

Five Year Housing Land Supply Statement

June 2026

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1. Introduction

- 1.1 This statement presents the current five-year housing land supply position for Exeter. It identifies a five-year housing land supply from a base date of 1 April 2026 against both the latest housing requirement determined through the Government's standard method and the housing requirement in the emerging Exeter Plan.
- 1.2 The Council's method for assessing housing supply is consistent with the latest version of the National Planning Policy Framework (NPPF)¹ and associated Planning Practice Guidance (PPG)².

¹ https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf, December 2024, MHCLG.

² <https://www.gov.uk/guidance/housing-supply-and-delivery>, 2019. MHCLG.

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

2.1 Paragraph 78 of the NPPF requires that:

- Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need (calculated using the standard method set out in national planning practice guidance – footnote 39) where the strategic policies are more than five years old; and
- The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - 5% to ensure choice and competition in the market; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Footnote 40 states that this will be measured against the Housing Delivery Test, where this indicates that past delivery was below 85% of the housing requirement; or
 - From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance, or (as set out in footnote 41) the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

Addressing past shortfalls in housing completions

2.2 For plan-making purposes, paragraph 022 of the PPG states that, where the standard method for assessing local housing need is used as the starting point for forming the planned housing requirement, step 2 of the standard method factors in past under-delivery as part of the affordability ratio, and so there is no requirement to specifically address under-delivery separately when establishing a minimum annual local housing need figure. There is no additional duty to specifically address under-delivery of housing when determining the five-year housing land requirement for decision-making purposes.

Deliverability

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

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

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

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

2.4 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 land 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

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

- Completions should be net figures (paragraph 020);
- 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 2.6 below) and take steps to avoid double-counting. An exception to the census approach is made for 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 025);

- Housing for older people, including residential institutions in Use Class C2, should be counted in the supply (paragraph 026). Further guidance in the Housing for Older and Disabled People PPG³ (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).

2.6 Published 2021 census data shows that the average number of students living in student only households in England and Wales is 2.4 and the average number of adults living in all households in England and Wales is 1.9. On this basis, consistent with the PPG and common with other local planning authorities⁴, the Council counts bedspaces provided in purpose-built student accommodation (PBSA) (excluding studio flats) using a ratio of 1:2.4 and bedspaces provided in non-student residential institutions using a ratio of 1:1.9. Studio flats are counted on a one for one basis.

2.7 Further commentary about the inclusion of PBSA in the five-year housing land supply is provided in appendix A of this statement.

Windfall allowance

2.8 Paragraph 75 of the NPPF states that:

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

Conclusion

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

³ [\[ARCHIVED CONTENT\] Housing for older and disabled people - GOV.UK](#), June 2019, DLUHC and MHCLG

⁴ Including Birmingham City Council, Bristol City Council, Derby City Council, Leeds City Council, Charnwood Borough Council, Manchester City Council, Newcastle City Council, Oxford City Council, Plymouth City Council, York City Council and Greater London Authorities.

3. Exeter's five-year housing requirement

Standard method calculation

- 3.1 The Exeter Core Strategy was adopted in February 2012 and is therefore more than five years old. It has not been reviewed and the Council is instead preparing a new Local Plan (the Exeter Plan) which is currently at Examination stage. In accordance with paragraph 78 of the NPPF, it is therefore necessary to measure housing supply against local housing need calculated using the latest standard method.
- 3.2 Based on the latest standard method, Exeter's annual local housing need at 1 April 2026 is 812. The calculation is set out in table 1. This annual need generates a minimum five-year housing requirement of 4,060 (812 x 5).

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

Standard Method Step	
(1) Set the baseline – 0.8% of existing housing stock for the area ⁵	57,425 homes x 0.8% = 459.4 homes
(2) Adjustment to take account of affordability, using the following formula: $((\text{five-year average affordability ratio}^6 - 5) / 5) \times 0.95 + 1$	$((9.04 - 5) / 5) \times 0.95 + 1$ $= 1.7676$
(3) Minimum annual local housing need figure = housing stock baseline x adjustment factor	459.4 x 1.7676 = 812.03544 Rounded to 812 homes

- 3.3 As explained in paragraph 2.1 of this Statement, a buffer must be added to the minimum five-year requirement. At time of publication, the appropriate buffer to add to Exeter's minimum five-year requirement calculated using the latest standard method is 5%. Adding a 20% buffer is not necessary because:
- There has not been a significant under delivery of housing in the city over the last three years: the latest (2023⁷) Housing Delivery Test result for Exeter is 110%, which is higher than the threshold of 85% below which the Government defines there to have been 'significant under delivery'.

⁵ The PPG on Housing and Economic Needs Assessment states that this must be taken from the Government's Live [Table 125](#) and that the most recent data published at the time should be used. At the time of publishing this Statement, the most recent data published was for 2024.

⁶ The PPG on Housing and Economic Needs Assessment states that the affordability data to be used is the median workplace-based affordability ratios published by the Office for National Statistics (ONS) at a local authority level: [House price to workplace-based earnings ratio - Office for National Statistics](#). The mean average affordability ratio over the five most recent years for which data is available should be used. At 1 April 2025, the five most recent years for which data are available are 2021-2025. The ONS have calculated that the average affordability ratio for Exeter for that period is 9.04.

⁷ The Government is preparing to publish combined 2025 and 2025 Housing Delivery Test Results later this year.

- The Council does not have a housing requirement adopted in the last five years examined against a previous version of this Framework, and the housing requirement in the Exeter Core Strategy is being updated/replaced by the Exeter Plan.

- 3.4 As explained in paragraph 2.2 of this Statement, PPG clarifies that the affordability adjustment in the standard method takes account of any past under-delivery of housing in a local authority area. Furthermore, there is no additional duty to specifically address any under-delivery of housing when determining a five-year housing requirement. Even if this was the case, Exeter has comfortably passed every Housing Delivery Test since the metric was introduced by the Government in 2018. This demonstrates that there has not been a significant under-delivery of housing in the city in recent years.
- 3.5 Considering the steps in paragraphs 3.1 to 3.4 above, based on the latest standard method Exeter has a five-year housing requirement of 4,263 homes. The calculation is shown in table 1.

Table 1: Exeter's five-year housing requirement based on the latest standard method, 2026/27 – 2030/31

Description	Homes
(A) Annual housing requirement at 1 April 2026	812
(B) Minimum five-year housing requirement (A x 5)	4,060
(C) Buffer (B x 5%)	203
(D) Total five-year housing requirement (B + C)	4,263

Exeter Plan calculation

- 3.6 Policy H1 of the emerging Exeter Plan identifies an annual local housing need / requirement of 642 homes. The requirement is based on the standard method that existed when the Exeter Plan was submitted to the Government for Examination (September 2025). The annual requirement generates a minimum five-year housing requirement of 3,210 (642 x 5).
- 3.7 As explained in paragraph 2.1 of this Statement, a buffer must be added to the minimum five-year requirement. The Council anticipates that the Exeter Plan will be adopted before 31 March 2027, as per the Local Development Scheme⁸, and the Plan is being examined against a previous version of the NPPF. Therefore, for decision-making purposes, it is appropriate that a buffer of 20% is added to the Exeter Plan's minimum five-year requirement.

⁸ [Microsoft Word - 250714_DRAFT LDS 2025_Approved](#), July 2025, Exeter City Council

- 3.8 As set out in paragraphs 3.4 and 3.5 of this Statement, it is not necessary to account for any past under-delivery of housing when determining the five-year housing requirement.
- 3.9 Considering the steps in paragraphs 3.6 to 3.8 above, based on the Exeter Plan's annual housing requirement, Exeter has a five-year housing requirement of 3,852 homes. The calculation is shown in table 2.

Table 2: Exeter's five-year housing requirement based on the Exeter Plan, 2026/27 – 2030/31

Description	Homes
(E) Annual housing requirement at 1 April 2026	642
(F) Minimum five-year housing requirement (A x 5)	3,210
(G) Buffer (B x 20%)	642
(H) Total five-year housing requirement (B + C)	3,852

4. The five-year housing supply

Deliverability

- 4.1 The Council has assessed the deliverable supply of housing for the five-year period commencing 1 April 2026 in accordance with the NPPF's definition of a deliverable site (see paragraph 2.3 above):
- Small sites (for between one and nine homes) that had either outline or detailed permission at 1 April 2026, and major sites (for between ten homes or more) that had detailed permission at 1 April 2026, are considered to be deliverable unless there is clear evidence to demonstrate that they are not; and
 - The following types of site are only considered deliverable where there is clear evidence of a realistic prospect that housing completions will begin on site within five years: sites with outline permission at 1 April 2026 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 2026; sites that had an outline grant of permission in principle at 1 April 2026 but not detailed permission; and sites that are on Exeter's brownfield register but did not have detailed permission at 1 April 2026.
- 4.2 The Council has assessed the deliverable supply of housing with reference to the following sources of information:
- Correspondence with developers, landowners and agents of major sites, on a site-by-site basis, including proformas sent out in May 2026;
 - 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 Council has also had regard to the 2021 Housing and Economic Land Availability (HELAA) Methodology⁹ prepared by the local authorities broadly comprising the Exeter Housing Market Area (including the 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 3 below.

⁹ [HELAA Methodology](#), May 2021. East Devon District Council, Exeter City Council, Mid Devon District Council and Dartmoor National Park Authority.

Table 3: 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 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 B lists all small sites that had outline or detailed permission for housing at 1 April 2026 (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 land supply. Consistent with the NPPF's definition of deliverable, the 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 is summarised in the penultimate column of appendix B's trajectory and the site is not included in the five-year housing supply.

Major sites with detailed permission

- 4.6 The trajectory at appendix C lists all major sites that had detailed permission for housing at 1 April 2026 (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 NPPF's definition of deliverable, the Council considers that major sites with detailed permission are deliverable unless there is clear evidence to demonstrate that they are not. Of the forty sites listed in appendix C, there is clear evidence that six sites (MSD04, MSD06, MSD20, MSD37, 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 C's trajectory.
- 4.8 The remaining thirty-four sites are deliverable and their contribution towards the five-year housing land supply is shown in appendix C's trajectory. Appendices D and K provide further information to demonstrate the deliverability of these sites.

Major sites with outline permission

- 4.9 The trajectory at appendix E lists all major sites that had outline permission for housing at 1 April 2026 (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 NPPF's definition of deliverable, the 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 E, there is clear evidence of a realistic prospect that housing completions will begin on site MSO01. The evidence is provided in appendix F - in summary, the site now benefits from detailed planning consent.
- 4.11 As shown in the penultimate column of the trajectory in appendix D, there is currently 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 G lists all sites that are proposed as housing allocations in the emerging Exeter Plan and shows their contributions to the five-year housing land supply¹⁰. Three of the strategic mixed-use brownfield allocations proposed in the Exeter Plan are in multiple ownership (site refs. 15: Water Lane; 145: East Gate; and 146: Red Cow). For these sites, each landownership parcel is shown separately in

¹⁰ 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 (https://exeter.gov.uk/media/y3lbvylr/evb-h-02a_2025-exeter-helaa-fourth-edition_compress.pdf).

the trajectory. This is because the land parcels may be delivered by different developers.

- 4.13 Consistent with the NPPF's definition of deliverable, the Council considers that sites allocated or proposed for allocation in a development plan should only be included in the five-year housing land 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 three sites listed in appendix G (site refs. 145/166, 163 and 18). The evidence is provided in appendix H. On-going formal and informal pre-applications indicate that other sites listed in appendix G that are proposed for allocation in the Exeter Plan may also deliver, or start deliver, homes during the next five years: however, the Council has taken a conservative approach when including proposed site allocations in the five-year housing land supply.

Sites with permission in principle

- 4.14 At 1 April 2026 there was one site in Exeter with a permission in principle (technical details consent) for housing development (one home). There is no evidence that the site is not deliverable. Therefore, the Council considers that the site is deliverable within the five-year housing land supply period. Details are provided in appendix I.

Sites identified in the brownfield register

- 4.15 The Council's Brownfield Register was updated in early 2026 and contains sixty-six sites¹¹. The sites either had planning permission for housing at 1 April 2026 or are proposed as housing allocations in the Exeter Plan. As such, the sites' contributions to the five-year housing land supply are already considered in appendices C, E and G.

Windfalls

- 4.16 The NPPF defines windfall sites as those not identified for housing in the development plan. In addition, when calculating a windfall allowance, the 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.
- 4.17 Consistent with the NPPF (see paragraph 2.8 of this Statement), there is compelling evidence that windfall sites will provide a reliable source of supply during the five-year housing land supply period.

¹¹ [Brownfield Land Register - Exeter City Council](#)

- 4.18 The first element of compelling evidence is the historic supply of windfall sites in Exeter. Annual completions on windfall sites of up to nine homes (small sites) and ten or more homes (major sites) are shown in table 4. The table shows that, over the past ten years, small windfall sites have delivered an average (median) of 43 homes per year and major windfall sites have delivered an average (median) 140 homes per year (the Council considers that the median averages shown in table 4 are a more robust measure of potential windfall rates going forwards than the mean averages, because the former dampen the impact of any particularly high or low past annual windfall completions data upon the average figure). Due to the Council's conservative definition of a windfall site (see paragraph 4.16 above), these historic averages largely reflect completions on brownfield windfall sites within the urban area.

Table 4: Historic net windfall completions

Year	Homes completed on windfall sites of up to 9 homes	Homes completed on windfall sites of 10+ homes
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	212
2024/25	50	127
2025/26	14	108
Total	409	1,623
10-year mean average	41	163
10-year median average	43	140

- 4.21 The second element of compelling evidence that supports the inclusion of windfalls in the five-year housing land supply is provided by the 2025 HELAA and the Exeter Urban Capacity Study¹². These documents identify a significant source of future potential major brownfield windfall sites and smaller brownfield windfall sites with capacities of between five and nine homes. In addition, over the past ten years, brownfield windfall developments of 1-4 homes (i.e. conversions, changes of use and redevelopments) have contributed an average of 40 homes per year to the housing supply. These schemes were located across the city and there is no evidence that these smaller sites are running out. Combined, this evidence strongly indicates that windfall delivery will remain strong in Exeter into the future.

¹² https://exeter.gov.uk/media/ilff4p3i/evb-h-10b_urban-capacity-study-part-1-appendix-2.pdf and https://exeter.gov.uk/media/g31do3ky/evb-h-10d_exeter-urban-capacity-study-phase-2.pdf

- 4.22 The third element of compelling evidence that supports the inclusion of windfalls in the five-year housing land supply is provided by expected future trends arising from the new Exeter Plan. Overall, the Exeter Plan provides a positive strategy to support a continuation of primarily brownfield, windfall development in the city. Specific support for windfall development is provided by policies S1(5), H2, H3, H11(e), H12 and H15.
- 4.23 In conclusion, the Council considers that the 2025 HELAA and the Urban Capacity Study, past windfall rates on very small sites and the policies of the Exeter Plan provide compelling evidence that historic windfall rates will continue into the future. Therefore, it is appropriate to make an allowance for windfalls in the five-year housing land supply.
- 4.24 However, to avoid double counting when identifying a windfall allowance for the five-year housing land supply:
- Windfall schemes that already had planning permission or a resolution to grant permission at 1 April 2026 have been subtracted from the basic net windfall allowances of 43 and 140;
 - For sites of up to nine homes, the windfall allowance for 2026/27 and 2027/28 has been set to zero. That is because windfalls of this size are already likely to have planning consent and therefore already be accounted for in the five-year supply as sites with planning consent, delivering in 2026/27 or 2027/28. 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 has been made in the years 2028/29 to 2030/31; and
 - For sites of up to ten homes, no windfall allowance has been made in the five-year housing land supply. This also reflects the lead-in time assumption for major sites in the HELAA Methodology model (see table 3 above).
- 4.25 The full windfall allowance calculation for the five-year housing supply is shown in appendix J.

Assessment of housing supply

- 4.26 The deliverable supply of housing for the five-year period from 1 April 2026 is shown in detail in the trajectories at appendices B, C, E, G and I. Table 5 summarises the data and identifies a total net supply of 4,516 homes.

Table 5: Total net housing supply 2026/27 to 2030/31

Category	26/27	27/28	28/29	29/30	30/31	Total (net)
Small sites with permission	35	76	1	0	0	112
Major sites with detailed permission	483	700	1,371	1,346	135	4,035
Major sites with outline permission	0	12	25	25	25	87
Sites allocated in a development plan	0	0	57	70	25	152
Sites with a grant of permission in principle	2	0	0	0	0	2
Windfall allowance: sites of 1-9 homes	0	0	42	43	43	128
Windfall allowance: sites of 10+ homes	0	0	0	0	0	0
Total net supply	520	788	1,496	1,484	228	4,516

The five-year housing supply position based on the latest standard method housing requirement

- 4.25 Table 6 compares the five-year housing land supply at 1 April 2026 with the latest standard method five-year housing requirement. Compared with that requirement, the Council can demonstrate a supply equating to five years and 3.5 months. The supply exceeds the requirement by 253 homes.

Table 6: Exeter's five-year housing supply position at 1 April 2026, based on the latest standard method housing requirement

Description	Homes
(A) Five-year housing requirement	4,263
(B) Deliverable housing supply	4,516
(C) Housing supply position	Five years and 3.5 months

The five-year housing supply position based on the Exeter Plan housing requirement

- 4.26 Table 7 compares the five-year housing land supply at 1 April 2026 with the Exeter Plan five-year housing requirement. Compared with that requirement, the Council can demonstrate a supply equating to five years and 11 months. The supply exceeds the requirement by 664 homes.

Table 7: Exeter's five-year housing supply position at 1 April 2026, based on the Exeter Plan housing requirement

Description	Homes
(D) Five-year housing requirement	3,852
(E) Deliverable housing supply	4,516
(F) Housing supply position	Five years and 11 months

5. Conclusion

5.1 Using a conservative and robust methodology that is consistent with planning policy and guidance, for the five-year period commencing 1 April 2026 the Council can demonstrate a housing land supply of:

- Five years and 3.5 months compared to Exeter's five-year housing requirement derived from the latest standard method calculation; and
- Five years and 11 months compared to Exeter's five year-housing requirement derived from the Exeter Plan.

Appendix A: Purpose-built student accommodation

- A.1 In 2015, a High Court Judgment ruled that the Council was unable to count PBSA in the five-year housing land supply on grounds that:
- There was no evidence of the extent to which the Council's housing requirement (which at the time was set by the Exeter Core Strategy and was 600 homes per year) included student housing; and
 - Based on the wording of PPG at the time, local authorities could only count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.
- A.2 However, due to two significant changes in circumstance, it is now appropriate for the Council to count PBSA in the five-year housing land supply. This is the case whether the supply is measured against the latest standard method housing requirement or the Exeter Plan housing requirement.
- A.3 Firstly, the Council's housing requirement is no longer set by the Exeter Core Strategy. Instead:
- The latest standard method housing requirement (812 homes per year) is driven by local housing stock statistics that fully include PBSA. As PBSA is included in the housing requirement, it is appropriate that it should be counted in the housing supply (including the five-year housing supply) based on the extent to which it allows general market housing to remain in such use.
 - The Exeter Plan housing requirement (642 homes per year) is based on the standard method and statistical inputs relevant at the time of Plan submission. Robust evidence of the extent to which the Exeter Plan housing requirement includes student housing is provided by the 2024 Greater Exeter Student Housing Needs Assessment¹³. This clearly shows that the Exeter Plan's housing requirement includes housing for at least 15,000 additional students over the Plan period (2022-2042) (in particular, see paragraphs 25 and 26 of the Assessment). This means that every PBSA bedspace provided over the plan period will allow general market housing to remain in such use, up to a threshold of (at least) 15,000 PBSA bedspaces.
- A.4 The second change comprises amendments to PPG made since the High Court Judgment. The revised PPG¹⁴ clearly states there are now two exclusive ('and/or') ways by which Councils can count PBSA in the five-year housing supply:

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

¹³ [EVB-H-01d: 2024 Greater Exeter Student Housing Needs Assessment](#), 2024, Opinion Research Services.

¹⁴ PPG [Housing supply and delivery - GOV.UK](#), paragraph 025 Reference ID: 68-034-20190722, 2019. MHCLG.

- *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 (underlining added by the Council)*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

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

A.5 Consistent with the information in paragraph A.3 of this Statement, the Council is justified in counting PBSA towards the Exeter's Plan's housing land supply and associated five-year housing land supply "based on the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation." The Council has counted PBSA in the five-year housing land supply using the methodology provided by the PPG:

- Every studio flat has been counted as one home; and
- Every 2.4 bedspaces in a cluster flat or communal halls of residence has been counted as one home, reflecting published census data.

A.6 In addition to these changed circumstances, the Council approach towards counting PBSA in the five-year housing land supply is consistent with many other local authorities with student populations. This includes Birmingham City Council, Bristol City Council, Derby City Council, Leeds City Council, Charnwood Borough Council, Manchester City Council, Newcastle City Council, Oxford City Council, Plymouth City Council, York City Council and Greater London Authorities.

Appendix B: Trajectory of small sites with planning permission for housing at 1 April 2026

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
Small sites with outline or detailed permission																	
SSOD01	5 Tresillian Gardens, Topsham	12/0590/FUL	Development to provide two detached houses and garages, access to highway and associated works.	N	2	2	Completed / implemented	1						0	1	Completions : 2015/16 - 1 home. No start made on 2nd home after a significant lapse of time, so site not included in the five-year supply.	NA
SSOD02	90 South St	04/0210/FUL	Change of use from offices (Class B1) and hair salon (Class A1) to four self-contained flats on first and second floor level.	Y	4	4	Completed / implemented	2						0	3	Completions : 2 homes. No start made on the remaining 2 homes after a significant time lapse, so site not included in the five-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	Implemente d	1						0	4	Consent implemented but no progress made for several years, therefore site not included in	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
																the five-year supply.	
SSOD04	Emmanuel School, 38 Blackboy Rd	11/0604/FUL	Change of use from school house to single dwelling and creation of two new dwellings.	Y	3	3	Completed / implemented	2						0	6	Completions : 2010/11 - 1 home. No progress made towards building the remaining homes, so site not included in the five-year supply.	NA
SSOD05	Wallington, New North Road	18/0437/FUL	New dwelling.	N	1	1	Started	1	1					1	7		NA
SSOD08	6 Pinwood Lane	23/0300/FUL	New dwelling adjoining existing dwelling.	N	1	1	Not started	1		1				1	8		11/08/2026
SSOD10	Isca Motors, Water Lane	19/0629/FUL	Demolition of existing motor workshop and change of use to provide a 3-storey residential building, including three 2-bedroom and three 1-bedroom flats, and communal amenity space to rear (Revised Scheme).	Y	6	6	Implemented	6	6					6	14		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	Implemented	8	8					8	22		NA
SSOD21	Former site Public House The Globe, 39 Clifton Road	23/0325/FUL	Five self-contained flats in new building with three floors and associated landscaping.	Y	5	5	Not started	5		5				5	27		03/08/2026
SSOD22	Magdalen Court School, Victoria Park Road	22/0645/FUL	Two storey extension to sports hall to provide disabled changing facilities, additional storage and apartment (C2).	Y	1	1	Started	1	1					1	28		NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD25	75 Westminster Road	22/1125/FUL	Construction of new dwelling in garden.	N	1	1	Started	1	1					1	29		NA
SSOD26	The Old Malthouse, Bartholemew 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		4				4	33	Application relates to lower ground and ground floors of the building.	28/04/2028
SSOD27	Land south of 15 The Fairway	22/0153/FUL	New dwelling.	Y	1	1	Started	1	1					1	34		NA
SSOD28	460 Topsham Road	22/1641/FUL	Construction of new two bedroom attached dwelling with landscaping and associated works.	N	1	1	Started	1	1					1	35		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	Started	1	1					1	36	25/1153/DIS - conditions discharged.	30/06/2026
SSOD31	58 Main Road	22/1223/FUL	Replacement of existing garage, forecourt and retail units with a mixed-use development including residential and commercial (Revised plans).	Y	9	8	Not started	8		8				8	44		16/01/2027
SSOD32	Marypole Service Reservoir, Pennsylvania Road	22/0880/OUT	Outline application for development of 1 dwelling (all matters relating to access, scale, layout, external appearance and landscaping reserved for future consideration)	Y	1	1	Not started	1			1			1	45	Reserved matters consent not yet submitted, 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		3				3	48		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	Started	1	1					1	49		NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD35	Garages, Cecil Road	24/0405/VOC	Variation of condition two of 23/0249/FUL (Conversion of four garages and store into a dwelling and associated alterations) for revised drawings.	Y	1	1	Not started	1		1				1	50		28/06/2027
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		2				2	52		16/11/2026
SSOD37	79 Latimer Road	24/0125/FUL	Demolition of existing extension and construction of new detached dwelling.	Y	1	1	Started	1	1					1	53		NA
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		1				1	54		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		1				1	55		28/02/2027
SSOD39	203 Exwick Road	23/0881/FUL	New dwelling with associated access, parking and landscaping.	N	1	1	Not started	1		1				1	56		11/03/2027
SSOD40	5 Petersfield, Pinn Hill	23/1105/FUL	Two-storey dwelling with associated driveway, parking and landscaping.	N	1	1	Started	1	1					1	57		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		6				6	63	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	Part completed	1		1				1	64	Completions : 2024/25 - 1 home. 1 home left to complete.	NA
SSOD44	69 Polsloe Road	23/1172/FUL	Conversion and extension of office building to create 3 cluster flats in House in Multiple Occupation (HMO) use (Class C4).	Y	3	3	Started	3	3					3	67		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	1					1	68		NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD46	25 Cowick Street	24/0135/FUL	Change of use of first floor office to residential and replacement windows.	Y	1	1	Not started	1		1				1	69		02/07/2027
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	Not started	1		1				1	70		NA
SSOD51	2 Cathedral Court, Southernhay East	24/1129/LBC	Conversion of part of ground floor from medical centre to create a self-contained flat.	Y	1	1	Not started	1		1				1	71		21/11/2027
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				3	74	Doctor's surgery closed.	18/12/2027
SSOD54	99 Howell Road	22/0264/FUL	Conversion of existing building to form 6 apartments.	Y	6	5	Started	5	5					5	79		NA
SSOD56	68-72 Howell Road	25/0569/RES	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.	Y	9	9	Not started	9		9				9	88		03/02/2029
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		3				3	91		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		2				2	93	5 institutional bed spaces equates to 3 homes under the Housing Delivery Test	16/12/2027

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
																Rulebook (1 / 1.9 x 5).	
SSOD65	Bendene Townhouse, 15-16 Richmond Road	24/1034/FUL	Conversion of existing guesthouse into 2no. Townhouses together with minor internal works to facilitate conversion.	Y	2	2	Not started	2		2				2	95		11/04/2028
SSOD66	The Townhouse, 54-54B St Davids Hill	24/1118/FUL	Change of use from guesthouse (C1 Use Class) to single dwelling house (C3 Use Class).	Y	1	1	Not started	1		1				1	96		06/03/2028
SSOD67	Land adjacent 3 Gladstone Road	25/0445/FUL	Erection of 3 storey house attached to no.3 Gladstone Road.	Y	1	1	Not started	1		1				1	97		16/06/2028
SSOD68	6B Charlotte Mews, Pavilion Place	25/0637/PDC D	Change of use of office (Use Class E) to 1no. Self-contained flat (Use Class C3).	Y	1	1	Not started	1		1				1	98		07/07/2028
SSOD69	Sydenham House, Blackboy Road	25/0048/FUL	Demolition of a block of 5 garages and hardstanding, and erection of a detached 2-storey dwelling and associated works.	Y	1	1	Not started	1		1				1	99		23/07/2028
SPiP02	Pound Park, Pinnecourt Lane	25/0482/PMI	Permission in Principle - development of up to 2no. new dwellings.	Y	2	2	Started	2	2					2	101		21/07/2028
SSOD70	70-72 Fore Street, Heavitree	25/1033/FUL	Change of use of first and second floors from offices to a residential flat.	Y	1	1	Not started	1		1				1	102		20/10/2028
SSOD72	40 Polsloe Road	25/1168/FUL	Change of use from a dwelling to a children's care home (Use Class C2) for up to eight children and various external works including replacement single storey rear extension.	Y	3	3	Not started	3		3				3	105	8 bedspaces / 1.9 (HDT ratio for communal housing) = 4.3 net.	15/12/2028

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD73	Barn, Fox Road	25/1167/PD	Change of use of agricultural building to a single small dwelling (Prior Approval application using Class Q in Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) (Order) 2015.	Y	1	1	Started	1	1					1	106		NA
SSOD74	2 West Street	25/0837/PD	Application for determination as to whether prior approval will be required for the change of use from commercial (Class E) to a mixed use comprised of commercial space and 2no. self-contained flats.	Y	2	2	Not started	2		2				2	108		15/12/2028
SSOD75	Oaklands, Cowick Lane	25/1301/FUL	Detached, four bedroom, two storey house with integral single garage on land adjacent existing house.		1	1	Not started	1		1				1	109		09/01/2028
SSOD76	Garages Corner of Sandford Walk and Gladstone Road	25/1420/FUL	Demolition of garages and erection of end of terrace 2.5 storey house attached to unbuilt new house approved under 25/0445/FUL.	Y	1	1	Not started	1		1				1	110		26/01/2029
SSOD77	60 New North Road	25/1691/FUL	Change of use of first and second floors from public house and ancillary accommodation to a self-contained flat (Class C3) and a House in Multiple Occupation for 5 persons (Class C4).	Y	2	2	Not started	2		2				2	112		21/01/2029
SSOD78	16 York Road	25/1252/FUL	Change of use of ground floor and lower ground floor (basement) from Use Class E (Commercial, business and service) to 2no. residential apartments (Use Class C3), creation of lightwell with stepped access and construction of bike store	Y	2	2	Not started	2		2				2	114		13/03/2029
SSOD79	21 Heavitree Road	25/1790/FUL	Change of use of first floor from Class E (Commercial, Business and Service) to Class C3 (Residential) to facilitate the creation of a one-bedroom flat, including the replacement of windows, replacement of external doors, new air management system and re-roofing of the building.	Y	1	1	Not started	1		1				1	115		17/02/2029

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Additional information	Application expiry date
SSOD80	18 West Street	25/1689/FUL	Alterations to the building and change of use from salon (Class E/A1) to a single dwelling (Class C3).	Y	1	1	Not started	1		1				1	116		12/03/2029
SSOD81	14 Mary Arches Street	25/1831/PDG	Change of use from commercial (Class E) to a mixed use comprising commercial unit on ground floor (Class E) and 1 self-contained flat at first floor level (Class C3)	Y	1	1	Not started	1		1				1	117		18/03/2029
SSOD82	Higher Riverdale, Exe Street, Topsham	25/1413/FUL	Demolition of 2 Commercial Storage / Workshop Buildings and Construction Of 1 Dwelling.	Y	1	1	Not started	1		1				1	118		11/02/2029
TOTAL								118	35	76	1	0	0	112	118		

Appendix C: Trajectory of major sites with detailed planning permission for housing at 1 April 2026

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
Major sites with detailed permission																
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	137	25	25	25	25	25	125	See site ref. MSD01, appendix D. Pre-31 March 2026 completions: 2021/22 - 10 homes; 2022/23 - 75 homes; 2023/24 - 52 homes; 2024/25 - 81 homes; 2025/26 - 25 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	78	25	25	25	3		78	See site ref. MSD02, appendix D. Pre-31 March 2026 completions: 2020/21 - 55 homes; 2021/22 - 45 homes; 2022/23 - 37 homes; 2023/24 - 1 home and construction paused; 2024/25 -	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
															construction resumed; 2025/26 - 29 homes.	
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	201	25	25	25	25	25	125	See site ref. MSD03, appendix D.	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	13						0	June 2026 position: consent implemented, but no further progress made towards delivery. Landowner has not completed a form. Given the age of the consent, the scheme is not included in the five-year supply but is included in the trajectory.	NA
MSD06	130 Fore Street	25/1826/NMA	Non-material amendment to planning permission 12/1426/FUL (Alterations and roof level redevelopment to provide 13 flats with associated access and	Y	10	10	Implemented	10						0	June 20265 position: consent implemented, but no further	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
			communal facilities) to change the number of flats in the description from 13 to 10.												progress made towards delivery. Landowner has not completed a form. Given the age of the consent, the scheme is not included in the five-year supply but is included in the trajectory.	
MSD07	Land for residential development at Hill Barton Farm, Hill Barton Road	21/1054/RES	Approval of reserved matters of layout, scale, appearance and landscaping of planning permission ref. 19/1375/OUT - outline application for up to 200 dwellings.	N	195	195	Started	143	60	60	23			143	See site ref. MSD07, appendices D and K. Pre-2025/26 completions: 2024/25 - 7 homes; 2025/26 - 45 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	68	10	30	28			68	See site ref. MSD07, appendices D and K.	NA
MSD10	Exeter Royal Academy for Deaf Education, Topsham Road	19/1436/VOC	Variation of condition 2 of planning consent ref. 17/1640/FUL (Redevelopment of the Exeter Royal Academy for Deaf Education (eRADE) site to provide 146 new homes (C3), a care home and assisted living units (both C2), accommodation for a pre-school, access related works, provision of landscaping and open space and other associated works approved 28th June 2018) to make	N	146	146	Started	83	25	25	25	8		83	See site ref. MSD10, appendix D. Pre-31 March 2026 completions: 2023/24 - 33 homes; 2024/25 - 4 homes;	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
			minor variations to the layout of the development including; substitution of some house types and variations to the design of others; changes to layout and mix of assisted living units (with associated changes to external appearance); layout of external areas to care home and assisted living elements of scheme, and variation of other conditions which refer to separate discharge in respect of different parcels of the site to reflect 3 parcels instead of 2.												2025/26 - 26 homes.	
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	4					4	See site ref. MSD13, appendix D. 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.	NA
MSD15	Whipton Barton House, Vaughan Road	23/0270/VOC	Variation of conditions: 2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23 of planning permission ref. 19/1621/FUL to reduce number of apartments to 91, introduce communal space, introduce additional mobility scooter stores, and make provision for development delivery to be phased.	Y	91	56	Started	21			16	5		21	Pre-31 March 2026 completions: 2025/26 - 35 completions. See site ref. MSD15, appendices D and K.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
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	230			12	25	25	62	See site ref. MSD16, appendix D.	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	113	113					113	2025/26: 52 completions. See site ref. MSD17, appendices D and K. Pre-31 March 2026 completions: 2025/26 – 52 homes.	NA
MSD19	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	21/0434/RES	Approval of reserved matters of appearance, landscaping, layout and scale (206 dwellings) in respect of planning permission reference 15/0640/OUT granted 1 March 2021.	N	206	206	Started	64	25	25	14			64	See site ref. MSD19, appendix D. Pre-31 March 2026 completions: 2022/23 - 6 homes; 2023/24 - 20 homes; 2024/25 - 55 homes; 2025/26 - 56 homes.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
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	Part completed	25						0	Pre-31 March 2026 completions: 2022/23 - 6 homes; 2023/24 - 19 homes; 2024/25- 11 homes. June 2026 position: developer has not completed a form; however, in 2025, the developer advised the Council that development has paused because the northern part of the site is currently unavailable. Therefore, the site is not included in the 5 YHLS.	NA
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		332	See site ref. MSD21, appendices D and K.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
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	97	25	25	25	22		97	See site ref. MSD22, appendix D. Pre-31 March 2026 completions: 2024/25 - 21 homes; 2025/26 - 64 homes.	NA
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	19	See site ref. MSD25, appendices D and K.	30/10/2027
MSD26	Land at Corner of Retreat Drive, Topsham	21/1610/FUL	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			10	See site ref. MSD26, appendix D.	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	78	25	25	25	3		78	See site ref. MSD27, appendix D. Pre-31 March 2026 completions: 2025/26 - 2 (show) homes.	NA
MSD28(S)	Royal Clarence Hotel, Cathedral Yard	25/0895/FUL	Redevelopment of the Royal Clarence, to include 25 new residential dwellings on the upper floors with part residential on the ground and part basement floor. Commercial on the remaining ground and basement floor as a public house and restaurant.	Y	25	25	Not started	23			12	13		25	See site ref. MSD28, appendix D.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Comments	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	124	25	25	25	25	24	124	See site ref. MSD27, appendix D. Pre-31 March 2026 completions: 2024/25 - 6 homes; 2025/26 - 54 homes.	NA
MSD30	Honeylands Hospital for Children, Pinhoe Road	25/1810/MP	Redevelopment of site for part 2, part 3 storey Community-led older persons housing (use class C3) scheme with retention of Listed Building and associated access, parking and landscaping.	N	37	37	Not started	37			37			37	See site ref. MSD30, appendices D and K.	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	91	25	25	25	16		91	See site ref. MSD31, appendix D. 2025/26 - 2 show homes completed.	NA
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	100	39	45	16			100	See site ref. MSD32, appendices D and K.	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	18	18					18	See site ref. MSD35, appendix D. Pre-31 March 2026 completions: 2025/2026 - 12 homes.	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
MSD35	231 High Street	25/0225/PDCD	Change of use on first and second floors from offices (Class E) to 16 self-contained apartments.	Y	16	16	Not started	16			12	4		16	See site ref. MSD35, appendix D.	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			8	See site ref. MSD36, appendix D.	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	Lapsed	22						0		10/05/2026
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	Started	145		145				145	See site ref. MSD39, appendices D and K.	NA
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 - S106 Agreement to be signed	34						0	34 co-living studio flats. June 2026 position: applicant has not completed a form, and limited progress has been made with the S106 Agreement after 2+ years. Therefore, site not included in the 5 YHLSS.	TBC
MSD41	Land south west 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	N	40	40	Started	14	14					14	Pre-31 March 2026 completions: 2025/26 - 26 homes. See site ref. MSD41,	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
			additional details including lighting, drainage and bat/bird boxes).												appendices D and K.	
MSD43	7-11 North Street	24/0207/FUL	Extension to create additional storey, conversion and internal alterations of the first, second and third floors, to form 19 flats.	N	19	14	Not started	14			12	2		14	See site ref. MSD43, appendix D.	05/03/2028
MSD44(S)	The King Billy and 26-28 Longbrook Street	23/1215/VOC	Variation of Condition 2 of permission 20/1769/FUL to enlarge the 6, 7 and 8 floor levels and introduce an additional floor in the commercial space, change the ground floor commercial space to a Student Amenity area, change to 100% Studio Bedrooms, make changes to the external appearance and relocate the cycle store and plant buildings.	Y	108	108	Not started	108			108			108	See site ref. MSD44(S), appendices D and K.	16/02/2027
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	538		178	360			538	See site ref. MSD45, appendices D and K.	NA
MSD47	Apparelmaster, Cowley Bridge Road	25/1480/NMA	Non-material amendment to planning permission 23/0232/FUL to carry out internal and external design changes including a reduction in student bedspaces from 350 to 344, change mix of studio and	N	279	279	Not started	279			279			279	See site ref. MSD47, appendices D and K. NMA has changed	20/12/2026

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
			cluster beds, adjustments to roof level to increase PV panels, increase in height of block C, centralising plant in block D, and alterations to facades.												the mix to 233 studios and 111 beds in 20 cluster flats (233 + 111/2.4 = 233 + 46 = 279).	
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	11						0	Scheme comprises 26 student bedspaces in (4) cluster flats. June 2026 position: site also has reserved matters consent for residential development (see ref. SSOD56) and developer advice is 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 or trajectory.	13/04/2027

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Comments	Application expiry date
MSD49(S)	Topsham Golf Academy, Exeter Road, Topsham	24/0785/FUL	Demolition of existing buildings/structures. Proposed residential development of 54 no. residential units, including affordable housing, plus open space, landscaping, car parking, drainage, vehicular access, internal roads and all associated infrastructure and development.	N	54	54	Started	54			12	25	17	54	See site ref. MSD49(S), appendix D.	TBD
MSD51(S)	Clarendon House, Western Way	25/1082/FUL	Demolition of existing commercial building and redevelopment of the site comprising student accommodation with associated amenity space (Sui Generis), 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.	N	202	202	Not started	202			202			202	See site ref. MSD51(S), appendices D and K.	TBD
MSD52(S)	Heavitree Road Police Station	25/0676/FUL	Full planning application for the demolition of the existing buildings and erection of mixed-use development comprising Purpose-Built Student Accommodation and Co-Living with associated infrastructure.	N	813	813	Not started	813				813		813	See site ref. MSD52(S), appendices D and K. Scheme comprises 414 co-living studio flats and 399 purpose-built student accommodation studio flats.	TBD
MSD53	Land off Newcourt Road	24/1425/FUL	Residential development of 27 dwellings (including 35% affordable housing), access from Newcourt Road and associated works on land at Newcourt Road, Topsham.	N	27	27	Not started	27		17	10			27	See site ref. MSD53, appendices D and K.	30/03/2029
TOTAL								4404	483	700	1371	1346	135	4035		

Appendix D: Delivery evidence: major sites with detailed permission

Site Ref. MSD01

Land at Pinhoe Quarry, Harrington Lane

Permission total	380
Completed (at 31 March 2026)	243
To be completed (at 31 March 2026)	137
Contribution to the 5-year supply	125

Evidence of delivery, June 2026

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

- Phase 1 of the site was completed in 2025/26 by Linden Homes.
- Phase 2 is being developed by Bovis Homes and homes are under construction.
- Bovis Homes has not completed the Council's five-year housing land supply form. Bovis Homes has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD02

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

Permission total	245
Completed (at 31 March 2026)	167
To be completed (at 31 March 2026)	78
Contribution to the 5-year supply	78

Evidence of delivery, June 2026

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

- The site is being developed by Bloor Homes and homes are under construction.
- Bloor Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

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 2026)	0
To be completed (at 31 March 2026)	201
Contribution to the 5-year supply	188

Evidence of delivery, June 2026

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

- The site is being developed by Bloor Homes and homes are under construction.
- Bloor Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD07

Hill Barton Farm, Hill Barton Road

Permission total	195
Completed (at 31 March 2026)	52
To be completed (at 31 March 2026)	143
Contribution to the 5-year supply	143

Evidence of delivery, June 2026

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

- The site is being developed by Taylor Wimpey and homes are under construction.
- The developer completed the Council's five-year housing supply form in June 2026 (see appendix K, page 84). The Council's five-year supply assumptions for the site accord with the developer's advice about future build rate.
- Five-year supply assumptions for the site accord with the developer's advice about future build rate.

Site Ref. MSD08

Land to the south of Tithebarn Way, Tithebarn Way

Permission total	68
Completed (at 31 March 2026)	0
To be completed (at March 2026)	68
Contribution to the 5-year supply	68

Evidence of delivery, June 2026

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. Homes are under construction.
- The developer completed the Council's five-year housing supply form in May 2026 (see appendix K, page 89. The Council's five-year supply assumptions for the site accord with the developer's advice about future build rate.

Site Ref. MSD10

Exeter Royal Academy for Deaf Education, Topsham Road

Permission total	146
Completed (at 31 March 2026)	63
To be completed (at 31 March 2026)	83
Contribution to the 5-year supply	83

Evidence of delivery, June 2026

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

- The site is being developed by Acorn and homes are under construction.
- Acorn has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD13

Alphin House, Mill Lane

Permission total	4 (net gain)
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	4 (net gain)
Contribution to the 5-year supply	4 (net gain)

Evidence of delivery, June 2026

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

- The site is being developed by Laburnum SPV Ltd and homes are under construction.
- The developer has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD15

Whipton Barton House, Vaughan Road

Permission total	56 (net gain)
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	21 (net gain)
Contribution to the 5-year supply	21 (net gain)

Evidence of delivery, June 2026

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.
- Phase 1 of the scheme was completed in 2025/26 and work on phase 2 is due to commence in July 2026. Funding for phase 3 is being sought; given that funding has been successfully secured in a timely manner for earlier phases, it is reasonable to assume that funding will be forthcoming.
- The developer completed the Council's five-year housing land supply form in June 2026 (see Appendix K, page 94). The Council's five-year supply assumptions for the site accord with the developer's advice about future build rate.

Site Ref. MSD16

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

Permission total	230
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	230
Contribution to the 5-year supply	62

Evidence of delivery, June 2026

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.
- The site forms phase one of a larger, four-phase development (Exmouth Junction). Each phase has a different developer. Phase four was completed in 2024/25, phase three was completed in 2025/26 and phase two (site ref. MSD17 – see below) is under construction and is expected to be completed during 2026/27. The main access to phases one to three has been constructed.
- The developer has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year because development has not yet started.

Site Ref. MSD17

The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 2)

Permission total	165
Completed (at 31 March 2026)	52
To be completed (at 31 March 2026)	113
Contribution to the 5-year supply	113

Evidence of delivery, June 2026

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

- The site is being developed by Places for People as a 100% affordable housing scheme. Homes are under construction.
- The developer completed the Council's five-year housing supply form in June 2026 (see Appendix K, page 98). The Council's five-year supply assumptions for the site accord with the developer's advice about future build rate.

Site Ref. MSD19

Aldens Farm East, Land between Chudleigh Road and Dawlish Road

Permission total	206
Completed (at 31 March 2026)	137
To be completed (at 31 March 2026)	69
Contribution to the 5-year supply	69

Evidence of delivery, June 2026

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

- The site is being developed by Redrow. Homes are under construction.
- The developer has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD21

The Harlequin Centre, Paul Street

Permission total	332
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	332
Contribution to the 5-year supply	332

Evidence of delivery, June 2026

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

- The planning permission was implemented in January 2025 and major demolition works have recently commenced to enable redevelopment of the site.
- 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 June 2026 (see Appendix K, page 103). The Council's five-year supply assumptions for the site accord with the developer's advice about future build rate.
- The Council and developer are currently working to agree a deed of variation to the Section 106 Agreement with and to finalise a headlease with the Council. This will support the viability of the scheme.

Site Ref. MSD22

Land at Aldens Farm West, Shillingford Road

Permission total	182
Completed (at 31 March 2026)	85
To be completed (at 31 March 2026)	97
Contribution to the 5-year supply	97

Evidence of delivery, June 2026

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

- The site is being developed by Tilia Homes. Homes are under construction.
- The developer has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD25

Hurst Almshouses, 2-24 Fairpark Road

Permission total	19 (net gain)
Completed (at 31 March 2026)	0
To be completed (at 31 March 2025)	19 (net gain)
Contribution to the 5-year supply	19 (net gain)

Evidence of delivery, June 2026

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.
- Development has not commenced, but the consent will not expire until October 2027. This allows time for pre-commencement conditions to be discharged.
- The developer provided the Council's with five-year housing advice via email in May 2026 (see Appendix K, page 108). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD26

Land at corner of Retreat Drive, Topsham

Permission total	10
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	10
Contribution to the 5-year supply	10

Evidence of delivery, June 2026

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.
- Heritage Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year because development has not yet started.

Site Ref. MSD27

Land at Redhills, Exwick Lane

Permission total	80
Completed (at 31 March 2026)	2
To be completed (at 31 March 2025)	78
Contribution to the 5-year supply	78

Evidence of delivery, June 2026

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

- The site is being developed by Tilia Homes. Homes are under construction.
- Tilia Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD28

Royal Clarence Hotel, Cathedral Yard

Permission total	25
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	25
Contribution to the 5-year supply	25

Evidence of delivery, June 2026

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

- The site will be developed by Nooko.
- Planning application 25/0895/FUL for 25 homes has consent subject to completion of a S106 Agreement. An earlier application for 23 homes (22/0236/FUL) has been implemented.
- Negotiations for the S106 Agreement are progressing on the latest planning application.
- Nooko has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year to allow for completion of the Section 106 Agreement and because development has not yet started.

Site Ref. MSD29

Land at Ikea Way, Ikea Way

Permission total	184
Completed (at 31 March 2026)	60
To be completed (at 31 March 2025)	124
Contribution to the 5-year supply	124

Evidence of delivery, June 2026

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

- The site is being developed by Places for People as a 100% affordable housing development. Homes are under construction.
- Places for People has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD30

Honeylands Hospital for Children, Pinhoe Road

Permission total	37
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	37
Contribution to the 5-year supply	37

Evidence of delivery, June 2026

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

- The site has extant detailed consent to be developed to provide a 64-bedspace care home. However, the developer has advised that whilst this consent has been implemented, it does not intend to build the scheme.
- Instead, the site will be developed by Aspen Retirement Ltd as a custom-build housing scheme for older people.
- A pre-application by the developer (25/1810/MP) to redevelop the site to provide a part 2, part 3 storey community-led older persons housing (use class C3) with the retention of a Listed Building and associated access, parking and landscaping was submitted to the Council in December 2026 and is pending consideration. The scheme has been considered favourably by the Design Review Panel and it is expected that a full planning application will be submitted during the summer of 2026.
- The developer completed the Council's five-year housing land supply form in June 2026 (see Appendix K, page 109). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD31

Land off Spruce Close and Celia Crescent

Permission total	93
Completed (at 31 March 2026)	2
To be completed (at 31 March 2026)	91
Contribution to the 5-year supply	91

Evidence of delivery, June 2026

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

- The site is being developed by Edenstone Homes. Homes are under construction.
- Edenstone Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD32

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

Permission total	100
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	100
Contribution to the 5-year supply	100

Evidence of delivery, June 2026

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

- The site is being developed by Taylor Wimpey. Homes are under construction.
- The developer completed the Council's five-year housing supply form in May 2026 (see Appendix K, page 115). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD34

Land adjacent to Newcourt Road, Topsham

Permission total	30
Completed (at 31 March 2026)	12
To be completed (at 31 March 2026)	18
Contribution to the 5-year supply	18

Evidence of delivery, June 2026

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

- The site is being developed by Heritage Homes. Homes are under construction.
- Heritage Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed.

Site Ref. MSD35

231 High Street

Permission total	16
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	16
Contribution to the 5-year supply	16

Evidence of delivery, June 2026

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 land supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- There are no pre-commencement conditions associated with the prior approval consent.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year because development has not yet started.

Site Ref. MSD36

Land at Retreat Drive, Topsham

Permission total	8
Completed (at 31 March 2026)	0
To be completed (at 31 March 2026)	8
Contribution to the 5-year supply	8

Evidence of delivery, June 2026

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.
- Heritage Homes has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year because development has not yet started.

Site Ref. MSD39

Land at Summerland Street

Permission total	145
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	145
Contribution to the 5-year supply	145

Evidence of delivery, June 2026

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

- The site developer is McClaren Property. Homes are under construction.
- 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 June 2026 (see Appendix K, page 119). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD40

Land south west of Blakeslee Drive

Permission total	40
Completed (at 31 March 2026)	26
Homes still to be completed (at 31 March 2026)	14
Contribution to the 5-year supply	14

Evidence of delivery, June 2026

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

- The site is being developed by Persimmon Homes as a 100% affordable housing scheme. Homes are under construction.
- The developer completed the Council's five-year housing supply form in June 2026 (see Appendix D, page 123).

Site Ref. MSD43

7-11 North Street

Permission total	14 (net gain)
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	14 (net gain)
Contribution to the 5-year supply	14 (net gain)

Evidence of delivery, June 2026

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 applicant has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year because development has not yet started.

Site Ref. MSD44(S)

The King Billy and 26-28 Longbrook Street

Permission total	108
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	108
Contribution to the 5-year supply	108

Evidence of delivery, June 2026

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

- The site developer will be ROK Propco Exeter Ltd.
- 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 developer has not completed the Council's five-year housing supply form. However, the landowner/developer completed a form in August 2025 for the Council's September 2025 five-year housing land supply statement (see Appendix K, page 130), before the resolution to approve planning consent was made. There is no clear evidence of any changes in circumstance since August 2025 that demonstrate the site is not deliverable, although the lead-in time has been pushed back a year to allow for completion of the Section 106 Agreement and because development has not yet started.

Site Ref. MSD45

West Park, University of Exeter, Stocker Road

Permission total	538 (net)
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	538
Contribution to the 5-year supply	538

Evidence of delivery, June 2026

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

- The site developer is UPP. Homes are under construction.
- The scheme involves the loss of 559 bedspaces of student cluster flat accommodation and replacement with 1,849 bedspaces of student cluster flat accommodation, equating to a net gain of 1,290 bedspaces in student cluster flat accommodation. 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
- The developer has not completed the Council's five-year housing supply form (see Appendix K, page 134). However, the developer completed a form for the Council's September 2025 five-year housing land supply statement. There is no clear evidence of any changes in circumstance since September 2025 that affect delivery. Development has commenced in accordance with the developer's advice in 2025.
- Therefore, the five-year supply reflects the developer's advice about lead-in time and build rate provided for the September 2025 five-year housing supply statement.

Site Ref. MSD47

Apparelmaster, Cowley Bridge Road

Permission total	279
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	279
Contribution to the 5-year supply	279

Evidence of delivery, June 2026

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: 233 studio flats for students, which count towards the housing supply on a 1:1 basis; and 111 bedspaces in cluster flat accommodation for students, which count towards the

housing supply on a 1:2.4 basis and equate to 46 homes. The proposed scheme therefore equates to a total of 279 homes.

- The developer has advised that development will commence by the latter part of 2026, once ground water monitoring has been completed (secured via a condition). All other pre-commencement conditions have been discharged.
- The developer completed the Council's five-year housing land supply form in June 2026 (see Appendix K, page 129). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD49(S)

Topsham Golf Academy, Exeter Road, Topsham

Permission total	54
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	54
Contribution to the 5-year supply	54

Evidence of delivery, June 2026

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

- The site developer will be Heritage Homes (a developer).
- Heritage Homes has not completed the Council's five-year housing land supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- The detailed planning application (24/0785/FUL) benefits from a committee resolution to grant planning consent made in December 2025. The associated Section 106 Agreement is expected to be completed before the end of August 2026.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year to allow for completion of the Section 106 Agreement and because development has not yet started.

Site Ref. MSD51(S)

Clarendon House, Western Way

Permission total	202
Completed (at 31 March 2026)	0
Homes still to be completed (at 13 March 2026)	202
Contribution to the 5-year supply	202

Evidence of delivery, June 2026

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

- The site developer will be Zinc RE UK Ltd.
- The planning application 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. Therefore, the scheme will deliver the equivalent of 202 homes in total. The planning application includes a full management plan which also includes demolition plans.
- The planning application benefits from a committee resolution to grant consent made in February 2026. The associated Section 106 Agreement is expected to be completed within the next two to three months.
- The developer has not completed the Council's five-year housing land supply form. However, the developer completed a form for the Council's September 2025 five-year housing land supply statement (see Appendix K, page 144), before the site received a resolution to approve planning consent. There is no clear evidence of any changes in circumstance since September 2025 that would affect delivery.
- Therefore, the five-year supply reflects the developer's advice about lead-in time and build rate provided for the September 2025 five-year housing supply statement.

Site Ref. MSD52(S) Heavitree Road Police Station

Permission total	813
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	813
Contribution to the 5-year supply	813

Evidence of delivery, June 2026

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

- The site developer will be NCO (Seven) Ltd.
- The application 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 includes demolition of existing buildings.
- The planning application benefits from a committee resolution to grant planning consent made in June 2026. The associated Section 106 Agreement is progressing.
- The developer completed the Council's five-year housing supply form in June 2026 (see Appendix K, page 134). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. MSD153

Land off Newcourt Road, Topsham

Permission total	27
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	27
Contribution to the 5-year supply	27

Evidence of delivery, June 2026

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

- The site developer is Strongvox Ltd. Development has not commenced, but the consent does not expire until March 2029.
- The developer completed the Council's five-year housing supply form in June 2026 (see Appendix K, page 138). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Appendix E: Trajectory of major sites with outline planning permission for housing at 1 April 2026

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Running total	Comments	Application expiry date
Major sites with outline permission																	
MSO001	Land for residential development at Hill Barton Farm, Hill Barton Road	24/1449/RES	Reserved Matters application (Access, Appearance, Landscaping, Layout and Scale) for 274 dwellings including affordable housing, public open space and associated infrastructure pursuant to Outline permission 21/1701/OUT	N	274	274	Not started	274		12	25	25	25	87	274	See site ref. MSO01, appendices F and K.	01/05/2029
MSO02	Bricknells Bungalow, Old Rydon Lane	14/2007/OUT	Outline application for the construction of up to 63 dwellings (including affordable) on land to the rear of Bricknells Bungalow.	N	24	24	Part completed	24						0	298	June 2026 position: Phase 1 completed under 16/0389/RES (6 homes). A reserved matters application for phase 2 was made in 2018 but has not progressed. Site not currently included in the five-year housing land supply,	NA

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Running total	Comments	Application expiry date
MSO04	Land at St Bridgets Nursery, 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	350						0	598	June 2026 position: Outline consent granted on appeal in January 2025 and subsequent judicial review dismissed. Developer has completed a form – see appendix K. A reserved matters application has not yet been made. Site not currently included in the five-year housing land supply.	30/01/2030
MSO05	Land off Pendragon Road	22/0511/OUT	Outline planning application for a residential development of up to 100 dwellings and associated infrastructure (all matters reserved except access).	N	100	100	Not started	100						0	698	June 2026 position: A reserved matters application has not yet been made. Site not currently included in the five-year housing land supply.	26/09/2029

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Yield yrs 1 - 5	Running total	Comments	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	1,140						0	1173	June 2026 position: Outline application includes up to 976 C3 dwellings and 320 PBSA bedspaces (320/2.4 = 133 homes), plus the loss of 4 existing flats. Equates to a net gain of up to 1,140 homes. Section 106 Agreement is progressing. Site not currently included in the five-year housing land supply.	TBD
TOTAL								1888	0	12	25	25	25	87	1,173		

Appendix F: Delivery evidence: major sites with outline permission

Site Ref. MSO01

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

Permission total	274
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	274
Contribution to the 5-year supply	87

Evidence of delivery, June 2026

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 approved on 1 May 2026.
- Development has not commenced, but the reserved matters consent does not expire until May 2029.
- The reserved matters planning application includes a phasing plan which subdivides the site into three phases of 89, 90 and 94 homes each.
- Persimmon Homes Ltd completed the Council's five-year housing supply form in June 2026 (see Appendix K, page 142). Persimmon has advised it will deliver at least one third of the homes (i.e. at least one phase), with other homes to be delivered by one or two other parties (yet to be determined).
- Persimmon advises that it expects to commence development of its phase in the first quarter of 2027.
- Persimmon has not provided a build rate, so the 2021 HELAA Methodology has been applied.

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

Site Ref.	Address	Units	Net Gain	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Additional information
15 / 116	Water Lane - Water Lane South	1,144	1,140						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026 - see site ref. MSO06(S) in appendix E.
15 / 117	Water Lane - Isca House	507	507						0	Not currently included in the 5 YHLS.
15 / 130	Water Lane - Vulcan Estate	300	300						0	Not currently included in the 5 YHLS.
15 / 167	Water Lane - 61 and 62 Haven Road	34	34						0	Not currently included in the 5 YHLS.
15 / 168	Water Lane - Canal Office and Sea Cadets	20	20						0	Not currently included in the 5 YHLS.
145 / 53	East Gate - City Point	255	255						0	Not currently included in the 5 YHLS.
145 / 102	East Gate - Civic Centre	106	106						0	Not currently included in the 5 YHLS.
145 / 166	East Gate - Manor Court	52	52				25		25	See site ref. SADP 145/166 in appendices H and K.
145 / 156	East Gate - Pyramids, John Hannam House and Eaton House	181	92						0	Not currently included in the 5 YHLS.
145 / 103	East Gate - Clarendon House	202	202						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026 - see site ref. MSD51(S) in appendices C, D and K.
146 / 22	Red Cow - Network Rail land	324	324						0	Not currently included in the 5 YHLS.
146 / 170	Red Cow - University of Exeter land	150	69						0	Not currently included in the 5 YHLS.
142	Exe Bridges Retail Park	201	201						0	Not currently included in the 5 YHLS.
169	South Gate	81	81						0	Not currently included in the 5 YHLS.
90	Land at Old Rydon Lane	357	357						0	Not currently included in the 5 YHLS.

Site Ref.	Address	Units	Net Gain	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Additional information
83	St Bridget Nurseries	350	350						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026 - see site ref. MSO04 in appendices E and K.
104	Heavitree Road Police Station	813	813						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026 - see site ref. MSD52(S) in appendices C, D and K.
163	Mary Arches Mutli-Storey and Surface Car Park	297	297			12	25	25	62	See site ref. SADP163 in appendix H.
64	Whipton Community Hospital	129	129						0	Not currently included in the 5 YHLS.
151	Rougemont Switching Centre	86	86						0	Not currently included in the 5 YHLS.
91	Land at Newcourt Road, Topsham	51	51						0	Not currently included in the 5 YHLS.
18	Land adjoining Silverlands	55	55			45	20		65	See site ref. SADP18 in appendices H and K.
94	Land to the west of Newcourt Road, Topsham	56	56						0	Not currently included in the 5 YHLS.
95	Land at Topsham Golf Academy	54	54						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026 - see site ref. MSD49(S) in appendices C and D.
26	Land at Exeter Squash Club	48	48						0	Not currently included in the 5 YHLS.
150	Land and buildings at Victoria Street	48	47						0	Not currently included in the 5 YHLS.
51	12-31 Sidwell Street	45	45						0	Not currently included in the 5 YHLS.
153	Land to the east of Newcourt Road 2, Topsham	27	27						0	Counted as a site with planning permission / resolution to approve planning permission at 1 April 2026. See site ref. MSD53 in appendices C, D and K.
63	Clifford Close	66	33						0	Not currently included in the 5 YHLS.
165	Gipsy Hill Hotel	41	41						0	Not currently included in the 5 YHLS.
160	Unit 1 Nightclub, Summerland Street	28	28						0	Not currently included in the 5 YHLS.
125	Land behind 66 Chudleigh Road	27	27						0	Not currently included in the 5 YHLS.
75	Chestnut Avenue	36	24						0	Not currently included in the 5 YHLS.
106	East of Pinn Lane	12	12						0	Not currently included in the 5 YHLS.

Site Ref.	Address	Units	Net Gain	2025/26	2026/27	2027/28	2028/29	2029/30	Yield yrs 1 - 5	Additional information
158	Land at Matford Lane (2)	27	27						0	Not currently included in the 5 YHLS.
108	Hessary, Hollow Lane	19	18						0	Not currently included in the 5 YHLS.
100	Fever and Boutique, 12 Mary Arches Street	15	15						0	Not currently included in the 5 YHLS.
107	Land south of Gipsy Hill Lane	14	14						0	Not currently included in the 5 YHLS.
84	Garages at Lower Wear Road	12	12						0	Not currently included in the 5 YHLS.
129	Newbery Car Breakers	8	8						0	Not currently included in the 5 YHLS.
31	Lancelot Road	7	7						0	Not currently included in the 5 YHLS.
30	Land rear of Beacon Lane shops	6	6						0	Not currently included in the 5 YHLS.
13	Land at Taunton Close	5	5						0	Not currently included in the 5 YHLS.
73	91-97 Wonford Street	5	5						0	Not currently included in the 5 YHLS.
TOTAL				0	0	57	70	25	152	

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

Site Ref. SADP145-166 East Gate – Manor Court

Proposed allocation total	52
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	52
Contribution to the 5-year supply	25

Evidence of delivery, June 2026

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

- Pre-application scoping (25/0892/MPS) for a prior approval for the change of use of the existing commercial building (use class E) at Manor Court to 25 no residential dwellings (use class C3) was submitted by First Oak Exeter Developments Ltd (the developer) in July 2025 and concluded positively the same month. The pre-application relates to around one third of total area of the Manor Court site.
- A prior approval application (25/1122/PDCD) for the change of use of the existing commercial building (use class E) to 25 no residential dwellings (use class C3) was approved by the Council on 24 June 2026.
- There are no pre-commencement conditions associated with the prior approval application.
- The developer will be First Oak Exeter Developments Ltd.
- The developer completed the Council's five-year housing land supply form in June 2026 (see Appendix K, page 156). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Site Ref. SADP163 Mary Arches Multi-Storey and Surface Car Park

Proposed allocation total	297
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	297
Contribution to the 5-year supply	62

Evidence of delivery, June 2026

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

- A full planning application (25/0781/FUL) for the demolition of the multi-storey car park and construction of a co-living development alongside public realm improvements, landscaping, cycle and car parking, servicing, refuse and recycling provision, and associated works was approved by Planning Committee in April 2026, subject to the completion of a S106 Agreement. The Section 106 Agreement is progressing.
- The site will be developed by Eutopia Homes (the applicant).
- The developer has not completed the Council's five-year housing supply form. The developer has not advised, and the Council is not aware, of any circumstances affecting delivery.
- A build-rate in accordance with the 2021 HELAA Methodology has been assumed. The lead-in time has been pushed back by one year to allow for completion of the S106 Agreement and because development has not yet started.

Site Ref. SADP18 Land adjoining Silverlands

Proposed allocation total	55
Completed (at 31 March 2026)	0
Homes still to be completed (at 31 March 2026)	65
Contribution to the 5-year supply	65

Evidence of delivery, June 2026

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

- A pre-application (24/1473/MP) for residential development of the site was submitted by the site agent on behalf of Edenstone Homes (the developer) in December 2024 and was concluded in May 2026. The site comprises the 'Land adjoining Silverlands' allocation plus an adjoining property. The total number of homes included in the pre-application (and to be included in the planning application) is therefore more than 55 homes, totalling between 65 and 67 homes.
- The pre-application process included:
 - Discussions with Council planners.
 - Stakeholder consultation, including with statutory consultees.
- As a result of these discussions, the Council is satisfied that the site has the capacity to deliver between 65 and 67 homes, as proposed by the developer.
- The developer completed the Council's five-year housing land supply form in June 2026 (see Appendix K, page 152). The developer has advised that a detailed planning application for 65 or 67 homes will be submitted during the summer of 2026, that there are no known abnormalities associated with the site, and that (subject to planning) development is expected to commence in the spring of 2027 (or sooner, if planning allows). The Council's five-year supply assumptions for the site accord with the developer's advice about lead-in time and future build rate.

Appendix I: Trajectory of sites with permission in principle

Site Ref.	Address	Permission Ref.	Description	Windfall	Units	Net Gain	Status	Dwgs to be completed at 31 March 2026	2026/27	2027/28	2028/229	2029/30	2030/31	Yield yrs 1 - 5	Running total	Comments	Application expiry date
Sites with a grant of permission in principle																	
SPiP02	Pound Park, Pinncourt Lane	25/0482/PMI	Permission in Principle - development of up to 2no. new dwellings.	Y	2	2	Started	2	2					2	2		21/07/2028
TOTAL									2	0	0	0	0	2	2		

Appendix J: 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 Loyes Foundation, Topsham Road	53
	Land at Pinhoe Quarry, Harrington Lane	10
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	2
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	45
	Tithebarn Green at Monkerton	54

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

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

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

Sites of 10+ homes		
Year	2016/17	136
	2017/18	238
	2018/19	209
	2019/20	320
	2020/21	132
	2021/22	144
	2022/23	1
	2023/24	212
	2024/25	127

	2025/26	108
Average (median) basic net windfall rate for sites of 10+ homes		140

Sites of 1-9 homes		
Year	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
	2025/26	15
Average (median) basic net windfall projection for sites of 1-9 homes		43

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 2026	Final future windfall allowance
2026/27	140	0	140 (set to 0)
2027/28	140	178	0 (set to 0)
2028/29	140	787	0 (set to 0)
2029/30	140	22	128 (set to 0)

2030/31	140	19	121 (set to 0)
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Sites of 1-9 homes			
Year	Average basic net windfall completion	Windfalls with consent / resolution to approve consent at 1 April 2026	Final future windfall allowance
2026/27	43	31	12 (set to 0)
2027/28	43	72	0
2028/29	43	1	42
2029/30	43	0	43
2030/31	43	0	43

Appendix K: Completed Proformas

- K.1 As set out in paragraph 4.2 of this Statement, in May 2026 the Council emailed the developers, landowners and agents of all major sites with planning permission (or a resolution to approve planning permission) at 1 April 2026, asking them to complete a site delivery proforma. This appendix contains the proformas that were completed and returned to the Council before the end of June 2026. Redacted copies of the proformas are provided below.
- K.2 Also provided below are redacted copies of proformas provided by developers etc. for the Council's September 2025 Five Year Housing Land Supply Statement, where they are relevant to the supply calculations in this latest Statement.
- K.3 The contents of the proformas are reflected in the summaries provided in appendices C, E and G of this Statement.

K.2 Proforma for site MSD07: Land for residential development at Hill Barton Farm, Hill Barton Road



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Land for residential development at Hill Barton Farm, Hill Barton Road, Exeter (ref. MSD07)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five-year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk
By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Ciara McGinty
Q1.2 Position	Planning Manager
Q1.3 Organisation	Taylor Wimpey UK (Exeter)
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer

Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No
Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Taylor Wimpey UK
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	8 th December 2023
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 52 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (“turnkey”).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Ciara McGinty
Q6.2 Signature of respondent	
Q6.3 Date of response	16/06/26

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning application 19/1375/OUT for up to 200 dwellings (approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) was approved on 15 June October 2021.

The following applications to modify a Section 106 Agreement relating to 19/1375/OUT have been determined:

- 24/1541/MDO – approved 4 February 2025.

The following application to discharge conditions relating to 19/1375/OUT are pending consideration:

- 24/0581/DIS.

The following applications to modify a Section 106 Agreement relating to 19/1375/OUT are pending consideration:

- 24/0483/MDO – to modify the Mortgage Exclusion clause.

Reserved matters planning application 21/1054/RES for the approval of layout, scale, appearance and landscaping of planning permission ref. 19/1375/OUT was approved on 17 November 2021.

Reserved matters planning application 23/0751/RES for the approval of all matters of detail not approved at outline stage under planning permission ref. 19/1375/OUT, including details of layout, house types, public open space, highways, drainage and other infrastructure and landscaping, was approved on 19 October 2023.

The following applications to discharge conditions relating to 23/0751/RES have been determined:

- 23/1355/DIS – approved 18 December 2024.
- 23/1433/DIS – approved 4 March 2024.
- 24/0247/DIS – approved 20 October 2025.

- 24/0579/DIS – approved 19 June 2024.
- 25/1622/DIS – approved 4 December 2025.

The following applications for non-material amendments to 23/0741/RES have been determined:

- 24/0442/NMA – approved 10 May 2024.

The following applications for non-material amendments to 23/0751/RES are pending consideration:

- 25/1700/NMA

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed	60	60	53	15						

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed	60	60	23							

K.3 Proforma for MSD08: Land to the south of Tithebarn Way, Tithebarn Way



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Land to the south of Tithebarn Way, Tithebarn Way, Exeter (ref. MSD08)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk
By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Will Murphy
Q1.2 Position	Head of New Business, West
Q1.3 Organisation	Sovereign Network Group
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Sovereign Network Group own the land
Q1.5 Is the site available for development now (e.g. are there any legal or ownership	Yes / No

impediments to development, or has development started)?	
Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	EG Carter and Company Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	Changes to Building Regulations and de-carbonisation of Monkerton DH system.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation ('turnkey').” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Will Murphy
Q6.2 Signature of respondent	
Q6.3 Date of response	28 TH May 2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning consent 18/1145/OUT for residential development of up to 80 dwellings (all matters reserved except access) was granted on 26 April 2021.

The following applications to discharge conditions relating to 22/1656/RES have been determined:

- 23/0858/DIS – approved 18 December 2023
- 24/0865/DIS – approved 15 August 2024

The following applications for non-material amendments to 18/1145/OUT have been determined:

- 23/0522/NMA – approved 26 April 2023

A deed of variation to the Section 106 Agreement relating to the outline consent was signed on 15 December 2022, allowing for the provision of 68 all affordable homes on the site.

Reserved matters planning consent 22/1656/RES pursuant to the outline consent for residential development of up to 80 dwellings was granted on 6 June 2023. The consent is for 68 homes, all affordable.

The following applications to discharge conditions relating to 22/1656/RES have been determined:

- 23/0730/DIS – approved 15 September 2023
- 23/0941/DIS - approved 29 September 2023

The following applications for non-material amendments to 22/1656/RES have been determined:

- 24/0892/NMA – approved 13 August 2024

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed		10	30	28						

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed	10	30	28							

K.4 Proforma for site MSD15: Whipton Barton House, Vaughan Road



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Whipton Barton House, Vaughan Road, Exeter (ref. MSD15)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Gary Stenning
Q1.2 Position	Asset Management Lead – Housing Assets – Housing Revenue Account
Q1.3 Organisation	Exeter City Council
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Employed by Exeter City Council to deliver new Council Housing
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Exeter City Council
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	Funding is still being sourced for phase 3 of the scheme.

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	April 2023 July 2026 – Phase B
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 35 homes on the site were completed (rather than occupied)?	Yes / No Phase A completed in September 2025 and occupied in late 2025
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	Funding has now been secured for phase B, which will commence in July 2026. Funding is still required for the final phase of the scheme – this may be impacted/delayed by LGR.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Gary Stenning
Q6.2 Signature of respondent	
Q6.3 Date of response	3 June 2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Full planning consent 19/1621/FUL was granted on 8 September 2021 for demolition of existing buildings and construction of 92 apartments (56 units net), access and parking, landscaping and associated infrastructure/highway works.

The following applications to discharge conditions relating to 19/1621/FUL have been determined:

- 21/1509/DIS – approved 7 October 2021.
- 23/0271/DIS – partially approved 14 June 2023.
- 23/0383/DIS – approved 24 April 2023.
- 23/0408/DIS – approved 24 April 2023.

The following applications to vary conditions relating to 19/1621/FUL have been determined:

- 23/0270/VOC – approved 16 June 2023. Includes a reduction in the number of apartments to 91, introduction of communal space and additional mobility scooter stores and provision for development delivery to be phased.

The following applications to discharge conditions relating to 23/0270/VOC are pending consideration:

- 25/0916

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated	35		56							

to be completed										
------------------------	--	--	--	--	--	--	--	--	--	--

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed			16	40						

K.5 Proforma for site MSD17: The Old Coal Yard, Exmouth Junction, Mount Pleasant Road, Phase 2



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: The Old Coal Yard, Exmouth Junction, Mount Pleasant Road, Exeter, Phase 2 (ref. MSD17)

Note: this questionnaire solely relates to that part of The Old Coal Yard site known as Phase 2, covered by reserved matters consent 22/0817/RES.

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Samuel Cooke
Q1.2 Position	Technical Manager
Q1.3 Organisation	Places for People Developments Limited
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer

Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No
Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Places for People Developments Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	DOV to S106, agreed amendments, with Exeter legal team to issue engrossments. 25/0939/MDO

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	July 2024
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 52 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	51

Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding

Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).”

It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

Please answer the following questions about the site above on the basis of this definition.

Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off

Q6.1 Name of respondent	Zoe Wensley-Smith
Q6.2 Signature of respondent	
Q6.3 Date of response	10/06/26

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning consent 19/0650/OUT 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 (landscaping reserved for future consideration) was granted on 21 May 2021.

The following applications to discharge conditions relating to 19/0650/OUT have been determined:

- 22/0970/DIS – approved 17 October 2022.

The following applications to vary conditions relating to 19/0650/OUT have been determined:

- 21/0910/VOC – approved 6 January 2022.
- 22/0037/VOC – approved 27 May 2022.

The following applications to discharge conditions relating to 21/0910/VOC have been determined:

- 22/0328/DIS – partially approved 10 July 2022.
- 22/0539/DIS – partially approved 10 April 2025.

The following applications to vary conditions relating to 22/0037/VOC are pending consideration:

- 25/1358/VOC.

The following applications to discharge conditions relating to 22/0037/VOC have been determined:

- 22/0876/DIS – approved 25 April 2023.
- 22/0879/DIS – approved 21 September 2022.
- 22/1010/DIS – approved 28 February 2023.
- 22/1012/DIS – partially approved 10 April 2025.
- 22/1571/DIS – approved 10 April 2025.
- 23/0048/DIS – approved 10 April 2025.
- 23/0170/DIS – approved 21 July 2023.
- 24/0606/DIS – partially approved 10 April 2025.
- 24/1415/DIS – partially approved 22 January 2025.

The following applications to discharge conditions relating to 22/0037/VOC are pending consideration:

- 21/1330/DIS.
- 25/1357/DIS

The following applications for non-material amendments to 22/0037/VOC have been determined:

- 22/1446/NMA – approved 9 December 2022.
- 23/1365/NMA – approved 26 January 2024.
- 25/1333/NMA – approved 22 December 2025.

Reserved matters planning consent 22/0817/RES for approval of the landscaping reserved matter for phase 2 of outline planning permission 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 work was granted on 21 October 2022.

The following applications to discharge conditions relating to 22/0817/RES have been determined:

- 23/1325/DIS – approved 10 April 2025.
- 25/1324/DIS – approved 9 April 2026.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed	51	114								

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed	114									

K.6 Email for site MSD21: The Harlequin Centre, Paul Street



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: The Harlequin Centre, Paul Street, Exeter (ref. MSD21)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation**. If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency**.

Developer / Promoter details	
Q1.1 Contact name	Greg Fox
Q1.2 Position	Development Director
Q1.3 Organisation	Curlew Alternatives Property LP
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Land Owner
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	TBC
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	January 2025
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	Delay in agreeing S106 DoV and Headlease finalisation.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Greg Fox
Q6.2 Signature of respondent	
Q6.3 Date of response	15.06.26

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Full planning consent 21/1104/FUL for the 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) was granted on 24 January 2022.

The following applications to discharge conditions relating to 21/1104/FUL have been determined:

- 24/0497/DIS – approved 9 July 2024.
- 24/0649/DIS – approved 10 June 2024.
- 24/0812/DIS – approved 13 September 2024.
- 24/0874/DIS – approved 27 November 2024.
- 24/0965/DIS – approved 27 November 2024.
- 25/0082/DIS – approved 21 March 2025.

The following applications for non-material amendments relating to 21/1104/FUL have been determined:

- 24/1289/NMA – approved 6 November 2024.

The following applications to modify the S106 legal agreement tied to 21/1104/FUL have been submitted:

- 24/0911/MDO – Planning Committee resolution to approve made on 13 January 2025, pending modification.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35

Homes anticipated to be completed										
--	--	--	--	--	--	--	--	--	--	--

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed				Completion						

K.7 Email for site MSD25: Hurst Almshouses, 2-24 Fairpark Road

RE: Exeter City Council - large residential sites questionnaire

To Katharine Smith

Cc [REDACTED]

I think that would be a reasonable estimate at this time.

Kind regards.

Kathy Green M.R.I.C.S.

Chartered Project Management Surveyor

Tel: [REDACTED]

Mobile: [REDACTED]

From: Katharine Smith [REDACTED]

Sent: 01 June 2026 09:24

To: Kathy Green M.R.I.C.S. [REDACTED]

Cc: [REDACTED]

Subject: RE: Exeter City Council - large residential sites questionnaire

Hi Kathy

Many thanks for the information.

Based on your advice and the expiry date of the planning permission, would it be reasonable for the Council to assume that development will be completed before 31 March 2031 please?

Kind regards

Katharine

Mrs Katharine Smith (she/her)

Principal Project Manager – Local Plan

Exeter City Council

[REDACTED]

[REDACTED]

K.8 Proforma for site MSD30: Honeylands Hospital for Children, Pinhoe Road



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Honeylands Hospital for Children, Pinhoe Road, Exeter (ref. MSD30)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation**. If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency**.

Developer / Promoter details	
Q1.1 Contact name	Charles Taylor
Q1.2 Position	Development Director
Q1.3 Organisation	Aspen Retirement Ltd
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Aspen Retirement Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	LB works are an impediment to development of the site as a whole.

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	Easter 2027
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	Market conditions and implications of restoring listed building.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	37 homes FY 28/29

Sign-off	
Q6.1 Name of respondent	Charles Taylor
Q6.2 Signature of respondent	
SQ6.3 Date of response	1/06/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Full planning consent 22/0313/FUL for the redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road was granted on 2 September 2022.

The following applications for non-material amendments to 22/0313/FUL have been determined:

- 24/1134/NMA – approved 18 October 2024.
- 25/0506/DIS – partially approved 8 July 2025.

The following applications to discharge conditions relating to 22/0313/FUL have been determined:

- 23/0263/DIS – approved 3 May 2023.

Listed building consent 22/0384/LBC for the proposed restoration and redevelopment of the former Honeylands children's centre comprising demolition of all extensions to the original Honeylands building, internal and external alterations to the original building and construction of replacement part single/part two storey extensions. Proposed removal of semi-sunken air raid shelter and the demolition of a section of Pinhoe Road boundary wall to create new vehicular access from Pinhoe Road (amended plans) was granted on 2 September 2022.

Lawful development certificate 25/1026/LED for the demolition of an air raid shelter and pad foundation as part of demolition works ahead of construction of new C2 Care Home was issued on 8 September 2025.

Pre-application 25/1810/MP for redevelopment of the site for a part 2, part 3 storey community-led older persons housing (use class C3) scheme with retention of Listed Building and associated access, parking and landscaping is pending consideration.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025

Note: An anticipated trajectory was not provided by the site developer / agent in April 2025.

Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed										

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026

Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed			37							

K.9 Proforma for site MSD32: Apsham Grange, Land on the west side of Clyst Road, Topsham



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Apsham Grange, Land on the west side of Clyst Road, Topsham (ref. MSD32)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Ciara McGinty
Q1.2 Position	Planning Manager
Q1.3 Organisation	Taylor Wimpey UK (Exeter)
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Taylor Wimpey Uk
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	06/05/25
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	

Sign-off	
Q6.1 Name of respondent	Ciara McGinty
Q6.2 Signature of respondent	
Q6.3 Date of response	16/06/26

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning consent 21/0894/OUT for the construction of up to 100 dwellings and associated infrastructure (means of access to be determined with scale, layout, appearance and landscaping reserved for future consideration) was granted on appeal 11 October 2022

The following applications to discharge conditions relating to 21/0894/OUT have been determined:

- 23/0693/DIS – approved 3 August 2023.
- 24/1416/DIS – approved 12 November 2025.
- 25/0286/DIS – approved 5 September 2025.
- 25/0897/DIS – partially approved 30 September 2025.
- 25/1520/DIS – approved 19 December 2025.

Reserved matters planning consent 24/0253/RES for development of up to 100 dwellings, site access and internal roads, mobility hub, landscaping, and drainage (access, appearance, landscaping, layout, and scale) was granted on 14 February 2025.

The following applications to discharge conditions relating to 24/0253/RES have been determined:

- 25/0287/DIS – approved 15 May 2025.
- 25/0528/DIS – approved 3 July 2025.
- 25/0842/DIS – approved 30 September 2025.
- 25/0898/DIS – part approved, part refused 3 September 2025.

The following applications for non-material amendments relating to 24/0253/RES have been determined:

- 25/0185/NMA – approved 17 February 2025.

The following applications to discharge conditions relating to 24/0253/RES have been submitted:

- 26/0349/DIS.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed	6	37	36	21						

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed	39	45	16							

K.10 Proforma for site MSD39: Land at Summerland Street, Summerland Street



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Land at Summerland Street, Exeter (ref. MSD39)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation**. If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency**.

Developer / Promoter details	
Q1.1 Contact name	Harrison Clews
Q1.2 Position	Development Manager
Q1.3 Organisation	McLaren Property
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes development started

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	McLaren Property
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	See tracked changes in Part A

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	9 th March 2026
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	

Sign-off	
Q6.1 Name of respondent	Harrison Clews
Q6.2 Signature of respondent	
Q6.3 Date of response	03/06/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Full planning application 23/0490/FUL for the 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) was granted consent on 8 October 2024.

The following applications to discharge conditions relating to 23/0490/FUL have been approved:

- 25/1293/DIS – approved 12 November 2025.
- 25/1708/DIS – partially approved 26 February 2026
- 26/0318/DIS – approved 2 March 2026

The following applications for non-material amendments to 23/0490/FUL have been approved:

- 25/1296/NMA – approved 30 September 2025.
- 25/1445/NMA – part approved, part refused 18 November 2025.
- 26/0056/NMA – approved 9 February 2026.

The following applications to discharge conditions relating to 23/0490/FUL are pending consideration:

- 25/1708/DIS – awaiting approval of condition 5.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025							
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Homes anticipated		Completion					

to be completed							
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The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed		Completion								

K.11 Proforma for site MSD41: Land south west of Blakeslee Drive, Blakeslee Drive

(N.b. The developer's response to Q4.5 states that all homes on the site were fully completed by 31 March 2026. However, a site visit by the Council confirmed that 26 homes were completed by 31 March 2026. The trajectory in appendix C reflects the Council's records).



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Land south west of Blakeslee Drive, Exeter (ref. MSD41)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation**. If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency**.

Developer / Promoter details	
Q1.1 Contact name	Harry Martin
Q1.2 Position	Planner
Q1.3 Organisation	Persimmon Homes Ltd South West
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer

Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No
Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Persimmon Homes South West
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	December 2024
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	N/A
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 26 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	100%
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / <u>No</u>
Q4.9 If no to Q4.6, please explain these circumstances.	S106 DoV and S73 via committee resolution were required to allow for a 100% affordable scheme.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Harry Martin
Q6.2 Signature of respondent	
Q6.3 Date of response	03.06.2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning application 23/0584/OUT for the development of up to 50 dwellings and associated open space and infrastructure (all matters reserved) was granted consent on 1 March 2024.

The following applications to discharge conditions relating to 23/0584/OUT have been determined:

- 24/0375/DIS – partially approved 11 July 2024.
- 24/0975/DIS – partially approved 30 August 2024.
- 26/0340/DIS - partially approved 30 March 2026.

The following applications for non-material amendments to 23/0584/OUT have been determined:

- 24/1103/NMA – approved 18 November 2024.

The following applications to discharge conditions relating to 23/0584/OUT are pending consideration:

- 26/0196/DIS.

Reserved matters planning application 24/0317/RES for the approval of access, layout, scale, appearance and landscaping reserved matters pursuant to planning permission 23/0584/OUT and additional details including lighting, drainage and bat/bird boxes was granted consent on 27 June 2024.

The following applications to discharge conditions relating to 24/0317/RES have been determined:

- 24/1218/DIS – approved 19 December 2024.
- 26/0260/DIS – partially approved 25 February 2026.
- 26/0341/DIS - partially approved 30 March 2026.

The following applications for non-material amendments to 24/0317/RES have been determined:

- 24/0948/NMA – approved 22 August 2024.

The following applications to vary conditions relating to 24/0317/RES have been determined:

- 25/0022/VOC – approved 7 March 2025.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed	40									

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed										

K.12 Proforma for MSD44(S): Former King Billy, Longbrook Street



HOUSING LAND SUPPLY CONSULTATION – JUNE 2025 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Former King Billy site, Longbrook Street, Exeter (ref. MSD44)

Exeter City Council is seeking your help to update our housing trajectory for large sites. The information sought will be used for housing (including purpose built student accommodation) monitoring purposes, including the preparation of a housing trajectory for the emerging Exeter Plan (2021-2042).

We understand that you are the relevant point of contact for the above site.

In respect of the site, we would be grateful if you would review the information contained in this document and respond to the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Monday 14 July 2025

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Shaun Crawley
Q1.2 Position	Director
Q1.3 Organisation	ROK Property Ltd
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	JV Landowner / Development Manager
Q1.5 Who is / will be the site developer?	ROK Propco Exeter Ltd
Q1.6 Will there be a second developer on this site?	Yes / No / Not known
Q1.7 If yes to Q1.6, who is / will be the second developer?	

Q1.8 If yes to Q1.6, has the second developer been contracted?	
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Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Is there a planning performance agreement in place between you and the Council, setting out the timescale for pre-application discussions, approval of the detailed planning application and discharge of conditions?	Yes / No / Other (please provide details)
Q3.2 Have your proposals been discussed with Council's planning officers at pre-application stage?	Yes / No / Other (please provide details)
Q3.3 Have your proposals been to the Design Review Panel?	Yes / No / Other (please provide details)
Q3.4 Have you held local public consultation on your proposals?	Yes / No / Other (please provide details)
Q3.5 Have you discussed your proposals with other stakeholders (e.g. Devon County Council, Environment Agency, Natural England, Historic England)?	Yes / No / Other (please provide details)
Q3.6 When do you expect a detailed planning application to be made?	Submitted
Q3.7 How many homes will be included in the detailed planning application? (If the application is to include co-living, purpose-built student accommodation and/or residential/nursing care accommodation, please state the number of bedspaces and their configuration – i.e. number of studio flats and number of cluster flats).	108 Beds
Q3.8 Will the planning application include a phasing plan?	Yes / No

Delivery	
Q4.1 Are you satisfied that your proposals are viable to develop?	Yes / No
Q4.2 Are there any ownership or other legal constraints that may affect delivery of your proposed scheme?	No
Q4.3 Are there any abnormalities affecting the site and, if so, how will these be addressed?	None (other than historic wall addressed in reports)

Q4.4 If development will require demolition of existing structures, what are your plans for that? (e.g. timing)	N/A
Q4.5 Does delivery of your proposed scheme rely on the provision of infrastructure? If yes, please provide brief details.	No
Q4.6 When do you expect that development of the site will commence?	Jan-26
Q4.7 When to you expect that development of the site will be completed?	Summer-27
Part B of this document asks about the expected trajectory for the delivery of homes on the site, subject to planning permission being granted. We would be grateful if you would complete the table at part B.	

Sign-off	
Q5.1 Name of respondent	Shaun J Crawley
Q5.2 Signature of respondent	
Q5.3 Date of response	13/08/25

Please note that your responses may be reported as part of a brief summary about development progress in Exeter City Council's Five Year Housing Land Supply Statement and used as evidence in the public domain during the examination of the Exeter Plan and in relevant planning appeals or public examination regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith,
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the current planning status of the site (Q2.1 and Q2.2)

Full planning application 20/1769/FUL for the demolition of the former King Billy pub to build a mixed-use development scheme comprising of ground floor commercial units (Use classes A1, A3 and A4) with 108 bed space student accommodation above over 6 and 7 storeys (Renewal of unimplemented planning permission 17/0750/FUL) was granted consent on 17 June 2021.

The following applications for non-material amendments to 20/1769/FUL have been determined:

- 22/0507/NMA – approved 31 May 2022 (revised proposal for 97 bed scheme that includes a mix of 1 bed studio, 4, 5 and 7 bed flats, incorporating en-suite rooms and accessible units, with changes to internal layout and fenestration on east and west elevations (non-material amendment to 20/1769/FUL).
- 23/0069/NMA – approved 23 January 2023 (Non-material minor amendment to rationalise floor plans including bin store, flat layouts and roof terrace of approval 20/1769/FUL and 22/0507/NMA).

- 23/0136/NMA – approved 9 February 2023 (Non-material amendment to vary trigger points of Conditions 6 (Archaeology), 12 (SAP calculations) & 14 (acoustics) of approval 20/1769/FUL).

The following applications to vary conditions to 20/1769/FUL have been determined:

- 23/1215/VOC – approved 16 February 2024.

Full planning application 25/0318/FUL for a new building comprising 8 levels of purpose built student accommodation (sui-generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and a commercial unit on the ground floor (Class E(b)) has been submitted (19 March 2025).

Pre-application 24/1095/MP for student accommodation based on: variation of condition 2 of permission 20/1769/FUL to enlarge the 6, 7 and 8 floor levels and introduce an additional floor in the commercial space, change the ground floor commercial space to a student amenity area, change to 100% Studio Bedrooms, make changes to the external appearance and relocate the cycle store and plant buildings was given on 19 March 2025.

Full application 25/0318/FUL for a new building comprising 8 levels purpose built student accommodation (sui-generis) with 108 self-contained studios, ancillary spaces at ground, first and eighth floor, and ground floor commercial unit (Class E(b)) is pending consideration.

PART B

Anticipated housing trajectory, June 2025.

The anticipated housing delivery trajectory for the site is as follows:

B: Anticipated trajectory, April 2025								
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Homes completed			108					

K.13 Proforma for MSD45: West Park, University of Exeter, Stocker Road



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – APRIL 2025
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: West Park, University of Exeter, Stocker Road, Exeter (ref. MSD45)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 18 April 2025

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Alice Johnson
Q1.2 Position	Senior Project Manager
Q1.3 Organisation	University of Exeter
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	University is the landowner
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Available for development at the end of the academic year

Q1.6 If no to Q1.5, please explain why.	NA
Q1.7 Who is / will be the site developer?	UPP
Q1.8 Will there be a second developer on this site?	No
Q1.9 If yes to Q1.8, who is / will be the second developer?	NA
Q1.10 If yes to Q1.8, has the second developer been contracted?	NA

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	NA

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	Consented
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	NA
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Building Safety Act 2022
Q3.4 If yes to Q3.3, please explain these circumstances.	Gateway applications for HRBs

Delivery	
Part B of this document summarises the expected trajectory for the delivery of homes on the site, which was contained in the April 2024 questionnaire returned to the Council by the site developer or site agent.	
Q4.1 Has development of the site commenced?	No
Q4.2 If yes to Q4.1, when did development of the site commence.	NA
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	Q2 or Q3 2025
Q4.4 Do you agree with the Council's assessment that, by 31 March 2025, 0 homes / PBSA units on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes / PBSA units were completed by 31 March 2025?	NA

Q4.6 Is the delivery trajectory for the site for 2025/26 onwards contained in Part B, Table A: Anticipated Trajectory, April 2024 still correct?	Yes (I have updated it)
Q4.7 If no to Q4.6, what is the new delivery trajectory for the site for 2025/26 onwards? Please provide details in Part B, Table B: Anticipated trajectory, April 2025.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	NA
Q4.9 If no to Q4.6, please explain these circumstances.	NA

Self-build and custom housebuilding

Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).”

It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

Please answer the following questions about the site above on the basis of this definition.

Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	NA
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	NA

Sign-off

Q6.1 Name of respondent	Alice Johnson
Q6.2 Signature of respondent	
Q6.3 Date of response	27/03/2025

Please note that your responses may be reported as part of a brief summary about development progress in Exeter City Council's Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or public examination regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith

PART A

Summary of the planning status of the site at 31 March 2025 (Q2.1 and Q2.2)

Outline planning application 20/1684/OUT to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved) was granted consent on 17 September 2001.

The following applications for non-material amendments to 20/1684/OUT have been determined:

- 24/0402/NMA – approved 21 May 2024.

Reserved matters application 22/1746/RES for the 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 was granted consent on 20 June 2023.

The following applications for non-material amendments to 22/1746/RES have been determined:

- 24/0403/NMA – approved 16 May 2024.

The following applications to vary conditions to 22/1746/RES have been determined:

- 24/0184/VOC – approved 21 May 2024 (including an increase in bedspaces of 21).

PART B

Delivery (Q4.4-Q4.9)

As at 31 March 2025, the site was not under construction and 0 homes/units of purpose built student accommodation had been completed.

A: Anticipated trajectory, April 2024										
Note: An anticipated trajectory was not provided by the site developer / agent in April 2024.										
Year	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Homes completed										

The anticipated delivery trajectory for the site at 1 April 2025 is as follows:

B: Anticipated trajectory, April 2025									
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	

Homes completed			178 (dwellings equivalent)	360 (dwellings equivalent)				
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K.14 Proforma for MSD47: Apparelmaster, Cowley Bridge Road



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Apparelmaster, Cowley Bridge Road, Exeter (ref. MSD47)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	David Osborne
Q1.2 Position	Director
Q1.3 Organisation	MDS (Exeter) Ltd
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer

Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes / No
Q1.6 If no to Q1.5, please explain why.	SEE NOTE UNDER Q4.6 REGARDING GROUNDWATER MONITORING REQUIREMENTS WHICH HAVE DELAYED COMMENCEMENT OF DEVELOPMENT.
Q1.7 Who is / will be the site developer?	MDs (Exeter) Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	N/A

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No N/A
Q3.4 If yes to Q3.3, please explain these circumstances.	N/A

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	N/A
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	THE MINIMUM REQUIREMENT FOR GROUND WATER MONITORING OF THE SITE WAS 9 MONTHS UPTO 2 YEARS REQUIRED BY THE ENVIRONMENT AGENCY (EA). THE FINAL ROUND OF THE INITIAL 9-MONTH GROUND WATER MONITORING IS ANTICIPATED MID-JUNE. SUBJECT TO THESE RESULT SOS IS ANTICIPATED Q3 2026.
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	N/A
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No SUBJECT TO GROUND WATER MONITORING RESULTS ANTICIPATED MID-JUNE 2026
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
IF GROUNDWATER MONITORING IS REQUIRED FOR A LONGER PERIOD, WORKS WOULD COMMENCE Q4 2026 WITH COMPLETION DELAYED UNTIL Q2 2029.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No SEE RESPONSE TO Q4.7 RE GROUNDWATER MONITORING.
Q4.9 If no to Q4.6, please explain these circumstances.	SEE NOTE ABOVE.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how	N/A

many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	SUE SPARLING (S2 ARCHITECTS LTD AGENT ON BEHALF OF MDS (EXETER) LTD)
Q6.2 Signature of respondent	
Q6.3 Date of response	03/06/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning application 20/1684/OUT to build student accommodation and ancillary amenity facilities (up to a maximum of 49,821 sq. metres) and external alterations and refurbishment of Birks Grange Village Blocks A-E; with associated infrastructure, demolition of existing buildings and landscaping (All Matters Reserved) was granted consent on 17 September 2001.

The following applications for non-material amendments to 20/1684/OUT have been determined:

- 24/0402/NMA – approved 21 May 2024.

Reserved matters application 22/1746/RES for the 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 was granted consent on 20 June 2023.

The following applications for non-material amendments to 22/1746/RES have been determined:

- 24/0403/NMA – approved 16 May 2024.

The following applications to vary conditions to 22/1746/RES have been determined:

- 24/0184/VOC – approved 21 May 2024 (including an increase in bedspaces of 21).

The following applications to discharge conditions relating to 24/0184/VOC have been determined:

- 25/0292/DIS – approved 12 March 2025.
- 25/1140/DIS – approved 21 August 2025.

Prior approval application 25/0943/DEM for the demolition of building at West Park, University of Exeter was granted consent on 25 July 2025.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025							
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Homes anticipated to be completed			Completion				

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed			SEPT 28 OPENING							

K.15 Proforma for MSD51(S): Clarendon House, Western Way



**HOUSING LAND SUPPLY CONSULTATION – JUNE 2025
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Clarendon House, Western Way, Exeter

Exeter City Council is seeking your help to update our housing trajectory for large sites. The information sought will be used for housing monitoring purposes, including the preparation of a housing trajectory for the emerging Exeter Plan (2021-2042).

We understand that you are the relevant point of contact for the above site.

In respect of the site, we would be grateful if you would review the information contained in this document and respond to the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Monday 14 July 2025

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Erlina Hale
Q1.2 Position	Planner
Q1.3 Organisation	ROK Planning
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Planning Consultant
Q1.5 Who is / will be the site developer?	Zinc RE UK Ltd
Q1.6 Will there be a second developer on this site?	No
Q1.7 If yes to Q1.6, who is / will be the second developer?	N/A
Q1.8 If yes to Q1.6, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	(Submission of full planning application for PBSA led scheme is imminent. The following questions have been answered based on the PBSA scheme.)

Progress towards detailed permission	
Q3.1 Is there a planning performance agreement in place between you and the Council, setting out the timescale for pre-application discussions, approval of the detailed planning application and discharge of conditions?	No
Q3.2 Have your proposals been discussed with Council's planning officers at pre-application stage?	Yes
Q3.3 Have your proposals been to the Design Review Panel?	Yes
Q3.4 Have you held local public consultation on your proposals?	Yes
Q3.5 Have you discussed your proposals with other stakeholders (e.g. Devon County Council, Environment Agency, Natural England, Historic England)?	Yes
Q3.6 When do you expect a detailed planning application to be made?	July 2025
Q3.7 How many homes will be included in the detailed planning application? (If the application is to include co-living, purpose-built student accommodation and/or residential/nursing care accommodation, please state the number of bedspaces and their configuration – i.e. number of studio flats and number of cluster flats).	297 PBSA units comprising 163 cluster bedrooms (55%) and 134 studios (45%).
Q3.8 Will the planning application include a phasing plan?	No

Delivery	
Q4.1 Are you satisfied that your proposals are viable to develop?	Yes
Q4.2 Are there any ownership or other legal constraints that may affect delivery of your proposed scheme?	No
Q4.3 Are there any abnormalities affecting the site and, if so, how will these be addressed?	No

Q4.4 If development will require demolition of existing structures, what are your plans for that? (e.g. timing)	Yes – A CMP will be submitted with the full planning application for the PBSA scheme and this will detail the demolition plans.
Q4.5 Does delivery of your proposed scheme rely on the provision of infrastructure? If yes, please provide brief details.	No
Q4.6 When do you expect that development of the site will commence?	12 months time
Q4.7 When to you expect that development of the site will be completed?	24 months beyond the development start date
Part B of this document asks about the expected trajectory for the delivery of homes on the site, subject to planning permission being granted. We would be grateful if you would complete the table at part B.	

Sign-off	
Q5.1 Name of respondent	Erlina Hale
Q5.2 Signature of respondent	
Q5.3 Date of response	14/07/2025

Please note that your responses may be reported as part of a brief summary about development progress in Exeter City Council's Five Year Housing Land Supply Statement and used as evidence in the public domain during the examination of the Exeter Plan and in relevant planning appeals or public examination regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team, Exeter City Council

PART A

Summary of the current planning status of the site (Q2.1 and Q2.2)

Pre-application 23/1008/MP for the demolition of Clarendon House and construction of PBSA led development is pending consideration.

Prior approval 25/0013/PD for a change of use of the existing commercial building (Use Class E) to 31 no. residential dwellings (Use Class C3) under "Class MA" of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 (as amended) is pending consideration.

PART B

Anticipated housing trajectory, June 2025

The anticipated housing delivery trajectory for the site is as follows:

B: Anticipated trajectory, June 2025

Year	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	2032- 33
Homes completed				297 PBSA units				

K.16 Proforma for site MSD52(S): Heavitree Road Police Station, Heavitree Road



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Heavitree Road Police Station, Heavitree Road

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Gareth Hooper
Q1.2 Position	CEO
Q1.3 Organisation	DPP Planning
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Planning agent for developer with option to develop the site
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	No

Q1.6 If no to Q1.5, please explain why.	Section 106 Agreement to be completed
Q1.7 Who is / will be the site developer?	NCO (Seven) Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	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 is <i>approved subject to section 106 pending decision</i>

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	No
Q3.4 If yes to Q3.3, please explain these circumstances.	N/A

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	N/A
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	Quarter 4 2026 (Oct – Dec): Demolition Quarter 1 2027 (Jan – Mar): Construction commence
Q4.4 Do you agree with the Council’s assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes / No
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	N/A
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes / No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	Negotiation of section 106 matters and obligation requirements.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	Yes / No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Gareth Hooper
Q6.2 Signature of respondent	
Q6.3 Date of response	08/06/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

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 is pending decision.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025							
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Homes anticipated to be completed					Completion		

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed				813						

K.17 Proforma for site MSD53: Land off Newcourt Road, Newcourt Road, Topsham



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Land off Newcourt Road, Newcourt Road, Topsham, Exeter

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk
By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Bill Richardson
Q1.2 Position	Planning Manager
Q1.3 Organisation	Strongvox Ltd
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Developer
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes – no impediments.

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Strongvox Ltd
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	N/A
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	N/A – Development too small for multi-phases. To be built in a single phase.
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	No
Q4.2 If yes to Q4.1, when did development of the site commence.	N/A
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	October 2026
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	0
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	No
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Delay in securing planning permission.
Q4.9 If no to Q4.6, please explain these circumstances.	Additional queries and requests from planning officer – added to delays.

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	

Sign-off	
Q6.1 Name of respondent	Bill Richardson Planning Manager Strongvox Ltd
Q6.2 Signature of respondent	
Q6.3 Date of response	22/05/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Full planning application 24/1425/FUL for residential development of 27 dwellings (including 35% affordable housing), access from Newcourt Road and associated works was granted consent on 30 March 2026.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed		17	10							

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed		17	10							

K.18 Proforma for MSO01: Land for residential development at Hill Barton Farm, Hill Barton Road



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: Land for residential development at Hill Barton Farm, Hill Barton Road (ref. MSO01)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Joshua Stevenson
Q1.2 Position	Senior Land Manager
Q1.3 Organisation	Persimmon Homes
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Part landowner
Q1.5 Is the site available for development now (e.g. are there any legal or ownership	No

impediments to development, or has development started)?	
Q1.6 If no to Q1.5, please explain why.	Site is being portioned, so until this is complete it cannot be developed
Q1.7 Who is / will be the site developer?	Persimmon Homes will deliver at least 1/3 rd the rest will be delivered by either 1 or 2 other parties yet unknown
Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	Unknown
Q1.10 If yes to Q1.8, has the second developer been contracted?	No site needs to be partitioned to allow land sale of balancing 2/3 rd .

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	RM Approved
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	N/A
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes / No N/A
Q3.4 If yes to Q3.3, please explain these circumstances.	

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	Yes / No
Q4.2 If yes to Q4.1, when did development of the site commence.	
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	H1 2027
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	Yes / No
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation (‘turnkey’).” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	

Sign-off	
Q6.1 Name of respondent	Joshua Stevenson
Q6.2 Signature of respondent	
Q6.3 Date of response	3/6/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the planning status of the site at 31 March 2026 (Q2.1 and Q2.2)

Outline planning application 21/1701/OUT for the construction of up to 285 dwellings with all matters reserved for future consideration (access, appearance, landscaping, layout and scale) was approved on 21 October 2022.

The following applications to discharge conditions relating to 21/1701/OUT have been determined:

- 24/0688/DIS – approved 12 February 2025.
- 26/0088/DIS – approved 26 February 2026.

The following applications for non-material amendments to 21/1701/OUT have been determined:

- 24/0687/NMA – approved 5 July 2024 (allowing phasing scheme to be submitted at first reserved matters application).
- 25/1443/NMA – approved 23 October 2025.
- 26/0162/NMA – approved 16 February 2026.

Reserved matters application 24/1449/RES (access, appearance, landscaping, layout and scale) for 274 dwellings including affordable housing, public open space and associated infrastructure pursuant to outline permission 21/1701/OUT was approved on 1 May 2026.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Note: An anticipated trajectory was not provided by the site developer / agent in April 2025.										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35

Homes anticipated to be completed										
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The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed										

K.19 Proforma for site MSO4: Land at St Bridget Nurseries, Old Rydon Lane



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Land at St Bridget Nurseries, Old Rydon Lane, Exeter (ref. MSD01)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Stuart Houlet
Q1.2 Position	Planning Director
Q1.3 Organisation	PCL Planning Ltd
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Planning Agent
Q1.5 Is the site available for development now (e.g. are there any legal or ownership impediments to development, or has development started)?	Yes

Q1.6 If no to Q1.5, please explain why.	
Q1.7 Who is / will be the site developer?	Not known – subject to marketing
Q1.8 Will there be a second developer on this site?	Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	
Q1.10 If yes to Q1.8, has the second developer been contracted?	

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Please summarise any progress made towards making (a) reserved matters application(s) for the site.	Subject to marketing which has been delayed as a result of the S288 legal challenge
Q3.2 When do you expect (a) reserved matters application(s) for the site to be made?	Subject to marketing
Q3.3 Have there been any circumstances that have affected the ability to meet the phasing plan agreed by the Council?	Yes
Q3.4 If yes to Q3.3, please explain these circumstances.	Outline consent was subject to a S288 legal challenge.

Delivery	
Part B, Table A of this document shows the expected trajectory for housing completions that was advised by the site developer/agent in April 2025.	
Q4.1 Has development of the site commenced?	No
Q4.2 If yes to Q4.1, when did development of the site commence.	
Q4.3 If no to Q4.1, when do you expect that development of the site will commence?	Subject to marketing and securing RM approval so impossible to say at the moment
Q4.4 Do you agree with the Council's assessment that, by 31 March 2026, 0 homes on the site were completed (rather than occupied)?	Yes
Q4.5 If no to Q4.4, how many homes were completed by 31 March 2026?	
Q4.6 Is the anticipated delivery trajectory for the site for 2026/27 onwards (shown in Part B, Table A) still correct?	Yes – still difficult to forecast given marketing only just begun due to delays as a result of S288 Challenge
Q4.7 If no to Q4.6, what is the new anticipated delivery trajectory for the site for 2026/27 onwards? Please provide details in Part B, Table B.	
Q4.8 If no to Q4.6, have there been any circumstances that have impacted upon delivery?	
Q4.9 If no to Q4.6, please explain these circumstances.	

Self-build and custom housebuilding	
Planning Practice Guidance (reference ID 57-016020210208) sets out that “self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making design and layout decisions, but the home is built ready for occupation ('turnkey').” It goes on to specify that a self-built or custom-built home is one where the initial owner of the home has had primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Please answer the following questions about the site above on the basis of this definition.	
Q5.1 Will the site provide, or has the site provided, any self-build or custom homes?	No
Q5.2 If self-build or custom homes have already been delivered on the site, please state how many and in which financial year they were completed (please provide a breakdown).	N/A
Q5.3 If self-build and custom homes will be or are likely to be delivered on the site, please state how many you expect to be delivered and in which financial year (please provide a breakdown).	N/A

Sign-off	
Q6.1 Name of respondent	Stuart Houlet
Q6.2 Signature of respondent	
Q6.3 Date of response	26 th May 2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the current planning status of the site (Q2.1 and Q2.2)

Outline planning application 22/0537/OUT 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) is pending consideration.

Outline planning consent 23/1320/OUT 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) was granted on appeal on 30 January 2025.

The section 288 challenge relating to 23/1320/OUT was dismissed on 26 February 2026.

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025										
Note: An anticipated trajectory was not provided by the site developer / agent in April 2025.										
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Homes anticipated to be completed										

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36

Homes anticipated to be completed										
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K.20 Proforma for site SADP18: 72 Chudleigh Road (Land adjoining Silverlands), Chudleigh Road



**FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – MAY 2026
LARGE SITE PROGRESS QUESTIONNAIRE**

SITE: 72 Chudleigh Road (Land adjoining Silverlands), Chudleigh Road, Exeter (ref. SADP18)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk

By: Friday 5 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Mark Sommerville
Q1.2 Position	Director, Planning
Q1.3 Organisation	Savills
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Planning agent
Q1.7 Who is / will be the site developer?	Edenstone Homes, contact [REDACTED] [REDACTED]

Q1.8 Will there be a second developer on this site?	Yes / No / Not known
Q1.9 If yes to Q1.8, who is / will be the second developer?	N/A
Q1.10 If yes to Q1.8, has the second developer been contracted?	N/A

Current planning status	
Part A of this document summarises the Council's understanding of the site's current planning status.	
Q2.1 Is the summary in Part A correct?	Yes / No
Q2.2 If no to Q2.1, please state the correction(s) needed.	

Progress towards detailed permission	
Q3.1 Is there a planning performance agreement in place between you and the Council, setting out the timescale for preapplication discussions, approval of the detailed planning application and discharge of conditions?	Yes / No / Other (please provide details) No PPA, but paid pre-app discussions with Council have been undertaken.
Q3.2 Have your proposals been discussed with Council's planning officers at pre-application stage?	Yes / No / Other (please provide details)
Q3.3 Have your proposals been to the Design Review Panel?	Yes / No / Other (please provide details)
Q3.4 Have you held local public consultation on your proposals?	Yes / No / Other (please provide details)
Q3.5 Have you discussed your proposals with other stakeholders (e.g. Devon County Council, Environment Agency, Natural England, Historic England)?	Yes / No / Other (please provide details)
Q3.6 When do you expect a detailed planning application to be made?	July 2026
Q3.7 How many homes will be included in the detailed planning application? (If the application is to include co-living, purpose-built student accommodation and/or residential/nursing care accommodation, please state the number of bedspaces and their configuration – i.e. number of studio flats and number of cluster flats).	65-67
Q3.8 Will the planning application include a phasing plan?	Yes / No

Delivery	
Q4.1 Are you satisfied that your proposals are viable to develop?	Yes / No
Q4.2 Are there any ownership or other legal constraints that may affect delivery of your proposed scheme?	No

Q4.3 Are there any abnormalities affecting the site and, if so, how will these be addressed?	No
Q4.4 If development will require demolition of existing structures, what are your plans for that? (e.g. timing)	It is proposed to demolish the existing Silverlands and associated outbuildings. This has been subject to pre app consultation. Demolition likely to be early in the construction process.
Q4.5 Does delivery of your proposed scheme rely on the provision of infrastructure? If yes, please provide brief details.	Nothing abnormal to the scale of development proposed.
Q4.6 When do you expect that development of the site will commence?	Likely Spring 2027 maybe sooner if planning allows.
Q4.7 When do you expect that development of the site will be completed?	Circa 2 year construction period.
Part B of this document asks about the expected trajectory for the delivery of homes on the site, subject to planning permission being granted. We would be grateful if you would complete the table at part B.	

Sign-off	
Q6.1 Name of respondent	Matthew Jessop
Q6.2 Signature of respondent	
Q6.3 Date of response	18/06/2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the current planning status of the site (Q2.1 and Q2.2)

Pre-application 24/1473/MP for residential development is pending consideration.

Application due to be made July 2026

PART B

Delivery (Q4.4-Q4.9)

A: Anticipated completions trajectory, April 2025							
Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32

Homes anticipated to be completed			45*	22*			
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(*If 67 units were to be delivered. This is TBC. Any reduction in capacity would come of 2028-29 year).

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

B: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed		45*	22*							

K.21 Proforma for site SADP145-166: Manor Court (East Gate), Dix's Field

N.b. The proforma was completed shortly before prior approval 25/1122/PDCD was granted planning consent.



FIVE YEAR HOUSING LAND SUPPLY CONSULTATION – JUNE 2026 LARGE SITE PROGRESS QUESTIONNAIRE

SITE: Manor Court (East Gate), Dix's Field, Exeter (ref. SADP45-166)

Exeter City Council is seeking your help to update our housing trajectory for large sites with planning consent / resolution to approve planning consent for residential development. The information sought will be used for housing monitoring purposes, including the preparation of a five year housing land supply calculation for Exeter with a base date of 1 April 2026.

The Council is consulting you on the understanding that you are the relevant point of contact for the above site.

In respect of the above site, we would be grateful if you would review the information contained in this document and respond to all of the questions. For Yes / No questions, please strike out or delete as appropriate, leaving the correct answer showing. If you responded to our last large sites progress questionnaire, or where the Council already has relevant information about the site, some answers have been prefilled for your convenience. If you would like to amend these answers, please do so. Once completed, please return all parts of the document via email:

To: Planning.Policy@exeter.gov.uk
By: Friday 12 June 2026

If you are not the correct person to respond to this request, **please would you forward it to the relevant person in your organisation.** If your organisation is no longer developing / representing the developer of the site, **please inform us by email as a matter of urgency.**

Developer / Promoter details	
Q1.1 Contact name	Caroline Wall
Q1.2 Position	Project Manager
Q1.3 Organisation	First Oak Exeter Developments Limited
Q1.4 Please state your relationship with the site (e.g. landowner, land agent, developer)	Landowner

Q1.7 Who is / will be the site developer?	First Oak Developments Limited
Q1.8 Will there be a second developer on this site?	No
Q1.9 If yes to Q1.8, who is / will be the second developer?	n/a
Q1.10 If yes to Q1.8, has the second developer been contracted?	n/a

Current planning status

Part A of this document summarises the Council's understanding of the site's current planning status.

Q2.1 Is the summary in Part A correct?	Yes
Q2.2 If no to Q2.1, please state the correction(s) needed.	n/a

Progress towards detailed permission

Q3.1 Is there a planning performance agreement in place between you and the Council, setting out the timescale for preapplication discussions, approval of the detailed planning application and discharge of conditions?	No
Q3.2 Have your proposals been discussed with Council's planning officers at pre-application stage?	Yes
Q3.3 Have your proposals been to the Design Review Panel?	No
Q3.4 Have you held local public consultation on your proposals?	No
Q3.5 Have you discussed your proposals with other stakeholders (e.g. Devon County Council, Environment Agency, Natural England, Historic England)?	The Prior Approval application underwent consultation with relevant consultees.
Q3.6 When do you expect a detailed planning application to be made?	Already submitted.
Q3.7 How many homes will be included in the detailed planning application? (If the application is to include co-living, purpose-built student accommodation and/or residential/nursing care accommodation, please state the number of bedspaces and their configuration – i.e. number of studio flats and number of cluster flats).	25
Q3.8 Will the planning application include a phasing plan?	No

Delivery

Q4.1 Are you satisfied that your proposals are viable to develop?	Yes
Q4.2 Are there any ownership or other legal	No

constraints that may affect delivery of your proposed scheme?	
Q4.3 Are there any abnormalities affecting the site and, if so, how will these be addressed?	No
Q4.4 If development will require demolition of existing structures, what are your plans for that? (e.g. timing)	No
Q4.5 Does delivery of your proposed scheme rely on the provision of infrastructure? If yes, please provide brief details.	No
Q4.6 When do you expect that development of the site will commence?	Feb 2027
Q4.7 When do you expect that development of the site will be completed?	Feb 2028
Part B of this document asks about the expected trajectory for the delivery of homes on the site, subject to planning permission being granted. We would be grateful if you would complete the table at part B.	

Sign-off	
Q6.1 Name of respondent	Caroline Wall
Q6.2 Signature of respondent	
Q6.3 Date of response	18 th June 2026

Please note that your responses may be reported as part of a summary of development progress in Exeter City Council's next Five Year Housing Land Supply Statement and used as evidence in the public domain during relevant planning appeals or examinations regarding the five year land supply.

Thank you for taking time to respond to this questionnaire.

Katharine Smith
Principal Project Manager Local Plan Team
Exeter City Council

PART A

Summary of the current planning status of the site (Q2.1 and Q2.2)

Prior approval 25/1122/PDCD for change of use of existing commercial buildings 1 and 2 (Use Class E) to 25 no. residential dwellings (Use Class C3) under "Class MA" of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 (as amended) is pending consideration.

PART B

Delivery (Q4.4-Q4.9)

The anticipated delivery trajectory for the site at 1 April 2026 is as follows:

A: Anticipated completions trajectory, April 2026										
Year	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Homes anticipated to be completed			25							