

Five Year Housing Land Supply Statement

May 2024

Exeter City Council

Civic Centre

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Introduction

- 1.1 This statement presents the current housing land supply position for Exeter City Council. It applies from 1 April 2024 and covers the five-year period to 31 March 2029. The housing supply position is set out in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Government guidance

- 2.1 Until being amended on 20 December 2023, the NPPF required local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies were more than five years old. However, on 20 December 2023 the NPPF¹ was updated to state that, for decision-making purposes only:

...local planning authorities should identify and update a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.

- 2.2 Paragraph 226 of the new NPPF explains that:

From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.

- 2.3 The emerging Exeter Plan has reached Regulation 18 stage and includes a policies map and proposed allocations towards meeting housing need. Therefore, until December 2025 and for decision-making purposes only, the Council is not required to identify a minimum of five years' worth of housing. Instead, from 20 December 2023 until 20 December 2025, the Council is required to identify a minimum of four years' worth of housing. This is supported by an appeal decision of Inspector H Baugh-Jones², which states that:

The emerging local plan has reached the relevant stage such that, under the provisions of the Revised Framework, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing of deliverable housing sites. This arrangement applies for a period of two years from the Revised Framework's publication.

¹ Paragraph 77

² Paragraph 33 of appeal decision APP/Y1110/W/23/3328094 – Former Police Station and Magistrates Court, Heavitree Road, Exeter, EX1 2LS. 2 February 2024.

- 2.4 PPG³ and a supporting letter from the Chief Planner⁴ are clear that the demonstration of a four-year housing land requirement should be set against a five-year housing land supply, not an alternative calculation.

³ PPG Paragraph: 055 Reference ID: 68-055-20240205

⁴ [Letter about Update to Planning Practice Guidance on Housing Supply and Delivery \(5 February 2024\) \(publishing.service.gov.uk\)](#)

The four-year housing requirement

3.1 The Exeter Core Strategy was adopted in February 2012 and is therefore more than five years old. It has not been reviewed and the Council is instead preparing a new Local Plan (the Exeter Plan). Consequently, this position statement measures housing supply against local housing need calculated using the standard method in accordance with paragraph 77 of the NPPF. Based on the standard method, Exeter's current annual local housing need figure is 642⁵. This generates a basic four-year housing requirement of 2,568.

3.2 For the purposes of calculating the four-year housing requirement, paragraph 77 of the NPPF states that:

Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

3.3 Footnote 43 of the NPPF clarifies that *significant under delivery over the previous three years* is where the local planning authority's Housing Delivery Test indicates that delivery over the previous three years was below 85% of the local planning authority's housing requirement. The Department for Levelling-Up, Housing and Communities published its latest Housing Delivery Test results (for 2022) on 19 December 2023. The Council comfortably passed this test with a result of 153%. As such, there is no requirement to add a buffer to the basic four-year housing requirement and no further requirement in the NPPF and PPG to consider past shortfalls in alternative ways.

3.4 Taking into account the steps set out in paragraphs 3.1 to 3.3 above, Exeter has a four-year housing requirement of 2,568 homes. The calculation is set out in table 1.

Table 1: Exeter's four-year land requirement 2024/25 – 2027/28

Description	Homes
(A) Annual local housing need (at 1 April 2024)	642
(B) Basic four-year housing requirement (A x 4)	2,568
(C) Buffer	N/A
(D) Total four-year housing requirement	2,568

⁵ Calculated using the ONS 2014-based household projections for Exeter for the period 2024 to 2034, adjusted to take into account the ONS 2023 median workplace-based affordability ratio for Exeter.

The five-year housing supply

- 4.1 The NPPF defines ‘deliverable’ sites that can be identified in the five-year housing supply 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.

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

- 4.3 PPG⁶ provides additional guidance on the evidence required to demonstrate that sites with outline permission for ten or more homes, sites that are allocated in a development plan, sites with a grant of permission in principle, or sites identified on brownfield registers can be considered deliverable within the five-year housing supply. 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.*

⁶ PPG Paragraph: 007 Reference ID: 68-007-20190722

4.4 This position statement has been produced in line with the NPPF's definition of deliverability and the guidance set out in PPG. During March 2024, the Council contacted the developers / promoters of all major sites with planning consent (or with a resolution to approve consent subject to the completion of a S106 Agreement) to establish:

- Advice on delivery rates;
- Progress towards submission of applications where applicable;
- Whether there is clear evidence of non-delivery or delivery of consents and allocations, in line with the requirements of the definition of deliverability; and
- Whether or not there is a developer on board.

4.5 The developers / promoters were asked to provide this information on a standard and signed proforma, via email. Reminder emails were also sent. The Council issued fifty-six proformas, of which twenty-six were completed and returned.

Sites with planning consent or a resolution to approve planning consent

4.6 Appendix 1 provides a build trajectory for all sites with planning consent (or with a resolution to approve planning consent subject to the completion of a S106 Agreement) at 1 April 2024. For each site, the trajectory reflects the following sources of information:

- In the first instance, the response of the developer / promoter provided in March/April 2024;
- If no response was provided in March/April 2024:
 - For major sites where completions have occurred for at least the previous two years, the average annual rate of completions on the site to date. The trajectory assumes that the annual average rate will continue until full completion occurs;
 - For all other sites, the market conditions model in appendix 2 of the Exeter HMA HELAA Methodology⁷. This has been applied as a precautionary approach, in that it assumes a potentially suppressed build rate for the next five years to reflect the conditions of a recession. The model has been developed with the HELAA Panel, comprising a group of representatives from the housebuilding industry;
 - For small sites with outline or detailed consent and major sites with detailed consent, any clear evidence to demonstrate that the site is not deliverable; and
 - For major sites with outline consent, any clear evidence of a realistic prospect that housing completions will begin on site within five years.

4.7 The consequence of this robust approach is that a number of sites with planning consent (or resolution to approve planning consent subject to the completion of a S106 Agreement) at 1

⁷ HELAA Methodology, Revised May 2021. East Devon District Council, Exeter City Council, Mid Devon District Council and Dartmoor National Park Authority.

April 2024 are either not included, or not fully included, in the trajectory for the forthcoming five years:

- **Land at Pinhoe Quarry (site 328); The Old Coal Yard Phase 1 (site 400a); The Old Coal Yard Phase 3 (site 400c); Aldens Farm West (site 417); Land off Spruce Close and Celia Crescent (site 432):** These sites have detailed consent. As the developers / promoters have not responded to the Council's requests for information, the site trajectories have been calculated using either the average annual completion rate to date or the HELAA market conditions model. This has resulted in assumed build rates that would see:
 - 8 homes (of the 243 still to be constructed) completed in year 6+ at Land at Pinhoe Quarry;
 - 143 homes (of the 230 consented) completed in year 6+ at The Old Coal Yard Phase 1;
 - 2 homes (of the 89 consented) completed in year 6+ at the Old Coal Yard Phase 3;
 - 70 homes (of the 182 consented) completed in year 6+ at Aldens Farm West; and
 - 6 (of the 93 homes consented) completed in year 6+ at Land off Spruce Close and Celia Crescent.

This means that 229 homes are not included in the five-year housing supply, despite having detailed consent.

- **162-163 Fore Street (site 264); 102-104 Fore Street (site 336); 130 Fore Street (site 345); Land at Broom Park Nurseries and Five Acres (site 412); Clifton Hill Sports Centre (site 419); Hurst Road Almshouses (site 424S); Land at Corner of Retreat Drive (site 425); Keble House, Southernhay Gardens (site 428); Land adjacent to Newcourt Road (site 436); Land at Retreat Drive (site 439); 5 Tresillian Gardens (site 1375); 90 South Street (site 1621); 3 Ruby Court (site 1877); Emmanuel School (site 1991):** Thirteen of these sites have detailed consent and one site (Hurst Road Almshouses) benefits from a Committee resolution to approve full consent subject to the completion of a Section 106 Agreement. The Council considers that there is clear evidence of non-delivery of these sites, either in full or part, within the next five years. This means that a further 203 homes with detailed consent are not included in the five-year housing supply.
- **Seabrook Orchards Phase 4 (site 333a); Land for residential development at Hill Barton Farm (site 346a); Bricknells Bungalow (site 362); Land east of Exmouth Branchline (site 366S); Land at Redhills (site 426); Land to the west of Clyst Road (site 433); Land of Pendragon Road (site 444); Land south of Blakeslee Drive (site 445); 68-72 Howell Road (site 2446):** These sites have outline consent except for Land east of Exmouth Branchline, which benefits from a Committee resolution to approve outline consent subject to the completion of a Section 106 Agreement. The sites are not included in the five-year housing supply because the Council considers that there is currently no clear evidence to support their inclusion. This means that 1,295 homes with outline consent are not included in the five-year housing supply.

- 4.8 It should be remembered that a five-year housing supply is not a test of housing delivery certainty, but rather a test of there being a realistic prospect of housing delivery. This is evident by the wording of PPG. The Council considers that its approach to determining deliverability is robust and reflects guidance in PPG.
- 4.9 This statement has been produced in line with guidance in PPG⁸ and the Housing Delivery Test Rulebook⁹ on how to count housing completions:
- Completions are net figures, offsetting any demolitions;
 - Communal accommodation that is not self-contained, including co-living housing, is counted using a ratio of one home for every 1.8 bed spaces.
- 4.10 Paragraph 38 of appeal decision APP/Y1110/W/22/3292721 (Land off Spruce Close, Exeter, EX4 9DR) is clear that co-living housing should be counted using the ratio of one home for every 1.8 bedspaces. A High Court Judgment means that Exeter City Council is currently unable to count purpose built student accommodation in the five year supply. Further details are provided in section six of this statement.

⁸ PPG Paragraphs: 029 Reference ID: 68-029-20190722; 030 Reference ID: 68-030-20190722 and 035 Reference ID: 68-035-20190722.

⁹ Paragraph 11.

Assessment of housing supply

5.1 The deliverable supply of housing identified in the next five years (2024/25 to 2028/29) is set out in detail in appendices 1 and 2. Table 2 summarises the data and identifies a total net supply of 3,243 homes. The supply from major sites and small sites with consent or a resolution to approve consent are discussed in chapter 3 of this statement. Definitions of the other types of supply listed table 1 are discussed in turn below.

Table 2: Total net housing supply 2024/25 to 2028/29

	24/25	25/26	26/27	27/28	28/29	Total (net)
Major sites with consent / resolution to approve	554	1,108	536	559	188	2,945
Small sites with consent / resolution to approve	139	0	0	0	0	139
Identified sites without planning consent	0	0	0	0	0	0
Windfalls	0	22	41	48	48	159
Total net supply	693	1,130	577	607	236	3,243

Identified sites without planning consent

5.2 Sites within this category include those that are allocated in the development plan but do not yet have consent / a resolution to approve consent, sites that have Permission in Principle and sites on Exeter's Brownfield Register. Of these sources:

- No unconsented site allocations are counted in the five-year housing supply, because there is currently no clear evidence of a realistic prospect that housing completions will begin on these sites within five years;

- No sites with Permission in Principle are counted in the five-year housing supply because there are currently no sites with this status in Exeter;
- Sites on Exeter's Brownfield Register are only included in the five-year housing supply if they have planning consent / resolution to approve planning consent (in which case they are counted as such and not as 'identified sites without planning consent').

5.3 Within this category, a further source of sites are those that are currently at pre-application or planning application stage. However, there is currently no clear evidence to justify the inclusion of these sites within the five-year housing supply.

5.4 The Council is preparing a new Local Plan (the Exeter Plan) and consulted on a Full Draft of the Plan in the autumn of 2023. The Full Draft Plan included a number of proposed housing allocations. At this stage there is no clear evidence to justify the inclusion of these sites within the five-year housing supply.

Small sites windfall allowance

5.5 The supply makes an allowance for windfall sites of less than twenty homes based on historic evidence. Appendix 2 provides the evidence for the windfall allowance, which has been calculated in accordance with the formula agreed with the HELAA Panel that is set out in appendix 4 of the HELAA Methodology.

5.6 As can be seen from table 2, the result of applying the formula is that a contribution of 159 homes from windfall sites is included in the five-year housing supply.

The five-year land supply position

5.7 Table 3 sets out the five-year supply against the four-year housing land requirement at 1 April 2024.

Table 3: Exeter's five-year land supply position at 1 April 2024

Description	Homes
(A) Four-year housing requirement	2,568
(B) Deliverable supply	3,243
(C) Land supply position	Just under 5 years and 1 month

Conclusion

- 6.1 This Statement demonstrates that the Council is able to demonstrate a housing supply of just under five years and one month for the period commencing 1 April 2024. Given the progress made on the new Exeter Plan, the Council is currently required to demonstrate a four-year supply of housing for decision-making purposes. The supply of deliverable homes exceeds the four-year housing requirement by 675 homes.

Purpose Built Student Accommodation

- 7.1 In 2015, a High Court Judgment ruled that the Council was unable to count purpose built student accommodation (PBSA) in the five year land supply. This was because the Judge ruled that:
- the Council's housing requirement (which at the time was set by the Exeter Core Strategy) did not take full account of the need for student housing; and
 - based on the wording of PPG at that time, it was only possible for local authorities to count PBSA towards meeting the housing requirement if there was evidence of market homes being released from student occupation.
- 7.2 As a consequence of the High Court Judgment, anticipated completions of PBSA are not included in the five-year housing supply calculation set out in section five of this statement.
- 7.3 However, changed circumstances suggest that it may now be reasonable for the Council to count PBSA in the five-year housing supply.
- 7.4 The first change is the introduction by Government in 2018 of the Housing Delivery Test. Both the Housing Delivery Test and (in Exeter's case) the five-year housing supply are measured against the standard method housing requirement, not the housing requirement set by the Exeter Core Strategy. In the Housing Delivery Test, self-contained and communal PBSA are counted as part of the housing supply. The fact that the five-year housing supply is measured against the same housing requirement as the Housing Delivery Test suggests that it may be reasonable, and indeed consistent with Government practice, for the Council to count self-contained and communal PBSA in Exeter's five-year housing supply.
- 7.5 The second change comprises amendments to PPG made since the High Court Judgment¹⁰. The new PPG clearly sets out the process by which Councils can count PBSA in the five-year housing supply:

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

- *the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

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

¹⁰ PPG Paragraph 034 Reference ID: 68-034-20190722

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.

- 7.6 In addition to these changed circumstances, a notable number of other local planning authorities with significant student populations count PBSA in the five-year housing supply. The authorities include 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 and York City Council. As with Exeter, at least seven of these authorities (Birmingham, Bristol, Derby, Charnwood, Manchester, Plymouth and York) derive the five-year housing requirement from the standard method because the adopted development plan is more than five years old. For reasons of consistency, this suggests that it may now be reasonable for the Council to count PBSA in the five-year housing supply.

The impact of including PBSA in the five-year housing supply

- 7.7 Given the points set out above, the Council considers it reasonable to assess the impact that the inclusion of PBSA would have on the housing supply. The assessment has been undertaken using the same robust approach set out in sections four and five of this statement. Deliverable schemes of PBSA have been added to the supply and the windfall allowance has been modified to take account of PBSA windfalls schemes of less than twenty units. PBSA has been counted in accordance with PPG, as set out in paragraph 7.4 above:
- Each studio flat has been counted as one dwelling;
 - For cluster flats and communal PBSA, every 2.5 bedspaces has been counted as one dwelling based on published census data.
- 7.8 Table 4 summarises the outcome of the assessment, setting out the total net housing supply for the five-year period including PBSA. A row is included in the table showing delivery on major schemes of PBSA with consent / resolution approve; and the windfall allowance takes PBSA into account. Full details of major sites of PBSA with consent / resolution to approve at 1 April 2024 are provided in appendix 3 and full details of the adjusted windfall allowance are provided in appendix 2.

Table 4: Total net housing supply including PBSA 2024/25 to 2028/29

	24/25	25/26	26/27	27/28	28/29	Total (net)
Major sites with consent / resolution to approve	554	1,108	536	559	188	2,945
Small sites with consent / resolution to approve	139	0	0	0	0	139
Sites for PBSA with consent / resolution to approve	13	39	36	125	106	319
Identified sites without planning consent	0	0	0	0	0	0
Windfalls (including PBSA)	0	27	46	53	53	179
Total net supply	706	1,174	618	737	347	3,582

7.9 Table 5 summarises Exeter's housing supply position if PBSA were to be included.

Table 5: Exeter's five-year land supply position at 1 April 2024, including PBSA

Description	Homes
Four-year housing requirement	2,568
Deliverable supply	3,582
Five-year land supply position	Just under 5 years and 7 months

- 7.10 Table 5 shows that if PBSA were to be counted in the housing supply, the Council would be able to demonstrate a supply of just under five years and seven months for the period commencing 1 April 2024. The supply of deliverable homes would exceed the four-year housing requirement by 1,014 homes.

Appendix 1 - Sites with planning permission for housing at 1 April 2024

Major sites

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
264	162-163 Fore St	Y	N	1						0	0	03/1958/03. Permission for 4 flats. 3 completed, 1 left. Stalled with no evidence of delivery, therefore not included in 5 YLS.	NA
328	Land at Pinhoe Quarry, Harrington Lane	N	Y	243	47	47	47	47	47	235	235	10/2088/01. 19/1100/02 - RM application for 380 dwellings etc. 2021/22: 10 homes completed. 2022/23: 75 homes completed. 2023/24: 52 homes completed. No response from developer, therefore average annual build rate for site applied.	NA
333a	Seabrook Orchards Phase 4 (formerly land to north of Topsham Road)	N	N	232						0	235	11/1291/01. Development of up to 700 homes and...care homes. 200 homes consented on site 333b, 245 homes consented on site 333c and 23 homes consented on site 333d, leaving 232 unconsented under the outline. 23/1237/RES for phase 3 and Seabrook Square is pending consideration, proposing 204 homes in total. However, not considered to be sufficient evidence to include the homes in the 5 YLS.	NA
333c	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	N	Y	107	35	35	35	2		107	342	11/1291/01 - Development of up to 700 homes and...care homes (see 333a). 18/1849/02 - reserved matters for phase 2, 245 homes. 55 homes completed in 2020/21. 45 homes completed in 2021/22. 37 homes completed in 2022/23. 1 home completed in 2023/24. No response from developer, therefore average annual build rate for site applied.	NA
336	102-104 Fore Street	Y	N	13						0	342	10/1687/03, 11/1065/03, 14/0353/32. Implemented but no response from landowner. Given the age of the consent, the scheme is not included in the 5YLS.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
343	Tithebarn Green at Monkerton	N	Y	68	40	28				68	410	12/0802/01, 14/1090/02, 16/0934/03, 18/0789/RES, 22/0989/NMA. 349 dwellings increased to 384 as a result of 18/0789/RES. 53 completed in 2016/17. 63 completions in 2017/18. 25 completions in 2018/19. 3 completions in 2019/20. 34 completions in 2020/21. 54 completions in 2021/22. 32 completions in 2022/23. 52 completions in 2023/24. No response from developer, therefore average annual build rate for site applied.	NA
345	130 Fore Street	Y	N	13		13				13	423	12/1426/03. Implemented. Build rate advised by agent, April 2024.	NA
346a	Land for residential development at Hill Barton Farm, Hill Barton Road	N	N	285						0	423	21/1701/OUT: Construction of up to 285 homes. Comprises phase 5 of an earlier outline granted in 2013. No response from the applicant, therefore HELAA lapse rate applied and not included in the 5 YLS.	21/10/2027
346d	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land n,w & s of the MO)	N	Y	13	13					13	436	19/0699/03 - 47 dwellings and associated infrastructure. 2022/23: 7 homes completed. 2023/24: 27 homes completed. No response from developer, therefore average annual build rate for site applied.	NA
346e	Land for residential development at Hill Barton Farm, Hill Barton Road	N	Y	195	25	70	70	30		195	631	19/1375/OUT, 21/1054/RM - 200 homes. 22/1023/DIS - part discharge of condition 7 (vehicle access) consented. 23/0751/RES - 195 homes consented. Build rate advised by the developer, Taylor Wimpey, April 2024.	NA
356b	Land known as Monkerton Farm on western side of Cumberland Way	N	Y	12	12					12	643	13/4984/01 - outline for up to 400 homes. 18/0010/02 - RM application for 249 dwellings. 15 completions in 2019/20. 57 completed in 2020/21. 83 completed in 2021/22. 39 completed in 2022/23. 43 completed in 2023/24. Build rate advised by the developer, Taylor Wimpey, in April 2024.	NA
356d	Land east of Cumberland Way	N	N	68		10	30	28		68	711	18/1145/OUT - Up to 80 dwellings. 22/1656/RES - Approval of reserved matters for 68 homes (100% affordable). Build rate advised by the developer, Sovereign Housing Association, April 2024.	06/06/2026

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
362	Bricknells Bungalow, Old Rydon Lane	N	N	57						0	711	14/2007/01 - Outline for up to 63 dwgs. Phase 1 for 6 dwellings has been completed, leaving 57 under the outline. Current application for Phase 2 comprising 34 dwellings is pending consideration (18/1240/RES), however due to lack of RM consent and no response from the developer, the site is excluded from the 5YLS.	NA
364	Former St Margarets School, 147 Magdalen Rd	Y	Y	12	7	5				12	723	14/1608/03 - Demolition, conversion & new build to create 41 units. 17/1953/03 - revised scheme of 39 units. 20/1245/FUL - subdivision of 2 flats in Baring House to create 2 additional flats, increasing the total number to 41 approved. 22 completed in 2020/21. 6 completed in 2021/22. 1 completed in 2022/23. 0 completions in 2023/24. Conversion of Baring House to complete (12 units). No response from developer, therefore average annual build rate for site applied.	NA
366S	Land east of Exmouth Branchline, Newcourt, Old Rydon Lane	N	N	392						0	723	14/1451/01 - Outline for up to 392 units. No progress made in completing S106 and no response from the applicant. Therefore HELAA lapse rate applied and site not included in the 5 YLS.	TBD
391	1-6 North Street and 182, 184 & 186 Fore Street	N	Y	24	12	12				24	747	19/0440/FUL - COU of shops and 4 apartments to café, offices and 28 apartments (net gain of 24). 23/0326/FUL - revised application approved, net gain of 24 units (28 gross). No response from the developer, therefore HELAA lapse rate applied.	12/07/2026
397a	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	113	50	50	13			113	860	17/1640/03 - 146 homes, 68 bed care home and 61 assisted living units. Entry the relates to the 146 homes. 33 homes completed in 2023/24. Build rate advised by the developers, Acorn, in April 2024.	NA
397b	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	65		65				65	925	21/1864/FUL - Redevelopment for retired living accommodation (60 yrs+ and/or partner 55yrs+) comprising 84 retirement apartments. 23/0880/FUL - 65 units of Use Class C2. Both approved in place of the 61 assisted living units consented under 17/1640/FUL. Build rate advised by the developer, Gladman Retirement, in April 2024.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
397c	Exeter Royal Academy for Deaf Education, Topsham Road	N	Y	38	12	25	1			38	963	17/1640/03 - 146 homes, 68 bed care home and 61 assisted living units. Care home equates to 38 dwellings (1/1.8x68) under the PPG HELAA Methodology and HDT Rulebook. Entry solely relates to the care home. No response from developer, therefore HELAA build rate applied. Will be Escan Manor.	NA
400b	Land at Clyst Road (Phase 1)	N	Y	73	45	28				73	1036	20/0849/RES - 155 dwellings. 2022/23: 24 completions. 2023/24: 58 completions. Build rate advised by the developer, Taylor Whimpey, in April 2024.	NA
405	Land between 106 Hamlin Gardens & 65 Carlyon Gardens	Y	Y	21	21					21	1057	18/0878/03 - Redevelopment of parking facilities to provide an apartment block of 21 units. HELAA lapse rate applied. Build rate advised by developer in April 2024.	NA
406	Land off Pulling Road, Pinhoe	Y	Y	38	25	13				38	1095	19/0962/03 - 40 dwellings etc. Build rate advised by the developer, Verto Homes, in April 2023. 2023/24: 2 completions. No response from developer, therefore HELAA lapse rate applied.	NA
407	Whipton Barton House, Vaughan Road	Y	Y	55		35		20		55	1150	19/1621/03 - Demolition of existing buildings (36 dwellings) and construction of 92 apartments. S73 submitted to phase the development into three phases and to reduce the number to 91. Net gain of 55 homes. Existing buildings on site demolished. Build rate advised by developer in April 2024.	NA
408a	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 1)	Y	Y	230		12	25	25	25	87	1237	19/0650/OUT - outline for all matters except landscaping, including 400 dwellings and 65 self contained senior living care units, etc. 21/0960/RES granted for reserved matters for landscaping. Phase 1 comprises 230 homes. No response from the developer, therefore HELAA lapse rate applied.	25/03/2025
408b	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 2)	Y	Y	165		55	55	55		165	1402	19/0650/01 - outline for all matters except landscaping, including 400 dwellings and 65 senior living care units (C2, but self-contained dwellings with additional communal facilities provided), etc. 22/0037/VOC - outline...VOC of condition 3 to carry out minor material amendments to phase 2 including reducing the number of dwellings (Class C3) (in the outline) to 395. 22/0817/RES - Approval of landscaping for phase 2. Phase 2 comprises 165 homes. Build period advised by developer, April 2024.	21/10/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
408c	The Old Coal Yard, Exmouth Junction, Mount Pleasant Road (Phase 3)	Y	Y	89		12	25	25	25	87	1489	19/0650/01 - outline for all matters except landscaping, including 400 dwellings and 65 senior living care units, etc. 21/1495/FUL - Construct a part 4, part 5 storey building of residential units (89xC3 units)...forming part of a larger site granted outline consent under 19/0650/OUT. No response from developer, therefore HELAA lapse rate applied.	01/12/2025
409	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	N	Y	180	36	42	41	39	22	180	1669	15/0640/01 - Up to 234 homes etc. 21/0434/RM for 206 homes approved. Pre-commencement conditions fully discharged. Build rate advised by the developer, Redrow. 2022-23: 6 completions. 2023/24: 20 completions. Build rate advised by developer, Redrow, April 2024.	NA
412	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	N	Y	30	13					13	1682	20/0321/03 - Demolition of existing buildings, development of 61 homes etc. 21/1516/NMA & 22/0329/NMA - Various non-material minor amendments. 21/0384/03 - 7 dwellings etc. (revised layout to part of scheme consented under 20/0321/03. 21/1516/NMA approved. 2022/23: 6 completions. 2023/24: 19 completions. Build rate advised by developer, Heritage Homes, in April 2024. Developer uncertain when phase 4 (23 homes) will be delivered, hence not included in the 5YLS.	NA
413	Land adjoining Exeter Road, Topsham	Y	Y	18	12					12	1694	19/1465/01 - outline for up to 24 homes. 21/1435/RES approved. 2023/24 - 6 completions. No response from developer, therefore HELAA lapse rate applied.	NA
414	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	N	Y	6	6					6	1700	18/1625/03 - 44 homes etc. 2022/23: 4 completions. 2023/24: 34 completions. Build rate advised by the developer, Taylor Wimpey, April 2024.	NA
416	The Harlequin Centre, Paul Street	Y	N	213				213		213	1913	19/1556/03 - Co-living accommodation block of 26 cluster flats (152 beds) and 94 studios, a hotel and 5 studios provided through COU of upper two floors of 21-22 Queen St. 21/1104/FUL - revised consent solely for co-living comprising 276 studio flats and 107 bedspaces in 18 cluster flats (counted as 213 dwellings for purposes of the 5 YLS - (276+106)/1.8). Build rate advised by developer, April 2024.	24/01/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
417	Aldens Farm West, land between Shillingford and Chudleigh Roads	N	Y	182	12	25	25	25	25	112	2025	15/0641/01 - Residential development including new access onto Shillingford Road, for up to 116 homes. 22/1454/RES - 182 homes. April 2024: no response from developer, Tilia Homes, therefore HELAA lapse rate applied.	NA
419	Clifton Hill Sports Centre, Clifton Hill	Y	N	41						0	2025	20/0691/03 - Demolition of sports facility etc. and redevelopment to provide 42 homes etc. 22/0365/VOC - Variation of condition to reduce the number of homes to 41 granted. Sports Centre demolished in July 2022. Not included in the 5 YLS due to unresolved viability issues.	13/10/2024
423	Exmouth Junction Gateway Site, Prince Charles Road	N	Y	51	12	25	14			51	2076	20/1187/FUL - redevelopment and construction of a part 3, part 5 storey building (BTR) containing 51 residential units etc. 22/0543/DIS - Conditions fully discharged. 22/0755/NMA. No response from developer, therefore HELAA lapse rate applied.	NA
424S	Hurst Almshouses, 2-24 Fairpark Road	N	N	19						0	2076	18/0598/03 - Demolition of existing dwellings (12) and redevelopment to provide 31 almshouses flats etc. Approved subject to completion of S106. Not included in the 5 YLS due to unresolved viability issues.	TBD
425	Land at Corner of Retreat Drive, Topsham	N	N	10						0	2076	17/1656/FUL - apartment block of 10 homes. 21/1610/VOC - variation of condition. 23/1141/DIS - partial discharge of conditions. April 2024: developer Heritage Homes advises that the approved scheme is not viable, hence not included in the 5 YLS.	14/10/2025
426	Land at Redhills, Exwick Lane	Y	N	80						0	2076	20/1380/OUT - Up to 80 dwellings and associated infrastructure. Application allowed at appeal. No response from the agent, therefore HELAA lapse rate applied.	07/02/2025
428	Keble House, Southernhay Gardens	Y	N	30						0	2076	21/0420/PDJ - Prior approval for change of use of office to 30 apartments. Site not under construction and lapse date approaching, therefore not included in the trajectory.	30/04/2024
429	Royal Clarence Hotel, Cathedral Yard	Y	N	23		23				23	2099	22/0236/FUL - Reconstruction and extension of building...to create commercial food and beverage units at ground floor and residential units from first to fifth floor. Build rate advised by developer, April 2024.	25/08/2026
430	Land at Ikea Way, Ikea Way	N	Y	184	45	76	63			184	2283	21/0496/FUL - 184 homes, access, public open space and infrastructure. 100% affordable housing development. Build rate advised by developer in April 2024.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
431	Honeylands Hospital for Children, Pinhoe Road	N	N	36		12	24			36	2319	22/0313/FUL - Redevelopment including demolition of existing extensions and the construction of replacement extensions to create a 64 bedroom older persons care home and associated works. Care home counted as 36 homes under the HDT (1/1.8x64). April 2024 - developer has advised that they hope to develop the existing consent but have not provided a trajectory, therefore the HELAA lapse rate is applied.	02/09/2025
432	Land off Spruce Close and Celia Crescent	N	N	93		12	25	25	25	87	2406	20/0538/OUT - Up to 93 homes (approval for access only). No response from developer, therefore HELAA lapse rate applied. 23/1174/FUL - RM for 93 dwellings. No response from the developer, therefore HELAA lapse rate applied.	22/02/2027
433	Land to the west of Clyst Road, Topsham	N	N	100						0	2406	21/0894/OUT - Construction of up to 100 dwellings and associated infrastructure. 24/0253/RES - application submitted by Taylor Wimpey for 100 homes. Not included in the 5YLS, although TW have advised (April 2024) that some homes may be delivered within the 5 year period subject to approval of the RM application and discharge of 5 conditions on the outline consent.	11/10/2027
435	Buckerell Lodge Hotel, Topsham Road	Y	Y	62	62					62	2468	22/0770/FUL - Construction of 62 Retirement Apartments (Category II Type Sheltered Housing) with communal facilities and car parking (revised plans). Build rate advised by agent for McCarthy and Stone, April 2024.	30/05/2026
436	Land adjacent to Newcourt Road	N	N	30						0	2468	21/1940/OUT, 23/0885/RES - Demolition of existing structures and construction of up to 30 homes etc. April 2024: developer advises that delivery relies on provision of a link road, therefore not included in the 5 YLS.	02/01/2027
438	231 High Street	Y	N	13	12	1				13	2481	22/1574/PDJ - COU from offices (Class E) to 13 self contained apartments (C3). No response from applicant, therefore HELAA lapse rate applied.	13/04/2026
439	Land at Retreat Drive, Topsham	Y	N	17						0	2481	22/0268/FUL - Apartment block of 17 units. April 2024: developer has advised that the approved scheme is not viable and will seek an alternative consent, hence not included in the 5 YLS.	31/03/2026
440	Cardinal Newman House, Wonford Road	Y	N	23		12	11			23	2504	22/0637/FUL - Removal of existing building and construction of 42 bed residential care home (C2 use). Cardinal Newman House demolished. April 2024: Stonehaven has advised that development will commence during the second half of 2024. HELAA lapse rate applied thereafter.	10/05/2026

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
441S	Haven Banks, Water Lane	Y	N	341		341				341	2845	22/1145/FUL - Comprehensive redevelopment to deliver a new mixed use neighbourhood comprising demolition of existing buildings and construction of four residential-led mixed use buildings etc. 239 flats and 184 co-living bed spaces (184/1.8 = 102 dwgs under the HDT Measurement Rulebook). Resolution to approve granted at Committee, Dec 2023. Build rate advised by site agent, April 2024.	TBC
442S	Land at Summerland Street	N	N	81		12	25	25	19	81	2926	23/0490/FUL - Demolition of existing buildings and construction of 145 bed-space co-living development etc. (145/1.8 = 81 homes under the HDT Measurement Rulebook). Committee resolution to approve subject to completion of S106 Agreement. No response from the applicant, therefore HELAA lapse rate applied.	TBC
443S	Exeland House, Tudor Street	Y	N	19		12	7			19	2945	22/1548/FUL - Renovation, conversion & COU of building from retail and office to co-living of 34 units (bedspaces) etc. (34/1.8 = 19 homes under the HDT Rulebook). Committee resolution to approve subject to completion of S106 Agreement. No response from the applicant, therefore HELAA lapse rate applied.	TBC
444	Land off Pendragon Road	N	N	100						0	2945	21/0020/OUT - Residential development of up to 100 dwellings and associated access. HELAA lapse rate applied and not included in the 5 YLS.	24/08/2028
445	Land south west of Blakeslee Drive	N	N	40						0	2945	23/0584/OUT - Up to 50 dwellings and associated open space. 23/0317/RES for 40 homes submitted March 2024. Applicant, Persimmon, advises that the site will be delivered within the 5 year period. However, as RM consent has not been granted, the site is not included in the 5 YLS.	01/03/2029
Small Sites													
1375	5 Tresillian Gardens, Topsham	N	N	1						0	2945	99/1023, 04/1619, 09/0482, 12/0590/03. 1st dwelling completed in 2015/16. Lack of start on 2nd home since 2012 indicates non-delivery in the next 5 years.	NA
1621	90 South St	Y	N	2						0	2945	04/0210/03 - COU from 1st & 2nd flrs from offices to 4 flats. 2 flats completed. Remaining 2 flats on 2nd floor in office use, indicating non-delivery in the next 5 years.	NA
1877	3 Ruby Court, Wonford Street	Y	N	1						0	2945	11/1394/FUL. Works started but on hold for several years, therefore not included in the 5 YLS. Conversion of flat to 2 units.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
1991	Emmanuel School, 38 Blackboy Rd	Y	N	2						0	2945	11/0604/03 - COU of school house to dwg plus 2 new dwgs. Net gain of 2. School house converted in 2011. Unlikely to implement remaining 2 within next 5 years.	NA
2237	Wallington, New North Road	N	Y	1	1					1	2946	18/0437/FUL - New dwelling on land adjacent. U/C as Balmoral House.	NA
2285	Westwood, 134 Beacon Lane	Y	Y	4	4					4	2950	17/1744/03, 21/0344/FUL - 4 dwellings in garden. Nearing completion.	NA
2324	Land at Chancel Lane	Y	Y	3	3					3	2953	18/1336/01 - Outline for 3 dwellings. 22/0189/RES for 3 dwellings. 22/1528/DIS - pre-commencement of conditions application partially approved. Nearing completion.	NA
2328	54 Main Road	Y	N	3	3					3	2956	19/0433/03 - Redev of former Poltimore Arms for ground floor A1 and 3 apartments on 1st floor 22/0451/FUL - Redevelopment to include 3 apartments. Pub demolished.	23/05/2025
2334	Land adjacent to 17 New North Road	Y	Y	5	5					5	2961	19/0360/03 - Demolition of garages and construction of 1 building to form 5 apartments. 21/0510/FUL revised scheme refused consent. 22/1099/DIS - conditions discharged on 19/0360/FUL. Nearing completion.	NA
2345	6 Pinwood Lane	N	N	1	1					1	2962	19/166/03 - New dwelling on land adjacent. Pre-commencement conditions discharged. 22/0283/VOC - Consent for variation of condition 7 to amend permitted development restrictions. 22/0752/VOC - Consent for variation of condition 2 for revised plans. 23/0300/FUL - new dwelling adjoining existing dwelling.	11/08/2026
2350	35 Church Road	Y	Y	2	2					2	2964	18/0495/03 - 2 dwellings. 20/1528/DIS - conditions discharged.	NA
2375	Isca Motors, Water Lane	Y	N	6	6					6	2970	19/0629/03 - Demolition of existing motor workshop and COU to provide a 3-storey residential building including three 2-bedroom and three 1-bedroom flats. 23/0437/NMA, 23/0743/DIS, 23/0760 and 23/1056/DIS all approved.	09/05/2026
2378	25 East Wonford Hill	Y	Y	1	1					1	2971	20/1335/PAN - COU from ground floor shop to dwelling.	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
2382	Retreat Bungalow, Retreat Drive, Topsham	N	N	3	3					3	2974	20/1140/01 - 3 detached dwellings.	17/12/2025
2390	Land on the north side of 100 Main Road	N	Y	1	1					1	2975	20/1446/FUL - construction of new dwelling. 23/0720/NMA permitted 24/08/2023. 23/1041/DIS permitted 3/11/2023. Nearing completion.	NA
2391	12 Monmouth Street, Topsham	Y	Y	1	1					1	2976	21/0147/FUL - detached house and garage. 22/0339/DIS permitted 14 June 2022.	NA
2393	228 High Street	Y	N	8	8					8	2984	20/0391/FUL - Alterations to ground, 1st and 2nd floors, addition of a 3rd floor to create 8 new apartments	08/06/2024
2395	71 Holloway Street	Y	N	6	6					6	2990	20/1279/LBC - COU from hotel to 6 flats.	18/08/2024
2399	Greencroft, Streatham Rise	Y	N	1	1					1	2991	20/1104/FUL - Demolition of existing and construction of replacement house plus an additional house. 21/1907/VOC pending consideration.	22/10/2024
2402	90 Polsloe Road	Y	Y	2	2					2	2993	21/1238/PDCD - Conversion of nursery to a dwelling house. 22/1217/FUL - Conversion of building to 3 flats, part-retrospective application. 1 flat implemented to date.	NA
2406	Dreamland Stables, Church Hill	Y	N	1	1					1	2994	21/1045/FUL - Conversion of stable block to dwelling.	17/02/2025
2409	Crisping Park, Barley Lane	Y	N	1	1					1	2995	21/1923/FUL - COU of artist studio to dwelling.	14/04/2025
2410	First Floor, 272 Pinhoe Road	Y	N	1	1					1	2996	21/1417/PDCD - COU from commercial etc to dwellinghouse (C3)	08/06/2025
2411	Land adjacent to the Old Malt House, Bartholemew Street East	Y	N	1	1					1	2997	20/1338/FUL - Construction of 2-bed house. Site for sale.	10/06/2025
2413	4 Dinham Road	Y	N	0						0	2997	21/1734/FUL - Subdivision of dwelling into two flats. Will not be implemented, as converted to large HMO instead.	27/04/2025

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
2418	1 Charlotte Mews, Pavilion Place	Y	N	3	3					3	3000	22/0812/FUL - Extension to facilitate change of use to 3 flats	01/08/2025
2419	61 Butts Road	Y	N	1	1					1	3001	22/0623/FUL - New dwelling. 24/0013/FUL - revised scheme pending consideration.	05/09/2025
2420	105 Chard Road	Y	N	8	8					8	3009	22/0163/FUL - Extension to provide 8xflats, retention of existing ground floor commercial premises, alts and associated landscaping.	12/10/2025
2421	95 Fore Street	Y	Y	1	1					1	3010	22/0409/FUL - Conversion of ground floor shop to residential	NA
2423	The Old Malthouse, Bartholemew Street East	Y	N	1	1					1	3011	20/1349/FUL - Alts to existing 2 flats to form 3 flats, including additional 1st floor flat and associated works. Site for sale.	22/07/2025
2425	39 Clifton Road	Y	N	5	5					5	3016	21/1153/FUL - Two new dwellings and associated landscaping. 23/0325/FUL - 5 flats.	08/08/2026
2427	1A Rosebarn Avenue	Y	N	1	1					1	3017	21/1796/FUL - New dwelling with associated access and parking. 23/0208/DIS - discharge of conditions for SUDs. Nearing completion.	NA
2428	Magdalen Court School, Victoria Park Road	Y	Y	1	1					1	3018	22/0645/FUL - Two storey extension to sports hall to provide disabled changing facilities, additional storage and apartment (C2).	NA
2430	Car park rear of 95-96 Fore Street	Y	N	8	8					8	3026	19/0820/FUL - Development of 8 flats over 4 floors	23/12/2025
2433	1st. 2nd and 3rd floors, 57-58 High Street	Y	N	3	3					3	3029	22/0575/FUL - COU of upper 1st, 2nd and 3rd floors to 3 flats.	03/03/2025
2434	Land adjacent to 29 Wonford Street, formerly 27 Wonford Street	Y	N	2	2					2	3031	23/0079/FUL - 2 semi-detached dwellings	31/03/2026
2435	21 New North Road	Y	N	1	1					1	3032	23/0061/FUL - COU from hotel to dwelling	10/05/2026
2436	8 Salutory Mount	N	Y	1	1					1	3033	22/1403/FUL - Detached 2 storey dwelling	NA

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
2437	75 Westminster Road	N	N	1	1					1	3034	22/1125/FUL - New dwelling in garden	12/04/2026
2439	The Old Malthouse, Bartholemew Street East	Y	N	4	4					4	3038	22/1328/PDCD - Prior approval for COU from restaurant to 4 flats. Site for sale.	28/04/2026
2440	Bradfor's Workshop, Fore Street, Topsham	Y	N	2	2					2	3040	22/1439/FUL - Demolition of existing buildings and redevelopment to provide 2 dwellings.	03/05/2026
2441	Land south of the Fairway	Y	N	1	1					1	3041	22/0153/FUL - New dwelling. 24/0066/FUL - revised scheme, pending consideration.	27/04/2026
2443	Parking area, Retail Park Close	Y	Y	2	2					2	3043	22/1047/FUL - COU of car park to residential (C3) comprising 2 detached homes etc. Nearing completion.	NA
2444	460 Topsham Road	N	N	1	1					1	3044	22/1641/FUL - New attached dwelling	07/06/2026
2445	63 St David's Hill	Y	Y	1	1					1	3045	23/0442/FUL - Change of use and conversion of offices to 14 city suites (1 large HMO).	NA
2446	68-72 Howell Road	Y	N	9						0	3045	23/0583/OUT - Block of flats following demolition of workshop (9 flats). Outline so not included in the 5 YLS.	05/09/2028
2447	4 Archibald Road	Y	N	1	1					1	3046	23/1037/FUL - COU from HMO to 2 bed basement flat and HMO.	16/10/2026
2450	4 St David's Hill	Y	Y	1	1					1	3047	23/1022/PDM - Prior approval required and granted for conversion of existing ground floor commercial space to a dwelling. Nearing completion.	NA
2451	58 Main Road	Y	N	7	7					7	3054	22/1223/FUL - Replacement of existing garage and retail units with mixed use development including 8 apartments (net gain of 7).	15/01/2027
2452	Marypole Service Reservoir, Pennsylvania Road	Y	N	1	1					1	3055	22/0880/OUT - 1 dwelling.	01/12/2026
2453	Land & garages between 39-41 Toronto Road	Y	N	3	3					3	3058	23/0653/FUL - Demolition of garages to construct 3 terraced dwellings.	08/12/2026
2454	38 Southernhay East	Y	N	1	1					1	3059	23/0592/FUL - COU from guest accommodation to 2 bed dwelling.	27/11/2026

Site Ref.	Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
2455	7 Victory House, Dean Clarke Gardens	Y	N	1	1					1	3060	23/1021/FUL - COU from offices to family home.	28/11/2026
2456	Garages, Cecil Road	Y	N	1	1					1	3061	23/0249/FUL - Conversion of garages and store into dwelling	19/12/2026
2457	Land adjacent Gras Lawn & Fleming Way	Y	N	2	2					2	3063	22/1177/FUL - 2 dwellings. Allowed on appeal.	16/11/2026
2458	79 Latimer Road	Y	N	1	1					1	3064	23/1040/FUL - Demolition of workshop and erection of new dwelling.	12/01/2027
2459	65 Newcourt Road	Y	N	1	1					1	3065	23/1049/PMI - PiP for 1 new dwelling.	23/01/2027
2460	23 Longbrook Street	Y	N	9	9					9	3074	23/0706/LBC - Create above ground floor C3 residential 1 x studio flat, 2 x 1-bed flats and 6 x 2-bed flats etc.	26/02/2027
2461	231 Exwick Road	N	N	1	1					1	3075	23/0118/FUL - Detached dwelling and alterations to existing bungalow.	28/02/2027
2462	203 Exwick Road	N	N	1	1					1	3076	23/0881/FUL - New dwelling with associated access etc.	11/03/2027
2463	5 Petersfield, Pinn Hill	N	N	1	1					1	3077	23/1105/FUL - Dwelling with associated driveway etc.	22/02/2027
2464	1 Cathedral Close	Y	N	1	1					1	3078	23/1298/FUL - COU of upper floors from commercial storage space to residential. Demolition of modern rear extension.	12/03/2027
2465	37 Northernhay Street	Y	N	6	6					6	3084	23/1504.FUL - Conversion from non-residential institution to supported living accommodation (C2 use, 6 self contained flats).	06/03/2027
	TOTAL			4798	693	1108	536	559	188	3084			

Appendix 2 – Windfalls

2019/20

Stage 1 - Identify total net windfall completions

Description	Detail	Excl PBSA	Incl PBSA
Total net completions		553	1,169
Minus total net completions on sites already identified through the Local Plan process	8 & 10 Church Road, Alphington	11	11
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	46	46
	Tithebarn Green at Monkerton	3	3
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	153	153
	Newport Caravan Park, Exeter Road	20	20
	Land known as Monkerton Farm	15	15
	Bricknells Bungalow, Old Rydon Lane (Phase 1)	6	6
	Land at Home Farm, Church Hill (Phase 1)	26	26
	Land north, west and south east of the Paddocks, Harts Lane	69	69
	Land north of Wessex Close, Exeter Road, Topsham	2	2
	Land north of Belmoor Lodge, Pilton Lane	4	4

Description	Detail	Excl PBSA	Incl PBSA
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	33	33
	Land east of railway line between Apple Lane and A379, Apple Lane	33	33
	Exeter Golf & Country Club Practice Ground, Land to the south, Newcourt Road	14	14
	Land adjoining Omaha Drive & Blakeslee Drive	20	20
	Land at Hollow Lane	4	4
	St James Park, Stadium Way* (128 studios and 190 bedspaces in cluster flats)	0	204
	31-35 Old Tiverton Road* (9 studios)	0	9
Equals total net windfall completions		94	497

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)

Description	Detail	Excl PBSA	Incl PBSA
Deduct completions on garden sites	Land adjacent 19 Willsdown Road	1	1
	6 Bowhay Lane	1	1
	32 Meadow Way	1	1
	Land adjacent Pocombe Grange House	3	3
	7 Newcourt Road, Topsham	1	1
Deduct completions on sites of 20+ homes (gross)	Newport Caravan Park, Exeter Road	21	21
	Renslade House (podia and tower), Bonhay Road* (265 studios)	0	265

Description	Detail	Excl PBSA	Incl PBSA
	23-26 Mary Archces Street & Quintana Gate, Bartholomew Street West* (121 studios and 6 bedspaces in cluster flats)	0	123
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		66	81

2020/21

Stage 1 - Identify total net windfall completions

Description	Detail	Excl PBSA	Incl PBSA
Total net completions		348	1,038
Minus total net completions on sites already identified through the Local Plan process	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	1	1
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	53	53
	Tithebarn Green at Monkerton	34	34
	Land at Sandrock, Gipsy Hill Lane	7	7
	Phase Two, Land to the north, west & south of the Met Office, Hill Barton	4	4
	Land known as Monkerton Farm on western side of Cumberland Way	57	57
	Land N of College way and East of Cumberland Way	26	26
	Land at Home Farm, Church Hill - phase 1	4	4
	Land at Home Farm, Church Hill (Phase 2)	7	7
	Land off Exeter Road, Topsham	6	6

Description	Detail	Excl PBSA	Incl PBSA
	Land to north, west and south east of The Paddocks, Harts Lane	5	5
	Land north of Wessex Close, Exeter Road, Topsham	4	4
	Land to north of Exeter Road and adjacent Topsham Rugby Club Topsham	2	2
	Playing Field off Wear Barton Road	14	14
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	21	21
	Beech Cottage, Old Rydon Close	1	1
	Stagecoach Devon Ltd, Belgrave road, Phase 1* (65 studios and 534 bedspaces in cluster flats)	0	279
Equals total net windfall completions		102	513

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)

Description	Detail	Excl PBSA	Incl PBSA
Deduct completions on garden sites	5 Tresillian Gardens, Topsham	1	1
	22 Lincoln Road	1	1
	54 Gloucester Road	1	1
	Land adj 4 Elm Grove Road	1	1
	Land associated with 4 Ferndale Road	2	2
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	22	22
	74 Paris Street* (4 studios and 103 bedspaces in cluster flats)	0	45

Description	Detail	Excl PBSA	Incl PBSA
	University of Exeter, Stocker Road* (591 bedspaces in cluster flats)	0	236
	Moberley House Halls of Residence, Lower Argyll Road* (net gain of 112 bedspaces in cluster flats)	0	45
	Spreytonway, St German's Road* (131 bedspaces in cluster flats, less one existing dwelling)	0	51
	City Arcade, Fore Street* (64 bedspaces in cluster flats)	0	26
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		74	82

2021/22

Stage 1 - Identify total net windfall completions

Description	Detail	Excl PBSA	Incl PBSA
Total net completions		585	986
Minus total net completions on sites already identified through the Local Plan process	St Loyes Foundation, Topsham Road	53	53
	Land at Pinhoe Quarry, Harrington Lane	10	10
	Seabrook Orchards (formerly land to north of Topsham Road) (Phase 1)	2	2
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	45	45
	Tithebarn Green at Monkerton	54	54
	Land at Sandrock, Gipsy Hill Lane	18	18
	Land at Monkerton Farm on the western side of Cumberland Way	83	83

	Land at Home Farm, Church Hill (Phase 2)	52	52
	The Vines, Gipsy Lane	12	12
	Playing Field off Wear Barton Road	73	73
	Exeter Gold and Country Club Practice Grounds, Land to the south, Newcourt Road	24	24
	Land to the west of Cumberland Way, Hollow Lane	37	37
	Land off Newcourt Road, Topsham	27	27
	SWW Reservoir Site, Dunsford Road	1	1
	Beech Cottage, Old Rydon Close	1	1
	Bricknells Bungalow, Old Rydon Lane	3	3
	Land rear of Orchard Lea, Pinn Lane	1	1
	Land at Summerland Street (Phase 2, The Depot)*	0	53
	Unit 6, The Depot, Bampfylde Street*	0	3
Equals total net windfall completions		89	434

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)

Description	Detail	Excl PBSA	ncl PBSA
Deduct completions on garden sites	28a Oakley Close	1	1
	Gilgarran, Lodge Hill	1	1
	9 Waybrook Crescent	1	1
	St Loyes Road	1	1
	18 Church Hill	1	1
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Road	6	6

	34-36 Sidwell Street and St Sidwell's Church	26	26
	University of Exeter, Stocker Road* (591 bedspaces in cluster flats)	0	236
	1 Mary Arches Street*	0	31
	Beech Hill House, Walnut Gardens*	0	78
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		52	52

2022/23

Stage 1 - Identify total net windfall completions

Description	Details	Excl PBSA	Incl PBSA
Total net completions		462	577
Minus total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	75	75
	Seabrook Orchards (formerly land to north of Topsham Town AFC) (Phase 2)	37	37
	Tithebarn Green at Monkerton	31	31
	Land at Sandrock, Gipsy Hill Lane	25	25
	Land at Hill Barton adjacent to the Met Office (Phase 3, Land n, s & w of the MO)	7	7
	Land known as Monkerton Farm on western side of Cumberland Way	39	39
	Land at Home Farm, Church Hill (Phase 2)	22	22
	The Vines, Gipsy Lane	8	8
	Playing Field off Wear Barton Road	12	12
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	13	13

Description	Details	Excl PBSA	Incl PBSA
	Former Exwick Middle School, Higher Exwick Hill	1	1
	Land at Clyst Road, Topsham	1	1
	Land at Clyst Road, Topsham (Phase 1)	24	24
	Land west of Ringswell Avenue	8	8
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	6	6
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	6	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	4	4
	Land off Bewick Avenue, Topsham	53	53
	Land at Brookhayes, Pilton Lane	30	30
	Agricultural field adjoining 46 Newcourt Road, Topsham	7	7
	Land at Glenthorne Road*	0	115
Equals total net windfall completions		53	53

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)

Description	Details	Excl PBSA	Incl PBSA
Deduct completions on garden sites	28 Main Road	1	1
	28 Barnfield Road	9	9
	Land rear of 26 Harrington Lane	3	3
	The Meadows, Hollow Lane	1	1
	2 Highfield, Clyst Road, Topsham	1	1

	Land adjacent to 93 Salters Road	3	3
Deduct completions on sites of 20+ homes (gross)	Former St Margarets School, 147 Magdalen Rd	1	1
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		34	34

2023/24

Stage 1 - Identify total net windfall completions

Description	Details	Excl PBSA	Incl PBSA
Total net completions		694	749
Minus total net completions on sites already identified through the Local Plan process	Land at Pinhoe Quarry, Harrington Lane	52	52
	Seabrook Orchards (formerly land to north of Topsham Town AFC Ground) (Phase 2)	1	1
	Tithebarn Green at Monkerton	52	52
	Land at Sandrock, Gipsy Hill Lane	10	10
	Land at Hill Barton Adjacent to the boundary of the Met Office (Phase 3, Land n,w & s of the MO)	27	27
	Land known as Monkerton Farm on western side of Cumberland Way	43	43
	Land at Home Farm, Church Hill (Phase 2)	5	5
	Exeter Golf and Country Club Practice Ground, Land to the south, Newcourt Road	10	10
	Exeter Royal Academy for Deaf Education, Topsham Road (a)	33	33
	Former Exwick Middle School, Higher Exwick Hill	42	42
	Land at Clyst Road, Topsham	14	14
	Land at Clyst Road (Phase 1)	58	58

Description	Details	Excl PBSA	Incl PBSA
	Former Foxhayes Infant School, Gloucester Road	31	31
	Land west of Ringswell Avenue	52	52
	Land off Pulling Road, Pinhoe	2	2
	Aldens Farm East, Land between Chudleigh Road and Dawlish Road	20	20
	Land north of Exeter Road, Topsham	48	48
	Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham	19	19
	Land adjoining Exeter Road, Topsham	6	6
	Land to the north of Arran Gardens, Hollow Lane and Higher Furlong	34	34
	Yeomans Gardens, Newcourt Road, Topsham	16	16
	Land adjacent to Bricknells Cottage, Old Rydon Lane	1	1
Equals total net windfall completions		118	173

Stage 2 - Deduct completions on garden sites and sites of 20+ homes (gross)

Description	Details	Excl PBSA	Incl PBSA
Deduct completions on garden sites	Quay Gardens, Monmouth Avenue, Topsham	1	1
	Land on the east side of Ludwell Rise	2	2
Deduct completions on sites of 20+ homes (gross)	Ambulance Station, Gladstone Road	74	74
	Land off Pulling Road, Pinhoe	2	2
	47 Homefield Road	24	24
	Sorry Head PH & 7-9 & 10 Blackboy Road*	0	54

Description	Details	Excl PBSA	Incl PBSA
Equals total net windfall completions minus completions on garden sites and sites of 20+ homes (gross)		15	16

Stage 3 - Calculate the average basic net windfall projection over the past 5 years

Description	Details	Excl PBSA	Incl PBSA
Years	2019/20	66	81
	2020/21	74	82
	2021/22	52	52
	2022/23	34	34
	2023/24	15	16
Average basic net windfall projection	Average	48	53

Stage 4 - Subtract projected windfall completions with consent/resolution to grant from the basic net windfall projection to give a final windfall allowance

Year	Excl PBSA Average basic net windfall completions	Excl PBSA Windfalls with consent / Res to approve at 1 April 2024	Excl PBSA Final windfall allowance	Incl PBSA Average basic net windfall projection	Incl PBSA Projected windfall completions	Incl PBSA Final windfall allowance
2024/25	48	137	0	53	150	0
2025/26	48	26	22	53	26	27
2026/27	48	7	41	53	7	46
2027/28	48	0	48	53	0	53
2028/29	48	0	48	53	0	53
2029/30	48	45	3	53	45	8
2030/31	48	0	48	53	0	53
2031/32	48	0	48	53	0	53
2032/33	48	0	48	53	0	53
2033/34	48	0	48	53	0	53
2034/35	48	0	48	53	0	53
TOTAL	48	0	48	53	0	53

Appendix 3 – Deliverable schemes of Purpose Built Student Accommodation

Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
Clydesdale, Nash and Birks Grange Village Halls of Residence, University of Exeter	Y	N	588			12	50	50	112	112	20/1684/OUT, 22/1746/RES - Student accommodation and ancillary amenity facilities and external alts and refurb of Birks Grange Village Blocks A-E, associated infrastructure and demolition of existing buildings. Net gain of 1,474 bedspaces (2,056 new, loss of 582 including refurbishment of 290). All in cluster flats. $1,474/2.5 = 588$. No response from applicant, therefore HELAA lapse rate applied.	20/06/2026
36, 37 & 38 High Street	N	N	11	11					11	123	21/0757/FUL - Reconfiguring of ground floor retail units and COU of upper floors to PBSA comprising 24 bedrooms within 11 self contained apartments. 9 cluster flats and 2 studios, counted as 11 ($22/2.5 + 2$). 22/0226/DIS - discharge of condition 3 application submitted in Feb 2022. No response from applicant, therefore HELAA lapse rate applied.	05/11/2024
Central Living, 74 Paris Street	Y	N	2	2					2	125	22/0715/FUL - Additional 4 cluster bedrooms and communal kitchen in upper ceiling void of café/bar area. No response from applicant, therefore HELAA lapse rate applied.	11/08/2025
Beaufort House, 51 New North Road	Y	N	43			12	25	6	43	168	22/1531/FUL - COU from offices to student accommodation (23 flats) with rooftop infill extension, alterations to external appearance etc. Total of 2 x studios and 103 beds in cluster flats. $2 + 103/2.5 = 43$. 23/0450/NMA - removal of reference to number of flats. No response from applicant, therefore HELAA lapse rate applied.	10/03/2025

Address	Windfall	Under construction	Dwgs to be completed at 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	Yield yrs 1 - 5	Running total	Comments	Application expiry date
Apparelmaster, Cowley Bridge Road	Y	N	232			12	50	50	112	280	23/0232/FUL - New buildings for PBSA etc. Redevelopment of site to include 350 PBSA bedspaces in 154 studio flats and 35 cluster flats (196 beds). 154 + 196/2.5 = 232. No response from applicant, therefore HELAA lapse rate applied.	20/12/2026
TOTAL PBSA			876	13	0	36	125	106	280			