, appendix C of September 2025 FYLSS. Pre-2025/26 completions : 2022/23 - 6 homes; 2023/24 - 20 homes; 2024/25 - 55 homes.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 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).	N	61	61	Started	25							0						0						0	Pre-2025/26 completions : 2022/23 - 6 homes; 2023/24 - 19 homes; 2024/25- 11 homes. September 2025 position: developer has not completed a form; therefore, HELAA build rate applied.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk (revised).	N	33 2	33 2	Impleme nted				33 2			33 2							0						0	See site ref. MSD21, appendix C of September 2025 FYLSS.
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	18 2	18 2	Started	25	25	25	25	25	25	1 1	11 1						0						0	See site ref. MSD22, appendix C of September 2025 FYLSS. Pre-2025/26 completions : 2024/25 - 21 homes.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 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.	Y	41	41	Lapsed								0	25	16				41						0	September 2025 position: site to be sold by the City Council to an older people's housing developer, subject to planning and is likely to be developed for a greater number of units than under the lapsed consent. The developer has completed a proforma indicating delivery in years 1-5. However, as the proposals have not yet been subject to detailed pre-application

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
																											discussions, the site is not included in the five-year supply but is included in the trajectory for the same number of homes as the lapsed consent.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD25	Hurst Almshouses, 2-24 Fairpark Road	18/0598/FUL: Demolition of existing dwellings and redevelopment of the site to create 31 nos. one- and two-bedroom almshouse flats together with landscape enhancement to the adjacent Bull Meadow Park (revised scheme).	Y	31	19	Not started				19				19						0						0	See site ref. MSD25, appendix C of September 2025 FYLSS.
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					10						0						0	See site ref. MSD26, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 associated infrastructure.	N	80	80	Started		12	25	25	18			68						0						0	See site ref. MSD27, appendix C of September 2025 FYLSS.
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.	Y	23	23	Implemented			12	11				23						0						0	See site ref. MSD28, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	134	44						0						0						0	Pre-2025/26 completions : 2024/25 - 6. September 2025 position: developer did not complete the form; however, approx. 75% of homes on the site are now completed and most other homes are under construction . Therefore, full completion within two years is expected.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD30	Honeylands Hospital for Children, Pinhoe Road	22/0313/FUL: Redevelopment of the Honeylands 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.	N	34	34	Started		12	22					22						0						0	See site ref. MSD30, appendix C of September 2025 FYLSS.
MSD31	Land off Spruce Close and Celia Crescent	23/1174/FUL: Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.	N	93	93	Started		12	25	25	25	6		81						0						0	See site ref. MSD31, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	Started	6	37	36	21				57						0						0	See site ref. MSD32, appendix C of September 2025 FYLSS.
MSD33	Buckerell Lodge Hotel, Topsham Road	22/0770/FUL Construction of 62 Retirement Apartments (Category II Type Sheltered Housing) with communal facilities and car parking.	Y	62	62	Started	62							0						0						0	Self-contained apartments. September 2025 position: build rate advised by the developer/agent.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD34	Land adjacent to Newcourt Road	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	12	18						0						0						0	September 2025 position: developer has not completed a form; therefore, HELAA build rate applied.
MSO04	Land at St Bridget Nurseries, Old Rydon Lane	23/1320/OUT: Outline planning application for the 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).	N	350	350	Not started								0						0						0	September 2025 position: outline consent granted on appeal in January 2025, but consent is currently subject to a judicial review. Site is a proposed housing allocation in the Exeter Plan (see site ref. 90, appendix D).

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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			12	4				16						0						0	See site ref. MSD35, appendix C of September 2025 FYLSS.
MSD36	Land at Retreat Drive, Topsham	25/0139/FUL: Erection of apartment block comprising 8 no. units plus car parking, vehicular access, landscaping and all associated development	N	8	8	Not started			8					8						0						0	See site ref. MSD36, appendix C of September 2025 FYLSS.
MSD37	Cardinal Newman House, Wonford Road	22/0637/FUL: Removal of existing building and construction of 42 bed residential care home (C2 use).	Y	22	22	Implemented			22					22						0						0	See site ref. MSD37, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD38 (S)	Haven Banks Retail Park, 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 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.	N	423	423	Not started								0	25	50	50	50	50	225	50	50	50	48	198	Consent is for 239 Build To Rent flats and 184 co-living studio flats. Resolution to approve consent taken by Planning Committee, Dec 2023. September 2025 position: applicant has not completed a form and S106 Agreement is not yet signed. Therefore, the site is not included in the five-year supply.	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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	145	145	Not started			145					145						0						0	See site ref. MSD39, appendix C of September 2025 FYLSS.
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 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.	Y	34	34	Not started								0	34					34						0	34 co-living studio flats. Committee resolution to approve consent taken by Planning Committee. September 2025 position: applicant has not completed a form; therefore, HELAA lead-in time and build rate applied.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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								0	25	50	25			100						0	September 2025 position: pre-application for residential development is pending consideration. However, prospective developer has not completed a form. Site not included in the five-year housing land supply but is included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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, drainage and bat/bird boxes).	N	40	40	Started	40							0						0						0	25/0022/VOC also amends the scheme to a 100% affordable housing scheme. September 2025 position: build rate advised by developer.
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	Completed	35							0						0						0	66 care home bed spaces equate to 35 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 66).

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSO06 (S)	Water Lane (South)	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 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.	N	11 40	11 40	Not started								0	25	50	50	50	50	22 5	50	50	50	5 0	5 0	25 0	September 2025 position: outline scheme includes up to 976 C3 dwellings and 320 co-living bedspaces, plus the loss of 4 existing flats. Site not included in the five-year housing land supply but is included in the trajectory.
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			12	2				14						0						0	See site ref. MSD43, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD44 (S)	The King Billy and 26-28 Longbrook Street	25/0318/FUL: New building comprising 8 levels purpose-built student accommodation (sui generis) with 108 self-contained studios, ancillary spaces at ground, first and eight floor, and ground floor commercial unit (Class E(b)).	Y	108	108	Not started			108					108						0						0	See site ref. MSD44(S), appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD45	West Park, University of Exeter, Stocker Road	24/0184/VOC: Approval of all reserved matters of in relation to outline permission 20/1684/OUT for student accommodation & ancillary amenity facilities, & external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings & landscaping (Variation of conditions 1 (approved plans) & 9 (landscape plans) of 22/1746/RES to introduce a phasing plan, reduce shop area, increase bedspaces by 21no., reduce building height & associated amendments to Block CB & curtilage, & remove lower ground floor of Block LP & other external changes including installation of external lift for wheelchair users).	N	77 0	53 8	Not started			17 8	36 0			53 8							0						0	See site ref. MSD45, appendix C of September 2025 FYLSS.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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 configured within eleven self-contained student apartments.	Y	11	11	Started	11							0						0						0	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). September 2025 position: developer has not completed a form; therefore, HELAA lead-in time and build rate applied.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
MSD47	Apparelmaster, 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					236						0						0	See site ref. MSD47, appendix C of September 2025 FYLSS.
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 bedrooms in total.	Y	11	11	Not started								0						0						0	Scheme comprises 26 student bedspaces in (4) cluster flats. September 2025 position: site also has outline consent for residential development (see ref. SSOD56). A reserved matters planning application has been made, indicating that the residential scheme is more likely

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
																											to be implemented than the PBSA scheme. Therefore, the PBSA scheme is not included in the five-year supply or trajectory.
Small sites																											
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								0	1					1						0	Completion s: 2015/16 - 1 home. No start made on 2nd home after a significant lapse of time, so site not included in the five-year supply but included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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								0	2					2						0	Completion s: 2 homes. No start made on the remaining 2 homes after a significant time lapse, so site not included in the five-year supply but included in the trajectory.
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								0	1					1						0	Consent implemented but no progress made for several years, therefore site not included in the five-year supply but included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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								0	2					2						0	Completion s: 2010/11 - 1 home. No progress made towards building the remaining homes, so site not included in the five-year supply but included in the trajectory.
SSOD05	Wallington, New North Road	18/0437/FUL: New dwelling.	N	1	1	Started	1							0						0						0	To be Balmoral House.
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							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD07	54 Main Road	22/0451/FUL: Re-development of site for commercial premises (Class E) on ground floor and three residential apartments on first floor with associated parking and amenity space.	Y	3	3	Lapsed								0						0						0	Pub demolished. Consent has lapsed, therefore site not included in the trajectory.
SSOD08	6 Pinwood Lane	23/0300/FUL: New dwelling adjoining existing dwelling.	N	1	1	Started	1							0						0						0	
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	Completed	1							0						0						0	
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 amenity space to rear (Revised Scheme).	Y	6	6	Implemented		6						0						0						0	Isca Motors closed in Dec 2024.
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	Completed	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD1 2	12 Monmouth Street, Topsham	21/0147/FUL: Proposed construction of a detached house and double garage.	N	1	1	Completed	1							0						0						0	
SSOD1 4	Land adjacent to the Old Malt House, Bartholemew Street East	22/1338/FUL: Construction of 2-bedroom dwelling house.	Y	1	1	Lapsed								0						0						0	Consent has lapsed, therefore site not included in the trajectory.
SSOD1 5	4 Dinham Road	21/1734/FUL: Subdivision of dwelling into two flats.	Y	2	1	Lapsed								0						0						0	Property instead converted to large HMO and consent has lapsed, therefore not included in the trajectory.
SSOD1 6	1 Charlotte Mews, Pavilion Place	22/0812/FUL: Extension to facilitate change of use to three flats.	Y	3	3	Lapsed								0						0						0	Consent has lapsed, therefore site not included in the trajectory.
SSOD1 7	61 Butts Road	24/0013/FUL: Proposed new dwelling and associated works (revised design).	N	1	1	Completed	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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								0						0						0	Consent appears likely to lapse as discharge of pre-commencement conditions have not been applied for and there is no evidence of a start on site. Therefore, site not included in the trajectory.
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						0	An alternative scheme (24/1353/F UL - change of use from shop and flat to five bed HMO) is under construction. Therefore, scheme not included in the trajectory.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD20	The Old Malthouse, Bartholemew Street East	20/1349/FUL: Alterations of existing 2 flats to form 3 flats, including 1 additional first floor flat and associated work.	Y	1	1	Lapsed								0						0						0	Consent has lapsed, therefore site not included in the trajectory.
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						0						0						0	
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							0						0						0	
SSOD23	Car park rear of 95-96 Fore Street	19/0820/FUL: Development of 8 flats over four floors.	Y	8	8	Not started								0						0						0	Consent appears likely to lapse as discharge of pre-commencement conditions have not been applied for and there is no evidence of a start on site. Therefore,

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
																											site not included in the trajectory.
SSOD2 4	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						0						0						0	Contamination Investigation required by condition - discharge of condition application applied for on 25 June 2025 by a housing developer.
SSOD2 5	75 Westminster Road	22/1125/FUL: Construction of new dwelling in garden.	N	1	1	Started	1							0						0						0	
SSOD2 6	The Old Malthouse, Bartholomew 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						0						0						0	Application relates to lower ground and ground floors of the building.
SSOD2 7	Land south of 15 The Fairway	22/0153/FUL: New dwelling.	Y	1	1	Not started		1						0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD28	460 Topsham Road	22/1641/FUL: Construction of new two bedroom attached dwelling with landscaping and associated works.	N	1	1	Started	1							0						0						0	
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						0						0						0	
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						0						0						0	
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						0						0						0	
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						0						0	Reserved matters consent not yet been, therefore lead-in time extended.

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD3 3	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						0						0						0	
SSOD3 4	7 Victory House, Dean Clarke Gardens	23/1021/FUL: Change the use from offices to a family home.	Y	1	1	Not started		1						0						0						0	Site for sale as a property with planning consent to convert to residential.
SSOD3 5	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						0						0						0	
SSOD3 6	Land adjacent Gras Lawn & Fleming Way	22/1177/FUL: Construction of two 1-bedroom 2-person dwellings with external space, landscaping and associated works.	Y	2	2	Not started		2						0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD37	79 Latimer Road	24/0125/FUL: Demolition of existing extension and construction of new detached dwelling.	Y	1	1	Not started		1						0						0						0	
SSOD37.5	Land rear of 65 Newcourt Road	24/1369/PTD: Technical details consent for 1no. new dwellinghouse (C3 Use Class), following the grant of Permission in Principle 23/1049/PMI.	N	1	1	Not started		1						0						0						0	
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						0						0						0	
SSOD39	203 Exwick Road	23/0881/FUL: New dwelling with associated access, parking and landscaping.	N	1	1	Not started		1						0						0						0	
SSOD40	5 Petersfield, Pinn Hill	23/1105/FUL: Two-storey dwelling with associated driveway, parking and landscaping.	N	1	1	Started	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD4 1	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						0						0						0	Consent is for 6 self-contained supported living flats.
SSOD4 2	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							0						0						0	Completion s: 2024/25 - 1 home. 1 home left to complete.
SSOD4 3	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						0						0						0	
SSOD4 4	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							0						0						0	
SSOD4 5	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	Started	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD4 6	25 Cowick Street	24/0135/FUL: Change of use of first floor office to residential and replacement windows.	Y	1	1	Not started		1						0						0						0	
SSOD4 7	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						0						0						0	Relates to part of first floor of the building.
SSOD4 8	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) with associated works permitted on 31 July 2024) to install PVCu windows in rear elevation.	Y	2	1	Completed	1							0						0						0	
SSOD4 9	16 Mary Arches Street	23/1271/PDCD: Prior approval for change of use from hair salon to 3 bed dwelling.	Y	1	1	Started	1							0						0						0	
SSOD5 0	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						0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD5 1	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						0						0						0	
SSOD5 2	27 Bowhay Lane	23/1544/PD: Change of use existing insurance sales office to single ground floor flat.	Y	1	1	Not started		1						0						0						0	
SSOD5 3	Barnfield Hill Surgery, 10-12 Barnfield Hill	24/1205/PDCD: Change of use from doctor's surgery to 3 dwelling flats.	Y	3	3	Not started		3						0						0						0	
SSOD5 4	99 Howell Road	22/0264/FUL: Conversion of existing building to form 6 apartments.	Y	6	5	Not started		5						0						0						0	
SSOD5 5	Ground floor flat, 47 Polsloe Road	22/1616/FUL: Change of use from basement to one bed self-contained flat.	Y	1	1	Completed	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
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						0						0	Reserved matters application 25/0569/RES for approval of all reserved matters (access, scale, layout, appearance and landscaping) pursuant to outline planning permission 23/0583/OUT and associated discharge of conditions 6, 11, 12, 13, 14 and 15 is pending consideration.
SSOD57	Parkfield House, Holman Way, Topsham	23/0688/FUL: Single storey detached dwelling within the curtilage of Parkfield House.	N	1	1	Started	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD58	Land adjacent to 14 Old Park Road / Land to the rear of 67 and 69 Longbrook Street	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						0						0						0	
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						0						0						0	5 institutional bed spaces equate to 3 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 5).
SSOD60	13 Masfield 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	Completed	1							0						0						0	
SSOD61	11 Blackall Road	24/1344/FUL: Change of use from hotel (Class C1) to dwelling house (Class C3).	Y	1	1	Completed	1							0						0						0	

Site Ref.	Site	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	2032/33	2033/34	2034/35	2035/36	2036/37	Yield yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Yield yrs 11-15	Additional information
SSOD6 2	3 Hampton Buildings	24/1199/VOC: Variation of conditions 02 (compliance with submitted details) and 3 (timber windows) of planning permission 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.	Y	2	1	Completed	1							0						0						0	
SSOD6 3	9 Richmond Road	24/1531/FUL: Proposed conversion of existing Grade 2 listed single dwelling into 2 flats.	Y	2	1	Completed	1							0						0						0	
SSOD6 4	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	Lapsed								0						0						0	Consent has lapsed, therefore site not included in the 5-year supply.
TOTAL							880	700	1121	947	170	128	61	2427	415	366	303	202	200	1486	200	200	140	48	0	588	

Appendix C: Windfalls trajectory

Source	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15
							2027/28	2028/29	2029/30	2030/31	2031/32													
Small sites	0	0	0	0	0	0	46	47	47	47	47	234	42	47	47	47	47	230	47	47	47	47	47	235
Major sites	0	0	0	0	0	0	0	0	0	0	0	0	80	140	140	140	140	640	140	140	140	140	140	700
Total	0	0	0	0	0	0	46	47	47	47	47	234	122	187	187	187	187	870	187	187	187	187	187	935

Appendix D: Allocations trajectory

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
Strategic mixed use brownfield sites																										
15 / 116	Water Lane - Water Lane South						0						0						0						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2025. See also site ref. 116 in Exeter HELAA - 4th Edition.
15 / 16	Water Lane - Haven Banks Retail Park						0						0						0						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2025. See also site ref. 16 in Exeter HELAA - 4th Edition.
15 / 117	Water Lane - Isca House						0						0	25	50	50	50	50	225	50	50	50	50	50	250	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.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
15 / 130	Water Lane - Vulcan Estate						0						0					0	25	50	50	50	50	225	Build rate based on HELAA Methodology. Lead-in time based on landowner advice. See also site ref. 130 in Exeter HELAA - 4th Edition.	
15 / 167	Water Lane - 61 and 62 Haven Road						0						0	25	9			34						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 167 in Exeter HELAA - 4th Edition.	
15 / 168	Water Lane - Canal Office and Sea Cadets						0						0					0			20			20	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 168 in Exeter HELAA - 4th Edition.	
145 / 53	East Gate - City Point						0						0	25	50	50	50	50	225	14					14	Build rate and lead-in time based on HELAA Methodology. See also site ref. 53 in Exeter HELAA - 4th Edition.
145 / 102	East Gate - Civic Centre						0						0	25	50	31		106							0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 102 in Exeter HELAA - 4th Edition.
145 / 166	East Gate - Manor Court						0						0	25	27			52							0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 167 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
145 / 156	East Gate - Pyramids, John Hannam House and Eaton House						0						0	25	50	17			92						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 156 in Exeter HELAA - 4th Edition.
145 / 103	East Gate - Clarendon House						0		202				202						0						0	Build rate and lead-in time based on landowner advice. See also site ref. 103 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.
146 / 22	Red Cow - Red Cow North						0						0	25	50	50	50	50	225	50	49				99	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 22 in Exeter HELAA - 4th Edition.
146 / 170	Red Cow - University of Exeter land						0						0	25	44				69						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 170 in Exeter HELAA - 4th Edition.
142	Exe Bridges Retail Park						0						0						0	25	50	50	50	26	201	Build rate based on HELAA model. Lead in time based on landowner advice. See also site ref. 142 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
169	South Gate						0						0	25	50	6			81						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 169 in Exeter HELAA - 4th Edition.
Predominantly residential sites: large scale																										
90	Land at Old Rydon Lane						0						0	25	50	50	50	50	225	50	50	32			132	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 90 in Exeter HELAA - 4th Edition.
83	St Bridget Nurseries						0						0	25	50	50	50	50	225	50	50	25			125	Build rate and lead-in time based on HELAA Methodology. See also site ref. 83 in Exeter HELAA - 4th Edition.
104	Heavitree Road Police Station						0	813					813						0						0	Build rate and lead-in time based on landowner advice. See also site ref. 104 in Exeter HELAA - 4th Edition and September 2025 Five Year Housing Land Supply Statement.
163	Mary Arches Mutli-Storey and Surface Car Park						0						0	25	50	50	50	50	225	21					21	Build rate and lead-in time based on HELAA Methodology. See also site ref. 163 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
64	Whipton Community Hospital						0						0	25	50	50	4		129						0	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.
Predominantly residential sites: major																										
151	Rougemont Switching Centre						0						0	25	50	11			86						0	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, Topsham						0						0	25	26				51						0	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 91 in Exeter HELAA - 4th Edition.
18	Land adjoining Silverlands						0	15	40				55						0						0	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.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
94	Land to the west of Newcourt Road, Topsham						0						0	25	31				56						0	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						0	10	22	22			54						0						0	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						0						0	25	23				48						0	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 Victoria Street						0						0	25	22				47						0	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 150 in Exeter HELAA - 4th Edition.
51	12-31 Sidwell Street						0						0	25	20				45						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 51 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
153	Land to the east of Newcourt Road 2, Topsham						0	17	10				27						0						0	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						0						0	25	8				33						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 63 in Exeter HELAA - 4th Edition.
165	Gipsy Hill Hotel						0						0	25	16				41						0	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						0						0	25	3				28						0	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						0						0	25	2				27						0	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 125 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
75	Chestnut Avenue						0						0	24					24						0	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						0						0	12					12						0	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)						0						0	25	2				27						0	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	Hessary, Hollow Lane						0						0	18					18						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 108 in Exeter HELAA - 4th Edition.
100	Fever and Boutique, 12 Mary Arches Street						0						0	15					15						0	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 100 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
107	Land south of Gipsy Hill Lane						0						0	14					14						0	Build rate based on HELAA Methodology. Lead-in time pushed back to reflect HELAA Methodology. See also site ref. 107 in Exeter HELAA - 4th Edition.
84	Garages at Lower Wear Road						0						0	12					12						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 86 in Exeter HELAA - 4th Edition.
Residential sites: minor																										
129	Newbery Car Breakers						0						0	8					8						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 129 in Exeter HELAA - 4th Edition.
31	Lancelot Road						0						0	7					7						0	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						0						0	6					6						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 30 in Exeter HELAA - 4th Edition.

HELAA site ref.	Site	2022/23	2023/24	2024/25	2025/26	2026/27	Delivery to Plan adoption	Five-year supply					Yields yrs 1-5	2032/33	2033/34	2034/35	2035/36	2036/37	Yields yrs 6-10	2037/38	2038/39	2039/40	2040/41	2041/42	Years 11-15	Additional information
								2027/28	2028/29	2029/30	2030/31	2031/32														
13	Land at Taunton Close						0						0	5					5						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 13 in Exeter HELAA - 4th Edition.
73	91-97 Wonford Street						0						0	5					5						0	Build rate and lead-in time based on HELAA Methodology. See also site ref. 73 in Exeter HELAA - 4th Edition.
Total		0	0	0	0	0	0	42	1087	22	0	0	1151	726	783	415	304	300	2528	285	299	227	150	126	1087	