

Five Year Housing Land Supply Statement

September 2025

Exeter City Council

Civic Centre

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1. Introduction

- 1.1 This five-year housing supply statement has been prepared to support the Exeter Plan. It identifies a five-year housing land supply from the intended date of adoption of the Exeter Plan. The statement has a base date of 1 April 2027.
- 1.2 The Exeter Plan reached Regulation 19 stage on 12 December 2024¹. As such, the Exeter Plan will be examined under the transitional arrangements provided for by paragraph 234a of the 2024 National Planning Policy Framework² and this statement has been prepared in accordance with the 2023 National Planning Policy Framework (2023 NPPF)³ and associated Planning Practice Guidance⁴.

¹ [exeter-plan-publication-plan-regulation-19.pdf](#), December 2024. Exeter City Council.

² [National Planning Policy Framework](#), December 2024. MHCLG.

³ [\[ARCHIVED CONTENT\]](#), December 2023. MHCLG etc.

⁴ [\[ARCHIVED CONTENT\] Housing supply and delivery - GOV.UK](#), July 2019. MHCLG etc.

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

2.1 Paragraph 69 and footnote 35 of the 2023 NPPF require that:

- Planning policies identify a supply of specific, deliverable sites for five years following the intended date of adoption of a Local Plan; and
- An appropriate buffer is added to the supply of specific deliverable sites (moved forward from later in the plan period).

2.2 Paragraph 001 of the PPG explains that the five-year housing land supply is a calculation of whether there is a deliverable supply of homes to meet the local authority's planned housing requirement over the next five years.

An appropriate buffer

2.3 In terms of adding an appropriate buffer:

- Paragraph 77 of the 2023 NPPF requires that a 20% buffer is added where there has been significant under delivery of housing over the previous three years. Footnote 43 explains that 'significant under delivery' should be measured against the Housing Delivery Test, where this indicates that housing delivery in the local authority area over the previous three years was below 85% of the housing requirement; and
- Paragraph 010 of the PPG requires a 10% buffer to be added where the local authority is seeking to confirm the existence of a five-year supply as part of a Local Plan's examination.

Addressing past shortfalls in housing completions

2.4 Paragraph 031 of the PPG states that, where the standard method for assessing local housing need is used as the starting point for forming a planned housing requirement (as is the case with the Exeter Plan), step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing a minimum annual local housing need figure. The paragraph goes on to say that under-delivery may need to be considered where a plan is being prepared part way through the proposed plan period and delivery has fallen below the emerging plan's housing requirement. The level of shortfall should be calculated from the base date of the plan and should be added to the requirements for the next five-year period.

Deliverability

2.5 Sites should be included in the five-year housing supply if they are 'deliverable'. Annex 2 of the 2023 NPPF defines deliverable sites as follows:

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

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

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

2.6 Paragraph 007 of the PPG provides guidance on the types of clear evidence that can be used to demonstrate that sites falling within category b) are deliverable within the five-year housing supply period. It states that such evidence may include:

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

Counting completions

2.7 Guidance in the PPG on counting completions in the five-year housing land supply includes:

- Completions should be net figures (paragraph 029);
- All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle be counted based on:
 - The amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
 - The extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

In both cases, calculations should be based on the average number of students living in student-only accommodation derived from published census data (see paragraph 2.9 below), and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is defined as a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling (paragraph 034);

- Housing for older people, including residential institutions in Use Class C2, should be counted in the supply (paragraph 035). Further guidance in the Housing for Older and Disabled People PPG⁵ (paragraph 016a) states that housing for older people provided in the form of a residential institution should be counted based on the average number of adults living in households, derived from published census data (see paragraph 2.9 below).

- 2.8 In terms of 2021 census data, the Housing Delivery Test Measurement Rulebook advises that the average number of students living in student only households is 2.4 (paragraph 10) and the average number of adults living in all households is 1.9 (paragraph 11).

Conclusion

- 2.9 This statement has been prepared in accordance with Government guidance set out above.

⁵ [\[ARCHIVED CONTENT\] Housing for older and disabled people - GOV.UK](#), June 2019, DLUHC and MHCLG

3. Exeter's five-year housing requirement

- 3.1 Policy H1 of the Exeter Plan sets a housing requirement of 642 homes per annum, calculated using the standard method relevant at the time of publication. The calculation is provided in full on page 61 of the 2024 Exeter Local Housing Needs Assessment⁶.
- 3.2 An annual requirement for 642 homes per annum generates a minimum five-year housing requirement of 3,210 (642 x 5).
- 3.3 As explained in paragraph 2.3 of this statement, a 20% buffer must be added to the minimum five-year requirement where the Housing Delivery Test shows a significant under-delivery of housing over the previous three years. There has not been a significant under-delivery of housing in Exeter over the last three years. The latest (2023) Housing Delivery Test result for the city is 110%, which exceeds the threshold of 85% below which the Government defines there to have been significant under-delivery.
- 3.4 However, the City Council is seeking to confirm the existence of a five-year supply through the Exeter Plan's examination. Therefore, a buffer of 10% must be added to the minimum five-year housing requirement.
- 3.5 The Exeter Plan is being prepared part way through its proposed plan period: the plan period commenced on 1 April 2022. Up to 31 March 2025, housing delivery has not fallen below the housing requirement: the housing requirement for 2022/22 to 2024/25 amounts to 1,926 homes (642 x 3) and the housing supply over the same period amounts to 1,939 homes (577 homes in 2022/23, 808 homes in 2023/24 and 554 homes in 2024/25). As such, it is not necessary to account for any shortfall in delivery when calculating the five-year housing requirement.
- 3.6 Considering the steps in paragraphs 3.2 to 3.5 above, Exeter has a five-year housing requirement of 3,531 homes. The calculation is shown in table 1.

Table 1: Exeter's five-year housing requirement 2027/28 – 2031/32

Description	Homes
(A) Annual housing requirement at 1 April 2027	642
(B) Minimum five-year housing requirement (A x 5)	3,210
(C) Buffer (B x 10%)	321
(D) Total five-year housing requirement (B + C)	3,531

⁶ [Exeter Local Housing Needs Assessment](#), December 2024. Opinion Research Services.

4. The five-year housing supply

Deliverability

- 4.1 The City Council has assessed the deliverable supply of housing for years 1 to 5 following the intended date of Plan adoption, and for the two years preceding Plan adoption (2025/26 and 2026/27) in accordance with the definition of a deliverable site in the 2023 NPPF (see paragraph 2.5 above):
- Small sites (for between one and nine homes) that had either outline or detailed permission at 1 April 2025, and major sites (ten homes or more) that had detailed permission at 1 April 2025, are considered deliverable unless there is clear evidence to demonstrate that they are not; and
 - Sites with outline permission at 1 April 2025 for ten or more homes (major sites), sites that are proposed for allocation in the Exeter Plan that did not have detailed permission at 1 April 2025, sites that had a grant of permission in principle at 1 April 2025 but not detailed permission and sites that are on Exeter's brownfield register but did not have detailed permission at 1 April 2025, are only considered deliverable where there is clear evidence of a realistic prospect that housing completions will begin on site within five years.
- 4.2 The City Council has assessed the deliverable supply of housing land with reference to the following sources of information:
- Correspondence over the past six months with developers, landowners and agents of major sites, on a site-by-site basis;
 - Intelligence provided by planning officers working on projects associated with the sites; and
 - A review of the status of planning applications and permissions.
- 4.3 The City Council has also had regard to the 2021 Housing and Economic Land Availability (HELAA) Methodology⁷ prepared by the local authorities broadly comprising the Exeter Housing Market Area (including the City Council) and endorsed by a panel of representatives from the housebuilding industry (the HELAA Panel). Appendix 2 of the HELAA Methodology includes basic assumptions about development lead-in times and build rates. The basic assumption is that each sales outlet will complete fifty homes per year on average, but that completions in years one to five will be constrained by ongoing factors affecting the housing market (e.g. high construction costs, labour shortages). The model is shown in table 2 below.

⁷ [HELAA Methodology](#), May 2021. East Devon District Council, Exeter City Council, Mid Devon District Council and Dartmoor National Park Authority.

Table 2: 2021 HELAA Methodology market conditions model for calculating housing delivery rates

Size of site (no. of homes)	Sites where homes are under construction	Small sites with planning permission and major sites with detailed planning permission	Suitable sites without planning permission	Build rate in years 1-5	Build rate in years 6+
1-9	Commence in year 1	Commence in year 1	Commence in year 6*	1 st year: 12 homes max 2 nd year+: 25 homes max	1 st year: 25 homes max 2 nd year+: 50 homes max
10-500	Commence in year 1	Commence in year 2	Commence in year 6*	1 st year: 12 homes max 2 nd year: 25 homes max	1 st year: 25 homes max 2 nd year: 50 homes max
501-1,000	Commence in year 1	Commence in year 3	Commence in year 6*	1 st year: 12 homes max 2 nd year+: 50 homes max	1 st year: 25 homes max 2 nd year+: 100 homes max
1,000+	Commence in year 1	Commence in year 3	Commence in year 6*	1 st year: 12 homes max 2 nd year: 75 homes max	1 st year: 25 homes max 2 nd year: 150 homes max

*Unless there is clear evidence that housing completions will begin on site within five years.

- 4.4 Recent housing completions data and information provided to the City Council by developers, landowners and agents indicates that the model's constrained delivery assumptions for years one to five are on the conservative side. This is why this statement also reports on site-specific evidence and information.

Small sites with outline or detailed permission

- 4.5 The trajectory at appendix A lists all small sites that had outline or detailed permission for housing at 1 April 2025 (including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement) and shows their contributions to the five-year housing supply. In accordance with the 2023 NPPF's definition of deliverable, the City Council considers that these sites are deliverable unless there is clear evidence to demonstrate that they are not. Where clear evidence exists in relation to a site, this has been summarised in the penultimate column of appendix A's trajectory and the site is not included in the five-year housing supply. Most sites listed in appendix A do not contribute to the five-year housing supply because development is expected to be completed before 1 April 2027.

Major sites with detailed permission

- 4.6 The trajectory at appendix B lists all major sites that had detailed permission for housing at 1 April 2025 (including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement) and shows their contributions to the five-year housing supply.
- 4.7 In accordance with the 2023 NPPF's definition of deliverable, the City Council considers that major sites with detailed permission are deliverable unless there is clear evidence to demonstrate that they are not. Of the forty-eight sites listed in appendix B, there is clear evidence that six sites (MSD04, MSD06, MSD23, MSD38(S), MSD40(S) and MSD48) are or may not be deliverable within the five-year period. The relevant evidence is summarised in the penultimate column of appendix B's trajectory. A further sixteen sites have been completed since 1 April 2025 or are expected to be completed by 1 April 2027 and therefore are not included in the five-year housing supply.
- 4.8 The remaining twenty-five sites are deliverable and their contribution towards the five-year housing supply is shown in appendix B's trajectory. Appendix C provides further information to demonstrate the deliverability of these sites.

Major sites with outline permission

- 4.9 The trajectory at appendix D lists all major sites that had outline permission for housing at 1 April 2025 (including sites with a resolution to approve permission subject to the completion of a Section 106 Agreement) and shows their contributions to the five-year housing supply.
- 4.10 In accordance with the 2023 NPPF's definition of deliverable, the City Council considers that major sites with outline permission should only be included in the five-year housing supply if there is clear evidence of a realistic prospect that housing completions will begin on site within five years. Of the sites listed in appendix D, there is clear evidence of a realistic prospect that housing completions will begin on site MSO01. The evidence is provided in appendix E.
- 4.11 As shown in the penultimate column of the trajectory in appendix D, there is no clear evidence of a realistic prospect that housing completions will begin on other sites with outline consent (or a resolution to approve outline consent) within the five-year period.

Sites proposed for allocation in the Exeter Plan

- 4.12 The trajectory at appendix F lists all sites that are proposed housing allocations in the Exeter Plan and shows their contributions to the five-year housing supply⁸. 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

⁸ The sites are listed in the trajectory in the order that they appear in Policy H2: Site allocations and windfalls of the Exeter Plan. The site reference numbers reflect those in Policy H2 and are taken from the 2025 Exeter HELAA.

shown separately in the trajectory. This is because each land parcel may well be developed by an individual developer(s).

- 4.13 In accordance with the 2023 NPPF's definition of deliverable, the City Council considers that sites allocated or proposed for allocation in a development plan should only be included in the five-year housing supply if there is clear evidence of a realistic prospect that housing completions will begin on site within five years. There is clear evidence of a realistic prospect that housing completions will begin on five of the sites listed in appendix F (site refs. 145.5, 104, 18, 95 and 153). The evidence is provided in appendix G.

Sites with permission in principle

- 4.14 At 1 April 2025 there was one site in Exeter with permission in principle for housing development (one home). The site has since received technical details consent and is therefore listed as a small site with detailed consent in appendix A (site ref. SSOD37.5). It is expected that this site will be delivered before 1 April 2027, so the site is not included in the five-year housing supply.

Sites identified in the brownfield register

- 4.15 The City Council's Brownfield Register was updated early in 2025 and contains forty-seven sites⁹. The sites either had planning permission for housing at 1 April 2025 or are proposed as housing allocations in the Exeter Plan. As such, the sites' contributions to the five-year supply are already considered in appendices B, D and F.

Windfalls

- 4.16 The 2023 NPPF defines windfall sites as those not identified for housing in the development plan. The City Council has robust evidence of an ongoing supply of windfalls in Exeter.
- 4.17 In addition, when calculating a windfall allowance, the City Council takes the conservative approach of excluding:
- Sites that have been assessed for housing development in a Housing and Economic Land Availability Assessment (HELAA) or Strategic Housing Land Availability Assessment; and
 - Residential gardens.
- 4.18 Paragraph 72 of the 2023 NPPF states that:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

⁹ [Brownfield Land Register - Exeter City Council](#)

- 4.19 The HELAA Methodology advocates excluding sites of 20 or more homes (gross) when calculating a windfall allowance, on the assumption that these sites will instead be allocated for housing in the development plan (therefore negating their status as a windfall) or assessed in a HELAA. However, despite the City Council preparing new HELAAs once every two years (on average) over the past ten years, Exeter has a history of windfall completions on major sites (ten or more homes). This history is shown in the third column of table 3 below. Overall, 78% of windfall completions occurred on sites of ten or more homes during that period.
- 4.20 The HELAA Methodology also suggests basing a windfall allowance on the average windfall rate over the preceding five years. However, over the past five years the housing market at a macro-economic level has been affected by the Covid-19 pandemic, Brexit, steep rises in interest rates and impacts on borrowing. This means that annual average windfall completion rates (mean and median) were lower in the last five years compared to the last ten years. This shown in table 3 below and is particularly noticeable for windfall sites of ten or more homes. Average completion rates on windfall sites of up to nine homes - which derive primarily from changes of use, conversions and subdivisions of existing dwellings - have been more consistent but have still been lower over the last five years. To account for windfalls in a way that better reflects a full economic cycle, using a ten-year average is more appropriate.

Table 3: Historic net windfall completions

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

- 4.21 The five-year housing supply therefore includes windfall allowances for sites of up to nine homes and for sites of ten or more homes. Both allowances are based on the ten-year median average windfall completion rates shown in table 3, to dampen the impact of particularly high or low past annual windfall completions data. There is no evidence that windfalls will reduce over the coming years.

4.22 The final windfall allowance for each year of the five-year supply has been calculated as follows to avoid double counting:

- Windfall schemes that already had planning permission or a resolution to grant permission at 1 April 2025 have been subtracted from the basic net windfall allowances of 47 and 140;
- For sites of up to nine homes, the windfall allowance for 2025/26 and 2026/27 has been set to zero (although these years are not part of the five-year supply covered by this statement). However, as small-site windfalls tend to be completed rapidly, with shorter site servicing times and fewer detailed matters to be considered following permission, a windfall allowance for sites of up to nine homes is made in the years 2027/28 to 2029/30; and
- For sites of up to ten homes, no windfall allowance has been made in the five-year supply. This also reflects the lead-in time assumption for major sites in the HELAA Methodology model (see table 2 above).

4.23 The full windfall allowance calculation is shown in appendix H

Assessment of housing supply

4.24 The deliverable supply of housing for the five-year period from 1 April 2027 (the intended date of adoption of the Exeter Plan) is provided in detail in the trajectories at appendices A, B, D, F and H. Table 4 summarises the data and identifies a total net supply of 3,812 homes.

Table 4: Total net housing supply 2027/28 to 2031/32

Category	27/28	28/29	29/30	30/31	31/32	Total (net)
Small sites with permission	1	0	0	0	0	1
Major sites with detailed permission	1,108	922	145	103	36	2,314
Major sites with outline permission	12	25	25	25	25	112
Sites allocated in a development plan	42	1,087	22	0	0	1,151
Windfall allowance: sites of 1-9 homes	46	47	47	47	47	234
Windfall allowance: sites of 10+ homes	0	0	0	0	0	0
Total net supply	1,209	2,081	239	175	108	3,812

The five-year housing supply position

- 4.25 Table 5 compares the five-year housing supply with the five-year housing requirement at 1 April 2027. Compared to the five-year housing requirement, the City Council can demonstrate a supply equating to five years and 4.9 months from the intended date of adoption of the Exeter Plan. The supply exceeds the requirement by 281 homes.

Table 5: Exeter's five-year housing supply position at 1 April 2027

Description	Homes
(A) Five-year housing requirement	3,531
(B) Deliverable housing supply	3,812
(C) Housing supply position	Five years and 4.9 months

5. Conclusion

- 5.1 Following planning policy and guidance, the City Council can demonstrate a housing supply of five years and five months for the period commencing 1 April 2027, compared to Exeter's five-year housing requirement.

Appendix A: Trajectory of small sites with planning permission for housing at 1 April 2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD01	5 Tresillian Gardens, Topsham	12/0590/FUL	Development to provide two detached houses and garages, access to highway and associated works.	N	2	2	Completed / implemented									Completions: 2015/16 - 1 home. No start made on 2nd home after a significant lapse of time, so site excluded from the 5-year supply.	NA
SSOD02	90 South St	04/0210/FUL	Change of use from offices (Class B1) and hair salon (Class A1) to four self-contained flats on first and second floor level.	Y	4	4	Completed / implemented								0	Completions: 2 homes. No start made on the remaining 2 homes after a significant time lapse, so site excluded from the 5-year supply.	NA
SSOD03	3 Ruby Court, Wonford Street	11/1394/FUL	Subdivision and alteration of previously approved flat (ref. 07/2487/03) to create two flats.	Y	2	1	Implemented								0	Consent implemented but no progress made for several years, therefore site not included in the 5-year supply.	NA
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	Completions: 2010/11 - 1 home. No progress made towards building the remaining homes, so site excluded from the 5-year supply.	NA
SSOD05	Wallington, New North Road	18/0437/FUL	New dwelling.	N	1	1	Started	1							0	To be Balmoral House.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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		NA
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	Pub demolished. Consent has lapsed, therefore site not included in the 5-year supply.	23/05/2025
SSOD08	6 Pinwood Lane	23/0300/FUL	New dwelling adjoining existing dwelling.	N	1	1	Started	1							0		NA
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		NA
SSOD10	Isca Motors, Water Lane	19/0629/03	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	Isca Motors closed in Dec 2024.	NA
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		NA
SSOD12	12 Monmouth Street, Topsham	21/0147/FUL	Proposed construction of a detached house and double garage.	N	1	1	Completed	1							0		NA
SSOD14	Land adjacent to the Old Malt House, Bartholome w Street East	22/1338/FUL	Construction of 2-bedroom dwelling house.	Y	1	1	Lapsed								0	Consent has lapsed, therefore site not included in the 5-year supply.	10/06/2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD15	4 Dinham Road	21/1734/FUL	Subdivision of dwelling into two flats.	Y	2	1	Lapsed								0	Property instead converted to large HMO and consent has lapsed, therefore not included in the 5-year supply.	27/04/2025
SSOD16	1 Charlotte Mews, Pavilion Place	22/0812/FUL	Extension to facilitate change of use to three flats.	Y	3	3	Lapsed								0	Consent has lapsed, therefore site not included in the 5-year supply.	01/08/2025
SSOD17	61 Butts Road	24/0013/FUL	Proposed new dwelling and associated works (revised design).	N	1	1	Completed	1							0		NA
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	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 five-year supply.	12/10/2025
SSOD19	95 Fore Street	22/0409/FUL	Conversion of existing ground floor shop into residential, and two storey rear extension.	Y	1	1	Not started								0	An alternative scheme (24/1353/FUL - change of use from shop and flat to five bed HMO) is under construction. Therefore, scheme not included in the 5-year supply.	02/11/2025
SSOD20	The Old Malthouse, Bartholeme w 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	Consent has lapsed, therefore site not included in the 5-year supply.	22/07/2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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		03/08/2026
SSOD22	Magdalen Court School, Victoria Park Road	22/0645/FUL	Two storey extension to sports hall to provide disabled changing facilities, additional storage and apartment (C2).	Y	1	1	Started	1							0		NA
SSOD23	Car park rear of 95-96 Fore Street	19/0820/FUL	Development of 8 flats over four floors.	Y	8	8	Not started								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 5-year supply.	23/12/2025
SSOD24	Land adjacent to 29 Wonford Street, formerly 27 Wonford Street	23/0079/FUL	Construction of 2 no. two bedroom semi-detached dwellings (C3 Use Class) with parking, landscaping and associated works.	Y	2	2	Not started		2						0	Contamination Investigation required by condition - discharge of condition application applied for on 25 June 2025 by a housing developer.	31/03/2026
SSOD25	75 Westminster Road	22/1125/FUL	Construction of new dwelling in garden.	N	1	1	Started	1							0		NA
SSOD26	The Old Malthouse, Bartholomew Street East	22/1328/PDC D / 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	Application relates to lower ground and ground floors of the building.	28/04/2028

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD27	Land south of 15 The Fairway	22/0153/FUL	New dwelling.	Y	1	1	Not started		1						0		27/04/2026
SSOD28	460 Topsham Road	22/1641/FUL	Construction of new two bedroom attached dwelling with landscaping and associated works.	N	1	1	Started	1							0		NA
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		30/06/2026
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		16/10/2026
SSOD31	58 Main Road	22/1223/FUL	Replacement of existing garage, forecourt and retail units with a mixed-use development including residential and commercial (Revised plans).	Y	9	8	Not started		8						0		16/01/2027
SSOD32	Marypole Service Reservoir, Pennsylvania Road	22/0880/OUT	Outline application for development of 1 dwelling (all matters relating to access, scale, layout, external appearance and landscaping reserved for future consideration)	Y	1	1	Not started			1					1	Reserved matters consent not yet been, therefore lead-in time extended.	01/12/2026
SSOD33	Land & garages between 39-41 Toronto Road	23/0653/FUL	Demolition of existing garage block to construct 3 no. three bedroom terraced dwellings (C3 Use Class) with external amenity space, first floor rear balconies, landscaping and associated works (revised plans).	Y	3	3	Not started		3						0		08/12/2026
SSOD34	7 Victory House, Dean Clarke Gardens	23/1021/FUL	Change the use from offices to a family home.	Y	1	1	Not started		1						0	Site for sale as a property with planning consent to convert to residential.	28/11/2026
SSOD35	Garages, Cecil Road	24/0405/VOC	Variation of condition two of 23/0249/FUL (Conversion of four garages and store into a dwelling and associated alterations) for revised drawings.	Y	1	1	Not started		1						0		28/06/2027

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD36	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		16/11/2026
SSOD37	79 Latimer Road	24/0125/FUL	Demolition of existing extension and construction of new detached dwelling.	Y	1	1	Not started		1						0		21/05/2027
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		22/05/2028
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		28/02/2027
SSOD39	203 Exwick Road	23/0881/FUL	New dwelling with associated access, parking and landscaping.	N	1	1	Not started		1						0		11/03/2027
SSOD40	5 Petersfield, Pinn Hill	23/1105/FUL	Two-storey dwelling with associated driveway, parking and landscaping.	N	1	1	Started	1							0		NA
SSOD41	37 Northernhay Street	23/1504/FUL	Conversion from non-residential institution to supported living accommodation (C2 use) with minor external alterations.	Y	6	6	Not started		6						0	Consent is for 6 self-contained supported living flats.	06/03/2027
SSOD42	167 Honiton Road	20/0976/FUL	2 no. proposed dwellings and associated work (revisions to planning permission 19/0723/FUL).	N	2	2	Started	1							0	Completions: 2024/25 - 1 home. 1 home left to complete.	NA
SSOD43	67 Cowick Lane	24/1235/FUL	Proposed end of terrace new dwelling, 4-bedroom, 2/3 storey on land adjacent to existing building.	N	1	1	Not started		1						0		10/03/2028
SSOD44	69 Polsloe Road	23/1172/FUL	Conversion and extension of office building to create 3 cluster flats in House in Multiple Occupation (HMO) use (Class C4).	Y	3	3	Started	3							0		NA
SSOD45	Land west of Ringswell Avenue	23/1095/FUL	Construction of detached 3-bed bungalow with parking, landscaping and associated works (C3 Use Class).	Y	1	1	Started	1							0		NA
SSOD46	25 Cowick Street	24/0135/FUL	Change of use of first floor office to residential and replacement windows.	Y	1	1	Not started		1						0		02/07/2027

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD47	First floor, 76 Fore Street, Topsham	24/0209/PDC D	Prior approval application for change of use from commercial office to 1 bed flat.	Y	1	1	Not started		1						0	Relates to part of first floor of the building.	11/06/2027
SSOD48	4 Hampton Buildings, Blackboy Road	24/1198/VOC	Variation of condition 01 (compliance with submitted details) of planning permission 24/0282/FUL (subdivide existing dwelling (Use Class C3) to create two self-contained flats (Use Class C3) with associated works permitted on 31 July 2024) to install PVCu windows in rear elevation.	Y	2	1	Completed	1							0		NA
SSOD49	16 Mary Arches Street	23/1271/PDC D	Prior approval for change of use from hair salon to 3 bed dwelling.	Y	1	1	Started	1							1		NA
SSOD50	Kinnerton Court, Kinnerton Way	24/0717/FUL	Change of use of ground floor void space to provide a 2-bedroom flat (Use Class C3).	Y	1	1	Not started		1						1		28/10/2027
SSOD51	2 Cathedral Court, Southernhay East	24/1129/LBC	Conversion of part of ground floor from medical centre to create a self-contained flat.	Y	1	1	Not started		1						1		21/11/2027
SSOD52	27 Bowhay Lane	23/1544/PD	Change of use existing insurance sales office to single ground floor flat.	Y	1	1	Not started		1						1		26/02/2027
SSOD53	Barnfield Hill Surgery, 10-12 Barnfield Hill	24/1205/PDC D	Change of use from doctor's surgery to 3 dwelling flats.	Y	3	3	Not started		3						3		18/12/2027
SSOD54	99 Howell Road	22/0264/FUL	Conversion of existing building to form 6 apartments.	Y	6	5	Not started		5						5		06/06/2027
SSOD55	Ground floor flat, 47 Polsloe Road	22/1616/FUL	Change of use from basement to one bed self-contained flat.	Y	1	1	Completed	1							0		NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	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.	05/09/2028
SSOD57	Parkfield House, Holman Way, Topsham	23/0688/FUL	Single storey detached dwelling within the curtilage of Parkfield House.	N	1	1	Started	1							0		NA
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		24/05/2027
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	5 institutional bed spaces equate to 3 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 5).	16/12/2027

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
SSOD60	13 Masefield Road	23/0150/VOC	Variation of condition two of 20/1412/FUL for revised plans showing velux windows to allow the loft space to be used as habitable rooms.	N	1	1	Completed	1							0		NA
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		NA
SSOD62	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		NA
SSOD63	9 Richmond Road	24/1531/FUL	Proposed conversion of existing Grade 2 listed single dwelling into 2 flats.	Y	2	1	Completed	1							0		NA
SSOD64	Central Living, 74 Paris Street	22/0715/FUL	Additional 4 cluster bedrooms and communal kitchen to be constructed in the upper ceiling void of existing cafe/bar area unit, alterations to external windows & doors to cafe/bar area.	Y	2	2	Lapsed								0	Consent has lapsed, therefore site not included in the 5-year supply.	11/08/2025
Total								26	73	1	0	0	0	0	1		

Appendix B: Trajectory of major sites with detailed planning permission for housing at 1 April 2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
MSD01	Land at Pinhoe Quarry, Harrington Lane	19/1100/RES	Approval of reserved matters of appearance, landscaping, layout and scale relating to the residential development comprising 380 dwellings, flexible retail and community space and the associated infrastructure, garaging, parking, landscaped open space, equipped children's play and public realm (pursuant to planning permission reference 10/2088/OUT granted on 6th February 2012).	N	380	380	Started	25	25	25	6				31	See site ref. MSD01, appendix C. Pre-2025/26 completions: 2021/22 - 10 homes; 2022/23 - 75 homes; 2023/24 - 52 homes; 2024/25 - 81 homes.	NA
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	245	245	Started	38	49	20					20	See site ref. MSD02, appendix C. 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.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	See site ref. MSD93, appendix C.	NA
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	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 5YLS.	NA
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	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	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
																homes; 2024/25 - 18 homes. September 2025 position: developer has not completed a form; therefore, HELAA build rate applied.	
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	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.	NA
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/cycleways), drainage and other infrastructure and landscaping.	N	195	195	Started	60	60	53	15				68	See site ref. MSD07, appendix C. Pre-2025/26 completions: 2024/25 - 7 homes.	NA
MSD08	Land to the south of Tithebarn Way, Tithebarn Way	22/1656/RES	Application for the approval of reserved matters pursuant to outline permission 18/1145/OUT for residential development of up to 80 dwellings (all matters reserved except access).	N	68	68	Started	10	30	28					28	See site ref. MSD08, appendix C.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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								Pre-2025/26 completions: 2024/25 - 2 homes.	NA
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	Pre-2025/26 completions: 2023/24 - 33 homes; 2024/25 - 4 homes. September 2025 position: build rate advised by the developer.	NA
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	65 self-contained apartments. September 2025 position: build rate advised by the developer.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
MSD12	Land at Clyst Road (Phase 1)	20/0849/RES	Approval of reserved matters (appearance, landscaping, layout and scale) for 155 dwellings relating to outline planning application (reference 17/1148/OUT) approved on 14th January 2019 via appeal ref 3202635.	N	155	155	Started	28	2						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.	NA
MSD13	Alphin House, Mill Lane	18/1275/FUL	Change of use of former care home to provide 19 residential units, partial demolition and redevelopment of a two-storey side extension, construction of 3 terraced houses, associated car and cycle parking, private amenity space and public footpath.	Y	22	4	Started	4							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 form; therefore, HELAA build rate applied.	NA
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	Pre-2025/26 completions: 2023/24 - 2 homes; 2024/25 - 37 homes. September 2025 position: build rate advised by the developer.	NA
MSD15	Whipton Barton House, Vaughan Road	23/0270/VOC	Variation of conditions: 2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23 of planning permission ref.	Y	91	55	Started	35		20					20	See site ref, MSD15, appendix C.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
			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.														
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	See site ref. MSD16, appendix C.	NA
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	September 2025 position: build rate advised by the developer.	NA
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	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: build rate	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
																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	See site ref. MSD19, appendix C. Pre-2025/26 completions: 2022/23 - 6 homes; 2023/24 - 20 homes; 2024/25 - 55 homes.	NA
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	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.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	332	332	Implemented				332				332	See site ref, MSD21, appendix C.	NA
MSD22	Land At Aldens Farm West, Shillingford Road	22/1454/RES	Reserved matters application seeking permission for 182 dwellings and associated infrastructure, layout, scale, appearance and landscaping relating to the residential development approved under application 15/0641/OUT (revised plans).	N	182	182	Started	25	25	25	25	25	25	11	111	See appendix C. Pre-2025/26 completions: 2024/25 - 21 homes.	NA
MSD23	Clifton Hill Sports Centre, Clifton Hill	22/0365/VOC	Variation of condition 2 of planning permission 20/0691/FUL to substitute revised drawing references. The 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	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. However, the developer has not completed a proforma. As the original planning consent has lapsed, the site is	29/06/2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
																not included in the five-year supply.	
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	See site ref. MSD25, appendix C.	30/10/2027
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	See site ref. MSD27, appendix C.	NA
MSD27	Land at Redhills, Exwick Lane	24/0531/RES	Reserved matters application (appearance, landscaping, layout and scale) pursuant to outline planning permission 20/1380/OUT for residential development of 80 homes and associated infrastructure.	N	80	80	Started		12	25	25	18			68	See site ref. MSD27, appendix C.	NA
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	See site ref. MSD28, appendix C.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	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.	NA
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 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	See site ref, MSD30, appendix C.	NA
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	See site ref. MSD31, appendix C.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	See site ref. MSD32, appendix C.	NA
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	Self-contained apartments. September 2025 position: build rate advised by the developer/agent.	NA
MSD34	Land adjacent to Newcourt Road	23/0885/RES	Approval of layout, scale, appearance and landscaping reserved matters pursuant to planning permission ref. 21/1940/OUT - Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated infrastructure.	N	30	30	Started	12	18						0	September 2025 position: developer has not completed a form; therefore, HELAA build rate applied.	NA
MSD35	231 High Street	25/0225/PDCD	Change of use on first and second floors from offices (Class E) to 16 self-contained apartments (Class C3).	Y	16	16	Not started			12	4				16	See site ref. MSD35, appendix C.	10/04/2028
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	See site ref. MSD36, appendix C.	09/05/2028
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	See site ref. MSD37, appendix C.	NA
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	N	423	423	Not started								0	Consent is for 239 Build to Rent flats and 184 co-living studio flats.	TBD

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
			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.													Resolution to approve consent taken by Planning Committee, Dec 2023. September 2025 position: applicant has not completed a form and S106 Agreement has not been signed. Therefore, the site is not included in the five-year supply. See also site ref. SADP15.2, appendix F.	
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	See site ref. MSD39, appendix C.	08/10/2027
MSD40(S)	Exeland House, Tudor Street	22/1548/FUL	Renovation, conversion and change of use Exeland House from retail unit and office to form a co-living scheme of 34 units including 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 co-living studio flats. Committee resolution to approve consent taken by Planning Committee. September 2025 position: applicant has not completed a form; therefore, the site is not included in the five-year supply.	TBD

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	25/0022/VOC also amends the scheme to a 100% affordable housing scheme. September 2025 position: build rate advised by developer.	NA
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	66 care home bed spaces equate to 35 homes under the Housing Delivery Test Rulebook (1 / 1.9 x 66).	NA
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	See site ref. MSD43, appendix C.	05/03/2028
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	See site ref. MSD44(S), appendix C.	TBC

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
MSD45	West Park, University of Exeter, Stocker Road	24/0184/VOC	Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping (Variation of conditions 1 (approved plans) and 9 (landscape plans) of 22/1746/RES to introduce a phasing plan, to reduce shop area, increase bedspaces by 21no., reduce building height and associated amendments to Block CB and curtilage, and to remove lower ground floor of Block LP and other external changes including installation of external lift for wheelchair users).	N	770	538	Not started			178	360				538	See site ref. MSD45, appendix C.	20/06/2026
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	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.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	See site ref. MSD47, appendix C.	20/12/2026
MSD48	68-72 Howell Road	21/1014/FUL	Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 26 bedrooms in total.	Y	11	11	Not started								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 to be implemented than the PBSA scheme. Therefore, the PBSA scheme is not included in the five-year supply.	13/04/2027
TOTAL								854	627	1108	922	145	103	36	2314		

Appendix C: Delivery evidence: major sites with detailed permission

Site Ref. MSD01

Land at Pinhoe Quarry, Harrington Lane

Permission total	380
Completed (at 31 March 2025)	299
To be completed (at March 2025)	81
Contribution to the 5-year supply	31

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Linden Homes.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD02

Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)

Permission total	245
Completed (at 31 March 2025)	138
To be completed (at March 2025)	81
Contribution to the 5-year supply	31

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Bloor Homes.
- Development commenced in April 2021.
- The developer completed the Council's five-year housing supply form in March 2025. The five-year supply reflects the developer's advice about future build rate.
- On the form, the developer has not advised of any circumstances affecting delivery.

Site Ref. MSD03

Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 3 and Seabrook Square)

Permission total	201
Completed (at 31 March 2025)	0
To be completed (at March 2025)	201
Contribution to the 5-year supply	188

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Bloor Homes.
- Development commenced in April 2025.
- The developer completed the Council's five-year housing supply form in March 2025. The five-year supply reflects the developer's advice about future build rate.
- On the form, the developer has not advised of any circumstances affecting delivery.

Site Ref. MSD07

Hill Barton Farm, Hill Barton Road

Permission total	195
Completed (at 31 March 2025)	7
To be completed (at March 2025)	188
Contribution to the 5-year supply	68

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Taylor Wimpey.
- Development commenced in December 2023.
- The developer completed the Council's five-year housing supply form in April 2025. The five-year supply accords with the developer's advice about future build rate.
- On the form, the developer has advised that no circumstances have affected delivery.

Site Ref. MSD08

Land to the south of Tithebarn Way, Tithebarn Way

Permission total	68
Completed (at 31 March 2025)	0
To be completed (at March 2025)	68
Contribution to the 5-year supply	28

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Sovereign Housing Association as a 100% affordable housing scheme.
- Development commenced in June 2025.
- The developer completed the Council's five-year housing supply form in March 2025. The five-year supply accords with the developer's advice about future build rate.
- On the form, the developer has advised that delivery has been affected by changes to Building Regulations and a decarbonisation scheme for the wider neighbourhood.

Site Ref. MSD15

Whipton Barton House, Vaughan Road

Permission total	55 (net gain)
Completed (at 31 March 2025)	0
To be completed (at March 2025)	55
Contribution to the 5-year supply	20

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Exeter City Council as a 100% affordable housing scheme.
- Development commenced in April 2023.
- The developer completed the Council's five-year housing supply form in March 2025. The five-year supply accords with the developer's advice about future build rate.
- On the form, the developer has advised that delivery has been affected by the availability of funding. However, phase 1 of the scheme is now nearing completion and the foundations are being laid for the remaining phases.

Site Ref. MSD16

The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 1)

Permission total	230
Completed (at 31 March 2025)	0
To be completed (at March 2025)	230
Contribution to the 5-year supply	112

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The applicant is Grainger (a developer).
- The planning application (21/0960/RES, approved March 2022) has been implemented but development has not started.
- The site forms phase one of a larger, four-phase development (Exmouth Junction). Each phase will have a different developer. Phase four has been completed and phases two and three are under construction and are expected to be completed by 31 March 2027. The main access to phases one to three is under construction.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by two years compared to the HELAA Methodology to reflect that development has not yet started.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD19

Aldens Farm East, Land between Chudleigh Road and Dawlish Road

Permission total	206
Completed (at 31 March 2025)	81
To be completed (at March 2025)	125
Contribution to the 5-year supply	37

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Redrow.
- Development commenced in 2022.
- The developer completed the Council's five-year housing supply form in April 2025. The five-year supply reflects the developer's advice about future build rate.
- On the form, the developer has not advised of any circumstances affecting delivery.

Site Ref. MSD21

The Harlequin Centre, Paul Street

Permission total	332
Completed (at 31 March 2025)	0
To be completed (at March 2025)	332
Contribution to the 5-year supply	332

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The planning permission was implemented in January 2025.
- The proposed scheme includes 276 co-living studio flats which count towards the housing supply on a 1:1 basis, plus 107 bedspaces in co-living cluster flats which count towards the housing supply on a 1:1.9 basis, equating to 56 homes. In total, the proposed scheme equates to 322 homes.
- The landowner completed the Council's five-year housing supply form in March 2025. The five-year supply reflects the developer's advice about future build rate.
- On the form, the developer has advised that delivery has been delayed by the need to agree a deed of variation to the Section 106 Agreement with the Council and to finalise a headlease with the Council. Both documents are currently being progressed.

Site Ref. MSD22

Land at Aldens Farm West, Shillingford Road

Permission total	182
Completed (at 31 March 2025)	21
To be completed (at March 2025)	161
Contribution to the 5-year supply	111

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Tilia Homes.
- Development commenced in 2024.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD25

Hurst Almshouses, 2-24 Fairpark Road

Permission total	19 (net gain)
Completed (at 31 March 2025)	0
To be completed (at March 2025)	19
Contribution to the 5-year supply	19

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site will be developed by Exeter Homes Trust as a 100% affordable housing scheme.
- The developer completed the Council's five-year housing supply form in March 2025. The five-year supply reflects the developer's advice about lead-in time and future build rate.
- On the form, the developer has advised that it has a number of schemes in hand and will commence this development once the other schemes are completed.

Site Ref. MSD26

Land at corner of Retreat Drive, Topsham

Permission total	10
Completed (at 31 March 2025)	0
To be completed (at March 2025)	10
Contribution to the 5-year supply	10

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The applicant is Heritage Homes (a developer).
- The planning application has been implemented but development has not yet started.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by two years compared to the HELAA Methodology because, whilst the consent has been implemented, development has not yet started.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD27

Land at Redhills, Exwick Lane

Permission total	80
Completed (at 31 March 2025)	0
To be completed (at March 2025)	80
Contribution to the 5-year supply	68

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Tilia Homes.
- Development commenced in 2025.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by one year compared to the HELAA Methodology because the start on site is recent.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD28

Royal Clarence Hotel, Cathedral Yard

Permission total	23
Completed (at 31 March 2025)	0
To be completed (at March 2025)	23
Contribution to the 5-year supply	11

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site will be developed by NooKo.
- The consented scheme was implemented in April 2025.
- The developer has not completed the Council's 5-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by two years compared to the HELAA Methodology as development has not yet started.
- The developer has not advised of any circumstances affecting delivery.

- In September 2025, Nooko submitted a full planning application (25/0895/FUL) which, if approved, will increase the number of apartments in the building from 23 to 25. However, due to the site's heritage constraints and the need to discuss the proposals with Historic England, the five-year housing supply reflects the extant consent.

Site Ref. MSD30

Honeylands Hospital for Children, Pinhoe Road

Permission total	34
Completed (at 31 March 2025)	0
To be completed (at March 2025)	34
Contribution to the 5-year supply	22

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Brackley Investments.
- Development commenced in July 2025.
- The proposed scheme comprises a 64-bedspace care home. Care home bedspaces count towards the housing supply on a 1:1.9 basis. The proposed scheme equates to 34 homes.
- The developer completed the Council's five-year housing supply form in March 2025, although did not provide a detailed trajectory. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by one year compared to the HELAA Methodology because the start on site is recent.
- The developer has advised that development has been impacted by market conditions and the implications of restoring a listed building. However, development is now underway.

Site Ref. MSD31

Land off Spruce Close and Celia Crescent

Permission total	93
Completed (at 31 March 2025)	0
To be completed (at March 2025)	93
Contribution to the 5-year supply	81

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Edenstone Homes.
- Development commenced in summer 2025.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by one year compared to the HELAA Methodology because the start on site is recent.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD32

Apsham Grange, Land on the west side of Clyst Road, Topsham

Permission total	100
Completed (at 31 March 2025)	0
To be completed (at March 2025)	100
Contribution to the 5-year supply	57

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site is being developed by Taylor Wimpey.
- Development of the site has commenced.
- The developer completed the Council's five-year housing supply form in April 2025. The five-year supply accords with the developer's advice about future build rate.
- The developer has advised that no circumstances have affected delivery.

Site Ref. MSD35

231 High Street

Permission total	16
Completed (at 31 March 2025)	0
To be completed (at March 2025)	16
Contribution to the 5-year supply	16

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The applicant is Whisstocks Developments Ltd.
- Development has not commenced, but the consent will not expire until April 2028.

- The applicant has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by two years compared to the HELAA Methodology because development has not yet commenced.
- The applicant and site agent have not advised of any circumstances affecting delivery.

Site Ref. MSD36

Land at Retreat Drive, Topsham

Permission total	8
Completed (at 31 March 2025)	0
To be completed (at March 2025)	8
Contribution to the 5-year supply	8

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be Heritage Homes (a developer).
- Development has not commenced, but the consent will not expire until May 2028.
- The developer has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by two years compared to the HELAA Methodology because development has not yet commenced.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD37

Cardinal Newman House, Wonford Road

Permission total	22
Completed (at 31 March 2025)	0
To be completed (at March 2025)	22
Contribution to the 5-year supply	22

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be Stonehaven Healthcare Ltd.
- The planning consent has been implemented, but development has not yet started.
- The proposed scheme comprises a 42-bedspace care home. Care home bedspaces count towards the housing supply on a 1:1.9 basis. The proposed scheme equates to 22 homes.

- The developer completed the Council's five-year housing supply form in April 2025. The five-year supply accords with the developer's advice about lead-in time and future build rate.
- The developer has not advised of any circumstances affecting delivery.

Site Ref. MSD39

Land at Summerland Street

Permission total	145
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	145
Contribution to the 5-year supply	145

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be McClaren Property.
- Development has not started, but the retail unit on the site closed in September 2025 in advance of development commencing and a Building Regulations application has been made to the Council.
- The proposed scheme includes 145 co-living studio flats which count towards the housing supply on a 1:1 basis, The proposed scheme equates to 145 homes.
- The developer completed the Council's five-year housing supply form in April 2025. The five-year supply accords with the developer's advice about lead-in time and build rate.
- The developer has advised that no circumstances have affected delivery.

Site Ref. MSD43

7-11 North Street

Permission total	14
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	14
Contribution to the 5-year supply	14

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- Development has not commenced, but the consent will not expire until March 2028.

- The site agent has not completed the Council's five-year housing supply form. Therefore, a build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been extended by two years compared to the HELAA Methodology because development has not yet commenced.
- The applicant and site agent have not advised of any circumstances affecting delivery.

Site Ref. MSD44(S)

The King Billy and 26-28 Longbrook Street

Permission total	108
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	108
Contribution to the 5-year supply	108

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be ROK Propco Exeter Ltd.
- On 8 September 2025, the City Council's planning committee resolved to grant permission for detailed planning application (25/0318/FUL) for a new building comprising eight levels of purpose built student accommodation (sui-generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and a commercial unit on the ground floor (Class E(b)), subject to the completion of a Section 106 Agreement.
- The planning application includes 108 studio flats for students which count towards the housing supply on a 1:1 basis. The proposed scheme equates to 108 homes.
- The new planning application has been informed by considerable pre-application input from:
 - City Council planners;
 - The Design Review Panel;
 - Stakeholder consultation, including with statutory consultees.
- The landowner/developer completed the Council's five-year housing supply form in August 2025. The five-year supply accords with the landowner's/developer's advice about lead-in time and build rate.
- On the form, the site agent advises that development is expected to commence in January 2026.
- The site agent has confirmed that:
 - The proposals are viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There is one known abnormal affecting the site (the historic City Wall that adjoins the site) and this is accounted for in the site's delivery timetable. There are no other known abnormals that will affect delivery of the proposed scheme; and
 - Delivery of the proposed scheme does not rely on the provision of major infrastructure.

Site Ref. MSD45

West Park, University of Exeter, Stocker Road

Permission total	538 (net)
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	538
Contribution to the 5-year supply	538

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be UPP.
- The scheme involves the loss of 559 bedspaces in student cluster flats and replacement with 1,849 bedspaces in student cluster flats, equating to a net gain of 1,290 bedspaces in student cluster flats. Student bedspaces in cluster flats count towards the housing supply on a 1:2.4 basis. The proposed scheme therefore equates to a net gain of 538 homes
- Development has not commenced, although at the time of writing, existing properties on the site are being emptied.
- The developer has advised that development will commence by the end of 2025.
- The landowner (the University of Exeter) completed the Council's five-year housing supply form in March 2025. The five-year supply accords with the developer's advice about lead-in time and build rate.
- On the form, the landowner has advised that delivery has been affected by the Building Safety Act 2022.

Site Ref. MSD47

Apparelmaster, Cowley Bridge Road

Permission total	236
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	236
Contribution to the 5-year supply	236

Evidence of delivery, September 2025

There is no clear evidence to demonstrate that the site is not deliverable:

- The site developer will be MDS(Exeter) Ltd.
- The planning application includes: 154 studio flats for students, which count towards the housing supply on a 1:1 basis; and 196 bedspaces in cluster flats for students, which count towards the housing supply on a 1:2.4 basis and equate to 82 homes. The proposed scheme therefore equates to a total of 236 homes.
- Development has not commenced. However, the consent will not expire until December 2026.
- The developer advises that development is expected to commence in March 2026.
- The developer completed the Council's five-year housing supply form in July 2025. The five-year supply accords with the developer's advice about lead-in time and build rate.
- On the form, the developer has advised that delivery has been affected by planning conditions requiring groundwater monitoring for a period of up to two years and decontamination. This is taken into account in their delivery timescale.

Appendix D: Trajectory of major sites with outline planning permission for housing at 1 April 2025

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
MSO01	Land for residential development at Hill Barton Farm, Hill Barton Road	21/1701/OUT	Outline planning application for construction of up to 285 dwellings with all matters reserved for future consideration (access, appearance, landscaping, layout and scale).	N	274	274	Not started			12	25	25	25	25	112	See site ref. MSO01, appendix E	21/10/2027
MSO02	Bricknells Bungalow, Old Rydon Lane		Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.	N	57	57	Not started								0	September 2025 position: 16/0389/RES for phase 1 (6 homes) completed. Developer has not completed a form. No clear evidence of deliverability. Site not included in the five-year housing land supply.	NA
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	September 2025 position: site agent has completed a form, advising that site will be. Site not included in the five-year housing land supply. Site a proposed housing allocation in the Exeter Plan (see ref. 90, appendix F).	TBD

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
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	September 2025 position: outline consent granted on appeal in January 2025, but consent is currently subject to a judicial review. No clear evidence of deliverability. Site not included in the five-year housing land supply. Site is a proposed housing allocation in the Exeter Plan (see site ref. 90, appendix F).	TBD
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	September 2025 position: pre-application for residential development is pending consideration. However, prospective developer has not completed a form. No clear evidence of deliverability. Site not included in the five-year housing land supply.	26/09/2029

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
MSO06(S)	Water Lane (South)	23/1007/OUT	23/1007/OUT - Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and 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	1,140	1,140	Not started								0	September 2025 position: outline scheme includes up to 976 C3 dwellings and 320 co-living bedspaces, plus the loss of 4 existing flats. No clear evidence of deliverability. Site not included in the five-year housing land supply. See also site ref. 15.1, appendix F).	TBD
TOTAL								0	0	12	25	25	25	25	112		

Appendix E: Delivery evidence: major sites with outline permission

Site Ref. MS001

Land for residential development at Hill Barton Farm, Hill Barton Road

Permission total	Up to 285
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	274
Contribution to the 5-year supply	112

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- The site benefits from outline consent (21/1701/OUT) for construction of up to 285 dwellings with all matters reserved for future consideration (access, appearance, landscaping, layout and scale).
- A reserved matters planning application (24/1449/RES) for 274 homes including affordable housing, public open space and associated infrastructure pursuant to outline permission 21/1701/OUT was submitted in December 2024 by Eagle One Homes Ltd, HB Land Ltd and Persimmon Homes Ltd.
- The reserved matters planning application includes a phasing plan which subdivides the site into three phases of 89, 90 and 94 homes each.
- The reserved matters application has been subject to public and stakeholder consultation and, following amendments to address concerns raised, is expected to be considered by the City Council's Planning Committee in the autumn of 2025 with a recommendation for approval.
- Persimmon Homes Ltd completed the Council's five-year housing supply form in June 2025. Persimmon has advised it will deliver at least one third of the homes (i.e. at least one phase) and that another developer (currently unknown) will deliver the remainder.
- On the form, Persimmon advises that it expects to commence development in 2026/2027.
- The five-year supply accords with Persimmon's advice about lead-in time and build rate. The five-year supply includes 112 or the 274 homes expected to be granted reserved matters consent, which equates to just over one third of the homes (as per Persimmon's advice).
- On the form, Persimmon advises that delivery has been impacted by increased costs of connection to the District Heating Network. However, this is considered in the delivery timescales and Persimmon has not advised of any other concerns regarding site viability, ownership or infrastructure provision.
- Persimmon has a strong track record of recent housing delivery on sites in the near vicinity (19 homes at 'Hill Barton House, 133 Hill Barton Road' and 170 homes on 'Phase One, Land to the north, west and south of the Met Office, Hill Barton', Land off Exeter Road, Topsham').

Appendix F: Trajectory of sites proposed as housing allocations in the Exeter Plan

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
15 / 116	Water Lane - Water Lane South	23/1007/OUT	23/1007/OUT - Demolition of existing buildings and structures and residential-led mixed use development providing new dwellings and workspace, retail, café/restaurant, community and 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	1,140	1,140	Proposed allocation									Site also site ref. MSO06(S), appendix D.	TBD
15 / 16	Water Lane - Haven Banks Retail Park	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	Proposed allocation									See also site ref. MSD38(S), appendix B.	TBD
15 / 117	Water Lane - Isca House	N/A	N/A	N	507	507	Proposed allocation										N/A
15 / 130	Water Lane - Vulcan Estate	N/A	N/A	N	300	300	Proposed allocation										N/A
15 / 167	Water Lane - 61 and 62 Haven Road	N/A	N/A	N	34	34	Proposed allocation										N/A
15 / 168	Water Lane - Canal Office	N/A	N/A	N	20	20	Proposed allocation										N/A

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
	and Sea Cadets																
145 / 53	East Gate - City Point	N/A	N/A	N	255	239	Proposed allocation										N/A
145 / 102	East Gate - Civic Centre	N/A	N/A	N	106	106	Proposed allocation										N/A
145 / 166	East Gate - Manor Court	N/A	N/A	N	52	52	Proposed allocation										N/A
145 / 156	East Gate - Pyramids, John Hannam House and Eaton House	N/A	N/A	N	181	92	Proposed allocation										N/A
145 / 103	East Gate - Clarendon House	N/A	N/A	N	202	202	Proposed allocation				202				202	See site ref. 145.5, appendix G.	N/A
146 / 22	Red Cow – Red Cow North	N/A	N/A	N	324	324	Proposed allocation										N/A
146 / 170	Red Cow - University of Exeter land	N/A	N/A	N	150	69	Proposed allocation										N/A
142	Exe Bridges Retail Park	N/A	N/A	N	201	201	Proposed allocation										N/A
46	South Gate	N/A	N/A	N	81	81	Proposed allocation										N/A
90	Land at 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	357	357	Proposed allocation									See also site ref. MSO03(S), appendix D.	N/A
83	St Bridget Nurseries	23/1320/OUT	Outline planning application for the demolition of existing buildings and structures and the phased development of up to 350 dwellings and associated infrastructure and open space (all matters reserved except access).	N	350	350	Proposed allocation									See also site ref. MSO04, appendix D.	N/A

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
104	Heavitree Road Police Station	N/A	N/A	N	813	813	Proposed allocation				813				813	See site ref. 104, appendix G.	N/A
163	Mary Arches Mutli-Storey and Surface Car Park	N/A	N/A	N	246	246	Proposed allocation										N/A
64	Whipton Community Hospital	N/A	N/A	N	129	129	Proposed allocation										N/A
151	Rougemont Switching Centre	N/A	N/A	N	86	86	Proposed allocation										N/A
91	Land at Newcourt Road, Topsham	N/A	N/A	N	51	51	Proposed allocation										N/A
18	Land adjoining Silverlands	N/A	N/A	N	55	55	Proposed allocation			15	40				55	See site ref. 18, appendix G.	N/A
94	Land to the west of Newcourt Road, Topsham	N/A	N/A	N	56	56	Proposed allocation										N/A
95	Land at Topsham Golf Academy	N/A	N/A	N	54	54	Proposed allocation			10	22	22			54	See site ref. 95, appendix G.	N/A
26	Land at Exeter Squash Club	N/A	N/A	N	48	48	Proposed allocation										N/A
150	Land and buildings at Victoria Street	N/A	N/A	N	48	47	Proposed allocation										N/A
51	12-31 Sidwell Street	N/A	N/A	N	45	45	Proposed allocation										N/A

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
153	Land to the east of Newcourt Road 2, Topsham	N/A	N/A	N	27	27	Proposed allocation			17	10				27	See site ref. 153, appendix G.	N/A
63	Clifford Close	N/A	N/A	N	66	33	Proposed allocation										N/A
165	Gipsy Hill Hotel	N/A	N/A	N	41	41	Proposed allocation										N/A
160	Unit 1 Nightclub, Summerland Street	N/A	N/A	N	28	28	Proposed allocation										N/A
125	Land behind 66 Chudleigh Road	N/A	N/A	N	27	27	Proposed allocation										N/A
75	Chestnut Avenue	N/A	N/A	N	36	24	Proposed allocation										N/A
106	East of Pinn Lane	N/A	N/A	N	12	12	Proposed allocation										N/A
158	Land at Matford Lane (2)	N/A	N/A	N	27	27	Proposed allocation										N/A
108	Hessary, Hollow Lane	N/A	N/A	N	19	18	Proposed allocation										N/A
100	Fever and Boutique, 12 Mary Arches Street	N/A	N/A	N	15	15	Proposed allocation										N/A
107	Land south of Gipsy Hill Lane	N/A	N/A	N	14	14	Proposed allocation										N/A
84	Garages at Lower Wear Road	N/A	N/A	N	12	12	Proposed allocation										N/A
129	Newbery Car Breakers	N/A	N/A	N	8	8	Proposed allocation										N/A

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Yield yrs 1 - 5	Additional information	Application expiry date
31	Lancelot Road	N/A	N/A	N	7	7	Proposed allocation										N/A
30	Land rear of Beacon Lane shops	N/A	N/A	N	6	6	Proposed allocation										N/A
13	Land at Taunton Close	N/A	N/A	N	5	5	Proposed allocation										N/A
73	91-97 Wonford Street	N/A	N/A	N	7	5	Proposed allocation										N/A
TOTAL								0	0	42	1,087	22	0	0	1,151		

Appendix G: Delivery evidence: Sites proposed for allocation in the Exeter Plan

Site Ref. 145 / 103

East Gate – Clarendon House

Proposed allocation total	202
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	202
Contribution to the 5-year supply	202

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- A full planning application (25/1082/FUL) 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 was submitted in August 2025 by Zinc RE UK Ltd (the developer). The planning application includes a full management plan which also includes demolition plans.
- The proposed scheme includes 134 studio flats which count towards the housing supply on a 1:1 basis, plus 163 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.
- The planning application has been informed by considerable pre-application input from:
 - City Council planners;
 - The Design Review Panel;
 - Feedback at a community consultation event held by the developer;
 - Stakeholder consultation, including with statutory consultees.
- As a result, it is expected that the planning application will be considered by the City Council's Planning Committee towards the end of 2025 with a recommendation for approval.
- The site agent completed the Council's five-year housing supply form in July 2025, on behalf of the developer.
- On the form, the site agent advises that development is expected to commence in July 2026.
- The five-year supply accords with the site agent's advice about lead-in time and build rate.
- The site agent has confirmed that:
 - The proposals are viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There are no known abnormalities that will affect delivery of the proposed scheme; and
 - Delivery of the proposed scheme does not rely on the provision of major infrastructure.

Site Ref. 104

Heavitree Road Police Station

Proposed allocation total	813
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	813
Contribution to the 5-year supply	813

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- A full planning application (25/0676/FUL) for the demolition of the existing buildings and erection of mixed-use development comprising purpose-built student accommodation and co-living with associated infrastructure has been submitted by NCO (Seven) Ltd (the developer) and was validated by the City Council in June 2025.
- The application is linked to a planning performance agreement between the City Council and the developer.
- The application includes a demolition plan.
- 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.
- The planning application has been informed by considerable pre-application input from:
 - City Council planners;
 - The Design Review Panel;
 - Feedback from a 21-day community consultation undertaken by the developer, including an engagement event;
 - Stakeholder consultation, including with statutory consultees.
- As a result, it is expected that the planning application will be considered by the City Council's Planning Committee in the autumn of 2025, with a recommendation for approval, in accordance with the Planning Performance Agreement.
- The site agent completed the Council's five-year housing supply form in July 2025, on behalf of the developer.
- On the form, the site agent advises that development is expected to commence in September 2026, following demolition works.
- The five-year supply accords with the site agent's advice about lead-in time and build rate.
- The site agent has confirmed that:
 - The proposals are viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There is one known abnormal affecting the site, which is the presence of lead in the ground soil. Decontamination proposals are included in the planning application and have been informed by advice given from the Environment Agency and the City Council's Environmental Health Team. The decontamination works are factored into the site agent's delivery advice; and
 - Delivery of the proposed scheme does not rely on the provision of major infrastructure.

Site Ref. 18

Land adjoining Silverlands

Proposed allocation total	55
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	55
Contribution to the 5-year supply	55

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- A request for pre-application advice for residential development of the site was submitted by the site agent on behalf of Edenstone Homes (the developer) in December 2024.
- To date, the pre-application process has included:
 - Discussions with City Council planners.
 - Stakeholder consultation, including with statutory consultees.
- As a result of these discussions, the City Council is satisfied that the site has the capacity to deliver between 50 and 60 homes, as proposed by the developer.
- The site agent completed the Council's five-year housing supply form in June 2025, on behalf of the developer.
- On the form, the site agent advises that the developer intends to submit a detailed planning application for between 50 and 60 homes in late 2025.
- The five-year supply accords with the site agent's advice about lead-in time and build rate. The positive progress made at pre-application stage strongly indicates that this timescale is achievable. In addition, the site agent has confirmed that:
 - The proposed scheme is viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There are no known abnormalities affecting the site;
 - Demolition works are limited to one small outbuilding;
 - Delivery of the proposed scheme does not rely on the provision of any infrastructure abnormal to the scale of development proposed.

Site Ref. 95

Land at Topsham Golf Academy

Proposed allocation total	54
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	54
Contribution to the 5-year supply	54

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- A full planning application (24/0785/FUL) for the demolition of existing buildings/structures and proposed residential development of 54 homes, including affordable housing, plus open space, landscaping, car parking, drainage, vehicular access, internal roads and all associated infrastructure and development was submitted by Heritage Developments (South West) Limited (the developer) in July 2024.
- The proposals have been informed by:
 - City Council planners;
 - Local public consultation;
 - Stakeholder consultation, including with statutory consultees.
- As a result, it is expected that the planning application will be considered by the City Council's Planning Committee before the end of 2025, with a recommendation for approval.
- The site agent completed the Council's five-year housing supply form in July 2025, on behalf of the developer.
- On the form, the site agent advises that development is expected to commence in mid-2026.
- The five-year supply accords with the site agent's advice about lead-in time and build rate.
- The site agent has confirmed that:
 - The proposed scheme is viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There are no known abnormalities affecting the site;
 - Delivery of the proposed scheme does not rely on the provision of major infrastructure.
- The developer has a strong track record of recent housing delivery on sites in the near vicinity (28 homes on 'Land off Exeter Road, Topsham', 22 homes on 'Land north of Wessex Close, Topsham and, at 1 April 2025, 36 homes on 'Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham').

Site Ref. 153

Land to the east of Newcourt Road 2, Topsham

Proposed allocation total	27
Completed (at 31 March 2025)	0
Homes still to be completed (at 1 April 2025)	27
Contribution to the 5-year supply	27

Evidence of delivery, September 2025

There is clear evidence of a realistic prospect that housing completions will begin on site within five years:

- A full planning application (24/1425/FUL) for residential development of 23 dwellings (including 35% affordable housing), access from Newcourt Road and associated works was submitted by Strongvox Homes (the developer) in November 2024. A re-consultation to increase the number of homes to 27 is underway, following discussions with City Council planners.
- The proposals have been informed by:
 - City Council planners;
 - Local public consultation;
 - Stakeholder consultation, including with statutory consultees.
- It is expected that the planning application will be considered by the City Council's Planning Committee towards the end of 2025, with a recommendation for approval.
- The developer completed the Council's five-year housing supply form in July 2025.
- The five-year supply accords with the site agent's advice about build rate. However, as planning permission has not yet been granted, the lead-in time has been pushed back by one year.
- The site agent has confirmed that:
 - The proposed scheme is viable to develop;
 - There are no ownership or other legal constraints that will affect delivery of the proposed scheme;
 - There are no known abnormalities affecting the site;
 - Delivery of the proposed scheme relies on the provision of an on-site private pumping station, but this is taken into account in the advised lead-in time. The proposal does not rely on the provision of off-site infrastructure.
- The developer has a strong track record of recent housing delivery on a site in the near vicinity (24 homes on 'Land off Newcourt Road, Topsham').

Appendix H: Windfall allowance calculation

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

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

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

2017/18		
Total net completions on sites of 10+		673
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	34
	Seabrook Orchards	56
	Ibstock Brick, Harrington Lane	46
	Bishops Court Quarry	65
	Tithebarn Green at Monkerton	63
	Phase One, Land to the north, west and south of the Met Office, Hill Barton	50
	Land off Exeter Road, Topsham	11
	Land to north, west and southeast of The Paddocks, Harts Lane	54
	9 Verney Street	29
	Eagle Yard, Tudor Street	27
Equals		238
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		238
Total net completions on sites of 1-9		53
Stage 1 - Deduct net completions on sites already identified through the Local Plan process	Land to west of Pilton Lane	7
	Land adjacent 157 Pennsylvania Road	1
Equals		45
Stage 2 - Deduct completions on garden sites	5 Clapperbrook Lane	2
	Nordine House, Barley Lane	1
	56 Beacon Lane	1
	406 Topsham Road	1
	1 Broadparks Close	1
	28 Argyll Road	1
Equals total net windfall completions on sites of 1-9		38
2018/19		
Total net completions on sites of 10+		788

Stage 1 - Deduct net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Rd	26
	Millbrook Village, Topsham Rd	24
	Seabrook Orchards (formerly land to north of Topsham Road)	48
	Bishops Court Quarry, Apple Lane	24
	Tithebarn Green at Monkerton	25
	Phase One, Land to the north, west & south of the Met Office, Hill Barton	70
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	41
	Land off Exeter Road, Topsham	11
	Land to north, west and southeast of The Paddocks, Harts Lane	46
	Land north of Wessex Close, Exeter Road, Topsham	16
	Brewers Court, Willeys Avenue	11
	Land to west of Pilton Lane	46
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	19
	Land east of railway line between Apple Lane and A379, Apple Lane	14
	Land adjacent Pinhoe Hoard PH, Pinhoe Road	39
	St Loyes Foundation, Topsham Rd (Fairfield House)	7
	British Heart Foundation, 1 Cheeke Street	112
Equals		209
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		209
Total net completions on sites of 1-9		89
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land north of Belmoor Lodge, Pilton Lane	3
	Land at St Thomas Court, Cowick Street	6
Equals		80
Stage 2 - Deduct completions on garden sites	2 Wilcocks Rd	1
	10 Honey Lane	1
	78 Topsham Road	1

	Lord Mamhead Homes, Matford Rd	1
	8 Hamlin Lane	1
	Webley House, 44 Larch Road	1
	4 Garden Close	1
	47 Winchester Avenue	1
	94 Latimer Road	1
	11 Church Hill, Pinhoe	1
	67 Whipton Lane	1
	Land at rear of 15 and 17 Southbrook Road	1
	38 Meadow Way	1
Equals total net windfall completions on sites of 1-9		67
2019/20		
Total net completions on sites of 10+		1,098
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46
	Tithebarn Green at Monkerton	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153
	Newport Caravan Park, Exeter Road	20
	Land known as Monkerton Farm	15
	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6
	Land at Home Farm, Church Hill (Phase 1)	26
	Land north, west and southeast of the Paddocks, Harts Lane	69
	Land north of Wessex Close, Exeter Road, Topsham	2
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33
	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14
	Land adjoining Omaha Drive & Blakeslee Drive	20
	23-26 Mary Arches Street and Quintana Gate, Bartholemew Street West	123

	St James Park, Stadium Way	204
Equals		320
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		320
Total net completions on sites of 1-9		71
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land north of Belmoor Lodge, Pilton Lane	4
	Land at Hollow Lane	4
	31-35 Old Tiverton Road	9
Equals		59
Stage 2 - Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1
	6 Bowhay Lane	1
	32 Meadow Way	1
	Land adjacent Pocombe Grange House	3
	7 Newcourt Road, Topsham	1
Equals total net windfall completions on sites of 1-9		52
2020/21		
Total net completions on sites of 10+		988
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53
	Tithebarn Green at Monkerton	34
	Land at Sandrock, Gipsy Hill Lane	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4
	Land known as Monkerton Farm on western side of Cumberland Way	57
	Land N of College way and East of Cumberland Way	26
	Land at Home Farm, Church Hill - phase 1	4
	Land at Home Farm, Church Hill (Phase 2)	7
	Land off Exeter Road, Topsham	6
	Land to north, west and south-east of The Paddocks, Harts Lane	5

	Land north of Wessex Close, Exeter Road, Topsham	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2
	Playing Field off Wear Barton Road	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21
	University of Exeter, Stocker Road (East Park)	236
	Moberley House, Lower Argyll Road	45
	Spreytonway, St Germans Road	51
	Stagecoach Devon Ltd, Belgrave Road, Phase 1	279
Equals		132
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		132
Total net completions on sites of 1-9		50
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Beech Cottage, Old Rydon Close	1
Equals		49
Stage 2 - Deduct completions on garden sites	5 Tresillian Gardens, Topsham	1
	22 Lincoln Road	1
	54 Gloucester Road	1
	Land adjacent 4 Elm Grove Road	1
	Land associated with 4 Ferndale Road	2
Equals total net windfall completions on sites of 1-9		43
2021/22		
Total net completions on sites of 10+		923
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	St Lyses Foundation, Topsham Road	53
	Land at Pinhoe Quarry, Harrington Lane	10
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	2
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	45

	Tithebarn Green at Monkerton	54
	Land at Sandrock, Gipsy Hill Lane	18
	Land at Monkerton Farm on the western side of Cumberland Way	83
	Land at Home Farm, Church Hill (Phase 2)	52
	The Vines, Gipsy Lane	12
	Playing Field off Wear Barton Road	73
	Exeter Gold and Country Club Practice Grounds, Land to the south, Newcourt Road	24
	Land to the west of Cumberland Way, Hollow Lane	37
	Land off Newcourt Road, Topsham	27
	Land at Summerland Street (Phase 2, The Depot)	53
	University of Exeter, Stocker Road (East Park)	236
	Equals	144
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		144
Total net completions on sites of 1-9		63
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	SWW Reservoir Site, Dunsford Road	1
	Beech Cottage, Old Rydon Close	1
	Bricknells Bungalow, Old Rydon Lane	3
	Land rear of Orchard Lea, Pinn Lane	1
Equals		57
Stage 2 - Deduct completions on garden sites	28a Oakley Close	1
	Gilgarran, Lodge Hill	1
	9 Waybrook Crescent	1
	St Loyes Road	1
	18 Church Hill	1
Equals total net windfall completions on sites of 1-9		52

2022/23		
Total net completions on sites of 10+		518
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	75
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	37
	Tithebarn Green at Monkerton	31
	Land at Sandrock, Gipsy Hill Lane	25
	Land at Hill Barton adjacent to the Met Office (Phase 3, Land n, s & w of the MO)	7
	Land known as Monkerton Farm on western side of Cumberland Way	39
	Land at Home Farm, Church Hill (Phase 2)	22
	The Vines, Gipsy Lane	8
	Playing Field off Wear Barton Road	12
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	13
	Former Exwick Middle School, Higher Exwick Hill	1
	Land at Clyst Road, Topsham	1
	Land at Clyst Road, Topsham (Phase 1)	24
	Land west of Ringswell Avenue	8
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	6
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	4
	Land off Bewick Avenue, Topsham	53
	Land at Brookhayes, Pilton Lane	30
	Land at Glenthorne Road	115
Equals		1
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		1
Total net completions on sites of 1-9		59

Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Agricultural field adjoining 46 Newcourt Road, Topsham	7
Equals		52
Stage 2 - Deduct completions on garden sites	28 Main Road	1
	28 Barnfield Road	9
	Land rear of 26 Harrington Lane	3
	The Meadows, Hollow Lane	1
	2 Highfield, Clyst Road, Topsham	1
	Land adjacent to 93 Salters Road	3
Equals total net windfall completions on sites of 1-9		34
2023/24		
Total net completions on sites of 10+		728
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	52
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	1
	Tithebarn Green at Monkerton	52
	Land at Sandrock, Gipsy Hill Lane	10
	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land northwest and south of the MO)	27
	Land known as Monkerton Farm on western side of Cumberland Way	43
	Land at Home Farm, Church Hill (Phase 2)	5
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	10
	Exeter Royal Academy for Deaf Education, Topsham Road (a)	33
	Former Exwick Middle School, Higher Exwick Hill	42
	Land at Clyst Road, Topsham	14
	Land at Clyst Road (Phase 1)	58
	Former Foxhayes Infant School, Gloucester Road	31
	Land west of Ringswell Avenue	52
	Land off Pulling Road, Pinhoe	2
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	20
	Land north of Exeter Road, Topsham	48

	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	19
	Land adjoining Exeter Road, Topsham	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	34
	Yeomans Gardens, Newcourt Road, Topsham	16
Equals		153
Stage 2 - Deduct completions on garden sites	N/A	0
Equals total net windfall completions on sites of 10+		153
Total net completions on sites of 1-9		21
Stage 1 - Deduct total net completions no sites already identified through the Local Plan process	Land adjacent to Bricknells Cottage, Old Rydon Lane	1
Equals		20
Stage 2 - Deduct completions on garden sites	Quay Gardens, Monmouth Avenue, Topsham	1
	Land on the east side of Ludwell Rise	2
Equals total net windfall completions on sites of 1-9		17
2024/25		
Total net completions on sites of 10+		498
Stage 1 - Deduct total net completions no sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	81
	Tithebarn Green at Monkerton	18
	Land at Hill Barton Adjacent to the boundary of the Met Office	13
	Land for residential development at Hill Barton Farm, Hill Barton Road	7
	Land known as Monkerton Farm on western side of Cumberland Way	12
	Paternoster House, 1-6 North Street and 182, 184 & 186 Fore Street	2
	Exeter Royal Academy for Deaf Education, Topsham Road (a)	6
	Exeter Royal Academy for Deaf Education, Topsham Road (c)	36
	Land at Clyst Road (Phase 1)	37
	Land off Pulling Road, Pinhoe	37
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	55
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	11

		Land adjoining Exeter Road, Topsham	24
		Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	6
		Aldens Farm West, land between Shillingford and Chudleigh Roads	21
		Land at Ikea Way, Ikea Way	4
		Land to the north of Newcourt Road, Topsham	1
Equals			127
Stage 2 - Deduct completions on garden sites		N/A	0
Equals total net windfall completions on sites of 10+			127
Total net completions on sites of 1-9			56
Stage 1 - Deduct total net completions on sites already identified through the Local Plan process		N/A	0
Equals			56
Stage 2 - Deduct completions on garden sites		Westwood, 134 Beacon Lane	4
		Land adjacent to Bricknells Cottage, Old Rydon Lane	1
		167 Honiton Road	1
Equals total net windfall completions in sites of 1-9			50

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

Sites of 10+ homes		
Year	2015/16	109
	2016/17	136
	2017/18	238
	2018/19	209
	2019/20	320
	2020/21	132
	2021/22	144
	2022/23	1
	2023/24	153

	2024/25	127
Average (median) basic net windfall rate for sites of 10+ homes		140

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

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

Sites of 10+ homes			
Year	Average basic net windfall completion	Windfalls with consent / resolution to approve consent at 1 April 2025	Final future windfall allowance
2025/26	140	113	27 (set to 0)
2026/27	140	0	140 (set to 0)
2027/28	140	130	10 (set to 0)
2028/29	140	34	106 (set to 0)

2029/30	140	0	140 (set to 0)
2030/31	140	0	140 (set to 0)
2031/32	140	0	140 (set to 0)
2032/33	140	85	55
2033/34	140	16	124
2034/35	140	0	140
2035/36	140	0	140
2036/37	140	0	140
2037/38	140	0	140
2038/39	140	0	140
2039/40	140	0	140
2040/41	140	0	140
2041/42	140	0	140
		Total	1,299

Sites of 1-9 homes			
Year	Average basic net windfall completion	Windfalls with consent / resolution to approve consent at 1 April 2025	Final future windfall allowance
2025/26	47	15	32 (set to 0)
2026/27	47	69	0
2027/28	47	1	46
2028/29	47	0	47
2029/30	47	0	47
2030/31	47	0	47
2031/32	47	0	47
2032/33	47	5	42
2033/34	47	0	47
2034/35	47	0	47
2035/36	47	0	47

2036/37	47	0	47
2037/38	47	0	47
2038/39	47	0	47
2039/40	47	0	47
2040/41	47	0	47
2041/42	47	0	47
Total			699

